



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
February 23, 2023
6:00 PM

CITY OF HOLLISTER
CITY COUNCIL CHAMBERS, CITY HALL
375 FIFTH STREET
HOLLISTER, CA 95023
(831) 636-4360
www.hollister.ca.gov

NOTICE TO PUBLIC

Persons who wish to address the Planning Commission are asked to complete a Speaker's Card and give it to the Secretary before addressing the Planning Commission. Those who wish to address the Planning Commission on an Agenda item will be heard when the presiding officer calls for comments from the audience. City related items not on the Agenda will be heard under the Public Input Section of the agenda. Following recognition persons desiring to speak are requested to advance to the podium and state their name and address. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press *9. After hearing audience comments, the public portion of the meeting will be closed, and the matter brought to the Planning Commission for discussion.

PUBLIC PARTICIPATION NOTICE

The public may watch the meeting via live stream at:

Community Media Access Partnership (CMAP) at:
<http://cmaptv.com/watch/>

or

City of Hollister YouTube Channel:
https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured

Public Participation: The public may attend meetings.

NOTICE: The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Hollister utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing may not be available at all meetings.)

If you wish to make a public comment remotely during the meeting, please use the zoom registration link below:

https://us02web.zoom.us/webinar/register/WN_WjOtD855STOU-xHzDBKglg

CALL TO ORDER

Election of Officers – Per the City of Hollister’s Planning Commission bylaws, each year at its first regular meeting in January, the Planning Commission shall elect among its members a Chairperson and Vice Chairperson to serve for a term of one year. This year’s election of officers had been postponed to the month of February to allow time for the existing and newly selected Planning Commissioners to be sworn in and ensure that there is a fully-staffed Planning Commission. The new chairperson and Vice Chairperson shall be installed and sworn in immediately following their selection. These positions are limited to two consecutive terms of office.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners: David Huboi, Kevin Henderson, Luke Corona, Steven Belong, Carol Lenoir

VERTIFICATION OF AGENDA POSTING Friday, February 17, 2023 at 5:18 PM

APPROVAL OF MINUTES

December 15, 2022
January 26, 2023
February 9, 2023

PUBLIC INPUT

This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. Speaker cards are available in the lobby, and are to be completed and given to the Secretary before speaking. When the Secretary calls your name, please come to the podium, state your name and city for the record, and speak to the City Planning Commission. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press *9. Each speaker will be limited to three (3) minutes with a maximum of 30 minutes per subject. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS

1. **Site & Architectural Review 2022-11** – Geary Coats / Monterey Bay Alternative Medicine Hollister (MBAM) – The applicant is requesting approval for the construction of a new 2,400 SF cannabis dispensary. This project is located within the North Gateway (NG) Zoning District at 773 San Felipe Road, further identified as San Benito County Assessor Parcel Number 051-100-047. CEQA: This action is categorically exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines.
2. **Zoning Ordinance Amendment 2023-4** – City of Hollister – An amendment to the City of Hollister Municipal Code to add Chapter 17.17, Inclusionary Housing Program. CEQA: This action is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

NEW BUSINESS

1. **Selection of General Plan Advisory Committee (GPAC) Planning Commission Representatives** – The Planning Commission shall elect two Planning Commissioners to serve on the General Plan Advisory Committee (GPAC).

The General Plan Advisory Committee (GPAC), a Council appointed committee, will supplement the community input provided at public workshops, pop-up events, and online, and will provide feedback throughout the Hollister General Plan Update process. The GPAC has two main functions are to 1) Review and make recommendations to the Planning Commission and City Council on work products that will form the content of the General Plan Update and 2) Serve as project ambassadors to spread the word about the General Plan Update, encourage participation, and build community support for the General Plan Update. The GPAC recommendations will be forwarded to the full City Council for consideration and potential action. GPAC meetings are open to the public and always include a time to hear from the community.

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Hollister's Planning Division at (831) 636-4360. Notification of 48 hours prior to the meeting will enable the City to attempt to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 2.102-35. 104 ADA Title II].

Materials related to an item of this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the City Clerk's office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (closed between 12:00 and 1:00 p.m.). Materials are also available at the Development Services Department office located 339 Fifth Street, Hollister, Monday through Thursday, 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (closed between 12:00 p.m. and 1:00 p.m.).

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable 17 and/or videotaped or photographed. Recent Planning Commission meetings may also be viewed at www.CMAP.com and periodically on Cable Channel 17.

The next Planning Commission Meetings are scheduled as follows:

Planning Commission Study Session – Thursday, March 9, 2023 at 6:00 p.m.

Regular Planning Commission Meeting – Thursday, March 23, 2023 at 6:00 p.m.