



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
February 9, 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_OjePlcLASn2r5XX0QYXDvw

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

VERTIFICATION OF AGENDA POSTING Friday, February 3, 2023 at 1:15PM

APPROVAL OF MINUTES

None

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. **Tentative Map 2021-1, Conditional Use Permit 2021-6 for a Planned Unit Development, Site & Architectural Review 2021-4 Extension** – 1620 Buena Vista, LLC. – The applicant is requesting an extension of time to the previous approvals to subdivide an ~11.10-acre parcel into 130 multi-family units across 48 duplex and triplex buildings. This project site is located within the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District at 1620 Buena Vista Road, further identified at San Benito County Assessor Parcel Number 052-410-001. CEQA: Mitigated Negative Declaration.

2. **Conditional Use Permit 2022-4** – Target Corporation – The applicant is requesting a conditional use permit to allow for the sale of beer, wine, and distilled spirits at the existing Target retail store. This project requires a finding of public convenience or necessity in addition to the Conditional Use Permit. The project site is located in the General Commercial (GC) Zoning District at 1790 Airline Highway, further identified as San Benito County Assessor Parcel Number 057-430-007. CEQA: Categorically Exempt.

NEW BUSINESS

1. **Occupancy Agreement between the City of Hollister and Prakash Patel/Hollister Gateway Hotel, LP.** – Prakash Patel/Hollister Gateway Hotel, LP – The applicant is requesting approval of an Occupancy Permit Agreement for the approved Holiday Inn Hotel located at 391 Gateway Drive in the General Commercial (GC) Zoning District to receive a Certificate of Occupancy from the City of Hollister despite not having completed all required Conditions of Approval for Site & Architectural Review 2019-17.

OLD BUSINESS

STUDY SESSION ITEMS

1. **Zoning Ordinance Overhaul** – City of Hollister – A discussion of how the City reviews development requests and the process from submittal to decision (part of Phase IIB of the Overhaul).
2. **Zoning Ordinance Overhaul** – City of Hollister – A discussion of potential amendments to the Zoning Ordinance related to Planned Developments (Section 17.24.200 of the Zoning Ordinance).

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:

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

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