



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
May 25, 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_B5UYOo_wTfSa0X0uT8Bk4A

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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

VERTIFICATION OF AGENDA POSTING

APPROVAL OF MINUTES

April 27, 2023 and May 11, 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 2023-3** – K2 Solutions LLC/Karson Klauer – Site & Architectural Review 2023-3 to develop lots 23 and 24 of Tract No. 293 (currently vacant ground) as a storage facility with office, 34 enclosed storage units, 142 open large RV storage stalls, 19 open small RV storage stalls, parking, trash enclosure, security fencing, and landscaping at 1960 and 1970 Airway Drive within the Industrial Business Park (IBP) Zoning District, further identified as San Benito County Assessor Parcel Number 053-420-032 and 053-420-033. CEQA: A Notice of Determination (NOD) pursuant to Section 15075 will be filed. Potential environmental impacts have been evaluated and mitigated through the Mitigated Negative Declaration for the Airpark Business Center.

2. **Site & Architectural Review 2023-1** – Stodola Battery Energy Storage System (BESS) – The applicant is requesting site and architectural approval for the construction of the 10 MW Stodola Battery Energy Storage System (BESS) Project within the General Commercial 9GC) Zoning District. The project site is located at 431 Gateway Drive, further identified as San Benito County Assessor Parcel Number 053-410-006. CEQA: The Project is exempt from the California Environmental Quality Act pursuant to Section 15332 Class 32 (Infill Development Projects).
3. **Zoning Ordinance Overhaul 2023-3** – City of Hollister – An amendment to the Zoning Ordinance repealing Section 17.24.240 of the Zoning Ordinance and replacing with a new chapter, Chapter 17.40, Planned Developments. CEQA: This action is exempt from CEQ pursuant to Section 15061(b)(3) of the CEQA Guidelines.

NEW BUSINESS

4. **Planning Commission Policy 2023-1** – City of Hollister – A Policy of the Planning Commission establishing findings related to Site and Architectural Review Permits.

OLD BUSINESS

STUDY SESSION ITEMS

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, June 8, 2023 at 6:00 p.m.

Regular Planning Commission Meeting – Thursday, June 22, 2023 at 6:00 p.m.