

MINUTES

HOLLISTER PLANNING COMMISSION REGULAR MEETING

May 23, 2024

CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Henderson on May 23, 2024, at 6:00 p.m. in the City Council Chambers at 375 Fifth Street, Hollister, CA 95023.

PLEDGE OF ALLEGIANCE

Commissioner Lenoir led the Pledge of Allegiance.

ROLL CALL

Attendee Name	Title	Status	Arrived
Steven Belong	District 3	Present	
Carol Lenoir	Mayoral Seat	Present	
Luke Corona	District 4	Present	

STAFF IN ATTENDANCE

Attendee Name	Title	Status	Arrived
Jennifer Thompson	Assistant City Attorney	Present	
Eva Kelly	Planning Manager	Present	
Ambur Cameron	Senior Planner	Present	
Erica Fraser	Senior Planner (4Leaf, Inc.)	Present	
Magda Gonzalez	Senior Planner (4Leaf, Inc.)	Present	
Miriam Arciniega	Senior Support Services Assistant	Present	
Mark Falgout	Acting City Engineer (Kimley-Horn)	Present	

VERIFICATION OF AGENDA POSTING

Senior Planner Cameron verified the agenda for the City of Hollister Planning Commission regular meeting of Thursday, May 23, 2024 was posted on the bulletin board outside of City Hall on Friday, May 17, 2024 at 1:22 p.m. per Government Code Section 54954.2.

A. PUBLIC INPUT

No Speakers

B. CONSENT ITEMS

Commissioner Lenoir moved, and Commissioner Corona seconded the motion to approve the March 28, 2024 and April 25, 2024, Minutes of the Regular Planning Commission Meeting as presented. Motion carried 3-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Luke Corona
AYES:	Belong, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

C. PUBLIC HEARINGS

- 1. SITE & ARCHITECTURAL REVIEW 2022-6** – McCandless & Associates Architects, Inc. – The applicant requests approval of Site & Architectural Review 2022-6 to construct a new 1,540 square-foot Starbucks building with a 1,065 square-foot outdoor patio, a drive-through and associated infrastructure including a trash enclosure, parking lot, and landscape, located at the northeast corner of the intersection of Westside Boulevard and Fourth Street (APN: 052-040-020) in the Neighborhood Mixed Use (NMU) Zoning District.

Senior Planner Gonzalez presented the staff report.

Chairperson Belong opened the public hearing at 6:14 p.m.

Public Providing Testimony: Callie Huff, Lou Payne

Chairperson Belong closed the public hearing at 6:22 p.m.

Commissioner Lenoir moved, and Commissioner Corona seconded the motion, to adopt Resolution 2024-6 denying Site and Architectural 2022-6 to construct a new Starbucks building, subject to the findings contained in the draft resolution. Motion carried 3-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Luke Corona
AYES:	Belong, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

- 2. TENTATIVE MAP 2023-2 , SITE & ARCHITECTURAL REVIEW 2023-4 – San Juan Crossings LLC –**
The applicant is requesting approval of Tentative Map 2023-2 and Site & Architectural Review 2023-4 to construct a new mixed-use development with 132 rental multi-family dwelling units, 5,259 square feet of commercial space, amenities for the residents of the development, landscaping, parking, and related uses located at the corner of 4th Street and Graf Road (APNs: 052-360-001, -002, -003, -004 and -005) in the West Gateway (WG) Zoning District.

Senior Planner Fraser presented the staff report.

Chairperson Belong opened the public hearing at 6:43 p.m.

Written Comments Received: James Lloyd
Public Providing Testimony: Jaime Vasquez; Victor Gomez

Chairperson Belong closed the public hearing at 6:48 p.m.

Commissioner Lenoir moved, and Commissioner Corona seconded the motion, to adopt Resolution 2024-7 approving Tentative Map 2023-2. Motion carried 3-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Luke Corona
AYES:	Belong, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

Commission Lenoir moved, and Commissioner Corona seconded the motion, to adopt Resolution 2024-8 approving Site and Architectural Review 2023-4. Motion carried 3-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Luke Corona
AYES:	Belong, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

D. INFORMATIONAL REPORTS

1. PLANNING COMMISSION REPORTS

Commissioner Lenoir reported that she is moving and that the June Planning Commission meeting will be her last.

2. PLANNING DIVISION REPORT

Planning Manager Kelly expressed her gratitude to Commissioner Lenoir for her time on the commission.

Planning Manager Kelly provided an update on the revised 6th Cycle Housing Element.

Planning Manager Kelly gave a status update on the 400-block condominium and KB Homes/West of Fairview Cluster affordable housing projects.

ADJOURNMENT

Chairperson Belong adjourned the meeting at 7:00 p.m.

Respectfully submitted:

Eva Kelly on behalf of Christine Hopper, Secretary