



CITY OF HOLLISTER
DEVELOPMENT SERVICES DEPARTMENT
375 FIFTH STREET
HOLLISTER, CA 95023
831-636-4360 831-636-4364 FAX

DEVELOPMENT PROJECT APPLICATION

PLEASE READ AND
COMPLETE THIS APPLICATION FORM
CAREFULLY

THIS APPLICATION IS FOR (CHECK THE APPROPRIATE BOX):

Conditional Use Permit	Variance	Secondary Unit
Site & Architectural Review	Planned Development	Rezoning
Administrative Permit Review	<u>General Plan Amendment</u>	Other
Minor Subdivision	Major Subdivision	
Pre-zoning	Annexation	

1. Applicant(s): MLC HOLDINGS, INC.
Address: 1000 BURNETT AVE, #440
City: CONCORD State: CA Zip Code: 94520
Phone #: 925.519.1413 FAX: N/A E-Mail: BRAD.SLINKARD@MLCHOLDINGS.NET
2. Property Owner(s): SAWAAT FAHMY / CARL SHORE
Address: 331 SANTA ROSA DR / 13600 LAKE VALLEY DRIVE
City: LOS GATOS / AUBURN State: CA Zip Code: 95023 / 95602
Phone #: 408.660.0000 FAX: N/A E-Mail: STEWART@FAHMY.COM
3. Property Location: 120 LAOD LANE, HOLLISTER, CA 95023
4. Assessor Parcel Number(s): 020-280-007 / 020-280-010

5. Size of Property (acres or square feet): 18 ACRES

6. Zoning District: Present: LDR Proposed (if applicable): MDR

7. General Plan Designation: LDR (LOW DENSITY RESIDENTIAL)

8. Describe the proposed project: ANNEXATION OF 2 PARCELS WEST OF LADD LAMB SCHOOL, NORTH OF UNION & SOUTH OF RECENT RESIDENTIAL SUBDIVISION. PROJECT PROPOSED TO BE APPROX. 122 SMALL SINGLE FAMILY LOTS PLUS A 1-BACKG PARK.

9. **Variances Only:** Describe the purpose of the variances proposed. (Note: The proposed variance must conform to required variance findings of the Zoning Ordinance)

10. **General Plan Amendments Only:** Describe the purpose of the proposed amendment. (use extra sheets, if necessary):
THE PROPOSED DESIGNATION WILL ALLOW FOR MORE RESIDENTIAL HOUSES ON THESE PARCELS TO MATCH THE GENERAL PLAN UPDATE

11. **Pre-zoning and Annexations Only:**
Is the property contiguous to existing City limits? YES
What is the area of the subject parcel(s) 18 acres.
County General Plan Designation LDR County Zoning District _____
Proposed City Zoning _____ City General Plan _____
Is the property within the City's Sphere of Influence? YES
Is the property within the City's Urban Service Area? YES
Number of existing dwellings 1

12. **Land Divisions Only:** Type of Subdivision
Minor Subdivision _____ Major Subdivision _____
Number of Lots _____ Density _____ units per acre
Purpose of Subdivision _____ Sale _____ Lease _____ Financing _____ Other _____

13. Industrial or Commercial Developments Only:

Number of Employees _____ Days of Operation _____
Hours of Operation _____ Number of loading Spaces _____
Gross square footage of the proposed structure(s) _____
Number of Parking Spaces _____ Lot Coverage _____ %
Number of Handicap Spaces _____

14. Residential Site & Architectural Review Applications Only:

Duplex _____ Triplex _____ Apartment _____ number of units.
Height of structure(s) _____ Gross square footage _____
Lot Coverage _____ % Number of Parking Spaces _____
Number of Handicap Spaces _____

15. Present Use of Adjoining Properties:

North RESIDENTIAL South UNION RD/AG
East SCHOOL West AG

16. Contact List:

Please list the name (applicant representative, engineer, architect, etc.) and e-mail address for each additional party who should receive a copy of the staff report prior to the Public Hearings. Copies will be sent electronically.

JUSTIN DERBY
(Name)

JUSTIN.DERBY@MLCHOLDINGS.NET
(E-mail)

BRAD SLINKARD
(Name)

BRAD.SLINKARD@MLCHOLDINGS.NET
(E-mail)

AMANDA MIKEY-VERDELL
(Name)

AMANDA@HANNA BRUNETTI.COM
(E-mail)

STEWART FAHMY
(Name)

STEWART@FAHMY
(E-mail)

17. Signatures. Applicant and Property Owner must sign on page 7 and 8. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

Signatures of Applicant and Property Owner. Both signature lines must be signed, even if the applicant and property owner are the same.

Applicant

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Hollister, its Council, boards and commissions, officers, employees, volunteers and agents from any claim, action, or proceeding against the City of Hollister, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. The applicant's duty to defend, indemnify and hold harmless shall be subject to

the City promptly notifying the applicant of said claim, action or proceeding and the City's cooperation in the applicant's defense of said claims, actions or proceedings. The City of Hollister shall have the right to appear and defend its interests in any action through the City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney or its outside counsel if the City chooses to appear and defend itself in the litigation.

Initial: BOS

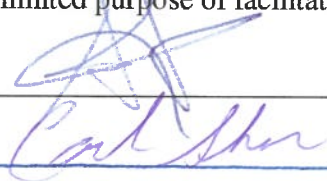
By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Hollister.

Applicant:  Date: 1/17/23

Property owner

By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Hollister employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property owner:  Date: 1/23/23
1/23/23

Architect/Engineer

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Architect or Designer: _____ Date: _____

Engineer:  Date: 2/3/23

NOTE: In addition to City and other government agency requirements, many development areas, particularly residential areas, are regulated by private agreements and/or private easements. Applicants should check project property descriptions, including title reports, to determine if such private contractual agreements ("CC&Rs") or easement descriptions

impact the project proposal. The City's issuance of a building or development permit does not indicate conformance to these private agreements.

Staff Use Only

Received by: _____ Date: _____

Fees

Application: _____

Environmental Review: _____

Other: _____

Total: _____

Application Number: _____

The Community Development Staff appreciates your effort to complete this application. If you have questions or comments, please contact our staff at (831) 636-4360.