



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

PREZONING APPLICATION GUIDELINES AND REQUIREMENTS

PLEASE READ AND COMPLETE THIS APPLICATION FORM CAREFULLY

THIS APPLICATION IS FOR (CHECK THE APPROPRIATE BOX):

- Initiate Prezoning \$2,193.29 Prezoning \$20,691.12 + Public Noticing

1. Applicant(s): See Attachment 1

Address: P.O. Box 1732

City: Hollister State: CA Zip Code: 95024

Phone #: (831) 636-6175 FAX: _____ E-Mail: joe@tonasciafarms.com

2. Property Owner(s): Bertuccio Orchards, LP, a California limited partnership

Address: 2325 Southside Road

City: Hollister State: CA Zip Code: 95023

Phone #: (831) 636-6175 FAX: _____ E-Mail: joe@tonasciafarms.com

3. Property Location: 0 Southside Road, Hollister California. The property is located at the intersection of Union Road and Southside Road.

4. Assessor Parcel Number(s): 020-280-040-000

5. Size of Property (acres or square feet): 35.04 acres

6. Prezoning District/Zoning:

City of Hollister (Proposed Prezoning): Specific Plan or Residential/Performance Overlay

San Benito County Zoning: Rural Residential

7. General Plan Designations:

City of Hollister: Low Density Residential

San Benito County: Residential Mixed

8. Is the property contiguous to existing City limits? Describe: Yes. The northernmost boundary of the property is adjacent to City limits.

9. Urban Service Area: *(Check box that applies)*

- Property is within the LAFCO Urban Service Area of Hollister
- All or part of the property is outside of the LAFCO Urban Service Area and an amendment will also be required
- Not applicable

10. Sphere of Influence: *(Check box that applies)*

- Property is within the LAFCO Sphere of Influence of Hollister
- All or part of the property is Outside of the LAFCO Sphere of Influence and a Sphere of Influence Amendment will also be required

11. Describe the proposed project: Applicant proposes to develop a mixed use project combining both residential and commercial uses in a neighborhood environment. The project includes 159 single family units, 20 duplexes, 53,276 square feet of multi-family units, and 57,953 square feet of neighborhood commercial space.

12. Number of existing dwellings: None

13. Present Use of Adjoining Properties:

| | | | |
|-------|-----------------------|-------|-----------------------|
| North | <u>Residential</u> | South | <u>Residential</u> |
| East | <u>Farming/vacant</u> | West | <u>School/farming</u> |

14. Certification: The facts, maps and documents submitted herewith are true, correct and accurate to the best of my knowledge. If the request is granted, I (we) agree that the provisions of City and State Law will be complied with and the conditions, if any, upon which the permit is granted will be carefully observed.

4/12/23
Date

4/12/23
Date

Bertucci's L.P. Joseph A. Tarantino
Owner's Signature

Joseph A. Tarantino
Applicant's Signature

Attachment 1

The applicant for the project is Joe Tonascia. By signing this application, Joe Tonascia hereby authorizes the County staff to discuss the details of the project and the application with Karson Klauer, K2 Solutions LLC and Allen Andrade of MH Engineering.

Staff Use Only

Received by: _____ Date: _____

Fees
Application _____
Environmental Review _____
Other _____
Total _____

Application Number _____

The Development Services Department Staff appreciates your effort to complete this application. If you have questions or comments, please contact our staff at (831) 636-4360 or visit our office location at 339 Fifth Street.