

PLANNING COMMISSION RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING SITE AND ARCHITECTURAL REVIEW 2024-2 TO INSTALL A MONUMENT SIGN TO BE LOCATED AT 600 ERNIE DRIVE WITHIN THE AIRPORT SUPPORT (AS) ZONING DISTRICT (APN: 050-020-034)

WHEREAS, the Applicant, Craigo Investment DBA Fastsigns, has submitted an application for Site and Architectural Review (S&A 2024-2) to install a 50 square-foot monument sign at the corner of Ernie Drive and Michael Drive, located at 600 Ernie Drive, further identified as San Benito County Assessor Parcel Numbers 050-020-034; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by Fastsigns received by the Planning Division on October 17, 2024; and

WHEREAS, under the provisions of Section 17.24.060 of the City of Hollister, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 17.24.190 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating and taking action on Site and Architectural Review applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff Report was submitted to the Planning Commission of the City of Hollister recommending approval of a Site and Architectural Review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 27, 2025 to consider Site and Architectural Review 2024-2, review the City staff report, and receive written and oral testimony for and against the proposal; and

WHEREAS, after closing the public hearing, the Planning Commission determined that the proposed project qualifies for a Categorically Exempt project pursuant to Section 15302, Existing Facilities because the project is consistent with the General Plan Land Use Designation and Zoning District, furthermore it is not proposing any modifications to the existing facility; and

NOW THEREFORE IT IS RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Site and Architectural Review:

- A. The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines because:
 1. The proposed project is simply proposing a monument sign and not any modifications to the existing use, a distribution center. Additionally, the monument has been reviewed and approved by reviewing agencies and is compliant with requirements.

- B. The proposed Project, as conditioned, is consistent with the provisions of Title 17, Commercial Zoning District, of Hollister Municipal Code including the requirements of the Zoning District in which the property is located because:
1. The proposed project, a monument sign will be located on an approved distribution center and is consistent with section 17.20.120 Sign in commercial/industrial zoning districts.
 2. The proposed monument sign does not exceed the allowed size of 50 square feet.
 3. The monument sign complies with Table 17.20-4 Freestanding Signs – Commercial and Industrial Zoning Districts which outlines that in the Airport Support (AS) zoning district only one 50 square-foot monument sign is allowed per site.
- C. The proposed development will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the City because
1. The proposed project will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the city because the size, illumination, installation method, and location of the monument sign have been reviewed by the appropriate reviewing agencies.
 2. The proposed project does not include a modification or expansion of the approved use.
- D. Architectural considerations including the character, scale and quality of the design, site layout, screening of unsightly uses, lighting, building materials and colors result in a project that is harmonious with its surroundings, is compatible with other developments in the vicinity, and complies with any applicable design guidelines or standards adopted by the City:
1. The project proposes a monument sign at a height of 59.5 inches, harmonious with its surroundings, and considerably smaller than the existing distribution center which has a height of 53'-8".
 2. The monument's design and lighting are adequate for the existing use.
- E. The proposed project is consistent with all applicable requirements of the Municipal Code and applicable Specific Plan related to landscaping and screening, including the location, type, size, water efficiency and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public.
1. The proposed monument sign has been reviewed by appropriate reviewing agencies and is consistent with municipal code guidelines including approximate size, location, and illumination method.
- F. The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.

1. The proposed project intends a monument sign and does not propose an expansion or modification of the approved use as such it will not impact parking, circulation for bicyclists, pedestrians, nor automobiles.

**CONDITIONS OF APPROVAL
S&A 2024-2**

General Conditions

1. **Approval.** This Site and Architectural Review approval is for Craigo Investment DBA Fastsigns. The proposed monument sign shall be in substantial conformance to Exhibit A (Project Plans) prepared by Fastsigns and dated "Received, October 17, 2024" on file with the Planning Division, and other plans, text and diagrams relating to this Site and Architectural Review, except as modified by the following conditions. The elevations and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by the Director of Community Development for changes.
2. **Permit Expiration.** In accordance with Section 17.24.130(E)(1) of the Municipal Code, this Site and Architectural Review approval shall expire two (2) years from the date of approval unless a Building Permit is obtained.
3. **Time Extension.** In accordance with Section 17.24.130(E)(2) of the Municipal Code, the Director of Community Development may extend the time for an approved permit to be exercised upon the Applicant(s) written request for an extension of approval at least 30 (thirty) days prior to expiration of the permit together with the filing fee. If the Director determines that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years.
4. **Permit Validity.** This Site and Architectural Review approval shall be valid for the life of the approved structure so long as the operators of the subject property properly comply with the project's conditions of approval.
5. **Appeal Period.** The building permit plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Community Development authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued until the appeal period has expired or a final action is taken on appeal.
6. **Revocation of Permit.** The Conditional Use Permit approval shall be revocable for cause in accordance with Section 17.24.350 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.
7. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside,

void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Community Development or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.

8. **Clean-up.** The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean and litter free site.
9. **Modifications.** Modifications or changes to this Site and Architectural Review may be considered by the Director of Community Development if the modifications or changes proposed comply with Section 17.24.130(F) of the Municipal Code.
10. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.
11. **Overtime Inspections.** Arrangements for overtime inspection services and payment of fees for same shall be made at least 48 hours in advance and are subject to inspection availability and approval by the City Engineer. Alternatively, the Applicant may engage a third-party inspector at its own expense, so long as the identity of such inspector and work is approved in advance in writing by the City. Any work performed without inspection is subject to rejection by the City in City's reasonable determination.
12. **Code Enforcement.** Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, license or other entitlements, which states "no department, commission or public employee of the city which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements where there is an outstanding violation involving the property upon which there is a pending application for such permit, license or other entitlement."

Planning Department – Standard Conditions of Approval

13. **Building Permit Required.** Applicant shall submit for and obtain a building permit for the monument sign PRIOR to installation or commencement of work.
14. **Notice of Exemption.** Within 5 calendar days of the date of this approval, the Applicant shall file a check with the City of Hollister for the filing of the Notice of Exemption with the County Recorder's Office. The check shall be in the amount required by the San Benito County Recorder's Office for such filing and may include the fees required by the California Department

of Fish and Wildlife.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 27th day of March 2025, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Eva Kelly, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.