

PLANNING COMMISSION RESOLUTION NO. 2025-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING CITY COUNCIL APPROVAL OF A PLANNED DEVELOPMENT REZONE FOR THE EVERGLEN PHASE 2 PROJECT
241 N. CHAPPELL ROAD (APN 051-230-005)**

WHEREAS, the Applicant, Pad Investment Trust, has submitted an application for a Planned Development to allow to allow the construction of six (6) new residential dwellings and related site improvements; and

WHEREAS, the project is located at 241 N. Chappell Road (APN 051-230-005) within the Chappell Road Master Plan Area; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by HMH received by the Planning Division on March 27, 2025; and

WHEREAS, a staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the Planned Development; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 24, 2025 to consider the Planned Development and Tentative Map, 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 project is consistent with the Environmental Impact Report for the Chappell Road Project which was certified by the Hollister City Council on May 18, 2019 (SCH# 2016101044). The EIR analyzed the environmental impacts related to the development of all sites within the Master Plan area (or the Chappel Road Project). The proposed project was included within the area studied in the EIR and is consistent with the development potential studied in the EIR. All mitigation measures contained in the Chappell Road EIR will continue to apply to this project

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister, based on the findings in the attached draft Ordinance, recommends that the City Council approval the Ordinance attached as Exhibit A and incorporated herein by reference, which ordinance approves a Planned Development Rezone for the Everglen Phase 2 project (PD 2025-1).

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 24th day of April 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

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.