



**City of Hollister Planning Commission  
Minutes of the Regular Meeting**

**June 26, 2025, 6:00 p.m.  
City Council Chamber, City Hall  
375 Fifth Street, Hollister, CA 95023**

**Members Present:** Carla Torres De Luna, Vice-Chair  
Steven Belong, Chair  
Hani Mayzouni, District 1

**Members Absent:** Damian Perez, District 4

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**1. CALL TO ORDER**

Chair Belong called the regular meeting of the City of Hollister Planning Commission to order at 6:00 p.m.

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

Chair Belong led the Pledge of Allegiance.

**4. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA**

There were no speakers for this item.

**5. CONSENT ITEMS**

Public comments opened at 6:03 p.m.

No speakers present.

Public comments closed at 6:03 p.m.

**Moved by:** Carla Torres De Luna

**Seconded by:** Hani Mayzouni

Approve the consent items.

Ayes (3): Carla Torres De Luna, Steven Belong, and Hani Mayzouni

Absent (1): Damian Perez

**Carried (3 to 0)**

5.1 APPROVE APRIL 24, 2025 MINUTES

5.2 APPROVE JUNE 12, 2025 MINUTES

6. **PUBLIC HEARINGS**

6.1 **CONDITIONAL USE PERMIT FOR ALCOHOL SALES FOR THE LA HERRADURA SPORTS BAR AND BILLBOARD ESTABLISHMENT (CUP 2025-2) LOCATED AT 510 SAN BENITO STREET**

Senior Planner Erica Fraser presented the staff report.

Chair Belong opened the public hearing at 6:11 p.m.

Public providing testimony: Mary Loube Peterson, Crispin Santos.

Chair Belong closed the public hearing at 6:14 p.m.

**Moved by:** Carla Torres De Luna

**Seconded by:** Hani Mayzouni

Adopt Resolution 2025-17 approving Conditional Use (CUP) 2025-2 for alcohol sales for the LA Herradura Sports Bar and Billboard establishment, subject to the findings and conditions contained in the draft resolution.

Ayes (3): Carla Torres De Luna, Steven Belong, and Hani Mayzouni

Absent (1): Damian Perez

**Carried (3 to 0)**

6.2 **HERITAGE PLAZA MASTER SIGN PLAN (MSP 2025-1)**

Senior Planner Erica Fraser presented the staff report.

Chair Belong opened the public hearing at 6:19 p.m.

Public providing testimony: Mike Nino

Written comments were provided by: Mike Nino

Chair Belong closed the public hearing at 6:26 p.m.

**Moved by:** Carla Torres De Luna

**Seconded by:** Hani Mayzouni

Adopt Resolution 2025-18 approving Master Sign Plan (MSP) 2025-1 for the Heritage Plaza Shopping Center, subject to the findings and conditions contained in draft resolution.

Ayes (3): Carla Torres De Luna, Steven Belong, and Hani Mayzouni

Absent (1): Damian Perez

**Carried (3 to 0)**

**7. COMMISSION BUSINESS**

**7.1 ZONING ORDINANCE AMENDMENT (ZOA 2025-3) STUDY SESSION – LEGISLATIVE UPDATES, USES AND DEFINITIONS CLEAN-UP**

Senior Planner Erica Fraser presented the staff report.

Chair Belong opened the public hearing at 7:02 p.m.

Public providing testimony: None

Written comments were provided by: California Housing Defense Fund

Chair Belong closed public comments at 7:02 p.m.

**8. INFORMATIONAL REPORTS**

**8.1 PLANNING COMMISSIONER REPORTS**

No reports from the Commission.

**8.2 PLANNING DIVISION REPORTS**

No reports from Planning Division.

**9. ADJOURNMENT**

Chair Belong adjourned the Planning Commission at 7:03 p.m.

**Moved by:** Carla Torres De Luna

**Seconded by:** Hani Mayzouni

Ayes (3): Carla Torres De Luna, Steven Belong, and Hani Mayzouni

Absent (1): Damian Perez

**Carried (3 to 0)**

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Eva Kelly, Planning Manager