



City of Hollister Planning Division

339 Fifth Street, Hollister, CA. 95023 • Telephone (831) 636-4360 • Fax (831) 634-4913

Wednesday, August 27, 2025

To: Zaira and Cesar Basanez
130 Alvarado Street
Hollister, California 95023

From: Brendon Coye, Associate Planner
Community Development Department – Planning Division

SENT VIA EMAIL

**RE: Site and Architectural Review (S&A) 2025-6 Completeness Determination:
89 Third Street, Hollister, California (APN 054-162-001) (2nd Review)**

Dear Zaira and Cesar Basanez,

The City of Hollister's Community Development Department has reviewed the resubmitted Site and Architectural Review (S&A) 2025-6 application submittal package received by the Planning Division on August 08, 2025 for the proposed agricultural feed and supply retailer project located at 89 Third Street (APN 054-162-001) in the Neighborhood Mixed-Use Zoning District.

A review of the application and plans indicates that the application is **incomplete** for processing. As required pursuant to §65943(a) of the Government Code, the following items are required in order for your application to be deemed complete:

1. **Grading and Drainage Plan.** Please provide the following information:
 - a. The building dimensions provided in Sheet C3 and Sheet C5 differ from the dimensions shown throughout the plan set.
 - i. Please correct Sheet C3 and Sheet C5 to reflect the correct building dimensions. The building dimensions shall be consistent throughout the plan set.
2. **Site Plan.** Please provide the following information:
 - a. Per comment 11 from the Engineering Division's *Memorandum*, the area north of the 1,137 square foot warehouse labeled "ex. Ac apron" and "ex city right of way area," has been known to be incorrectly used by previous tenants/owners in the past and must be designed to deter vehicle access.

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This letter serves as notice that the above project has been deemed incomplete in accordance with the provisions of Chapter 4.5, Section 65943 of Planning and Zoning Law of the State of California. Please note that this letter does not constitute a final review, and that additional comments may be generated upon review of the resubmittal items requested. If you have any questions, please contact me by email at brendon.coye@hollister.ca.gov or by phone at (831) 636-4360 Ext. 1220. The City of Hollister Planning Division is located at 339 Fifth Street in Hollister. Our regular hours of operation are Monday through Friday, 8:30 AM to 1:00 PM and 1:00 PM to 4:30 PM.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Coye', written in a cursive style.

Brendon Coye, Associate Planner
Community Development Department – Planning Division

CC: Eva Kelly, Planning Manager

Attachments:

1. Engineering Division Comments
2. Hollister Fire Department Comments
3. Council of San Benito County Governments Comments