



**STAFF REPORT  
HOLLISTER PLANNING COMMISSION  
MEETING DATE: October 23, 2025  
REPORT # Community Development-2025-75**

**AGENDA ITEM: SITE & ARCHITECTURAL REVIEW (S&A 2025-4) FOR THE REMOVAL AND REPLACEMENT OF A FREESTANDING MONUMENT SIGN AT 494 TRES PINOS ROAD (CHASE BANK)**

**DEPARTMENT HEAD:** Rod Powell, Assistant City Manager  
**STAFF CONTACT:** Rosa Lopez, Consultant Assistant Planner

**RECOMMENDED ACTION:** Adopt a Resolution approving Site & Architectural Review 2025-4.

**CEQA:** The project is Categorically Exempt project pursuant to Section 15302, Existing Facilities because the project is consistent with the General Plan Land Use Designation and Zoning District and furthermore it is not proposing any development.

**PROJECT DESCRIPTION:** The applicant has submitted a Site & Architectural Review application for the removal and replacement of an existing monument sign for Chase Bank located at 494 Tres Pinos Road. For projects that include a monument sign, a Site & Architectural Review is required, and the signs must be reviewed by the Planning Commission in accordance with Section 17.24.190.

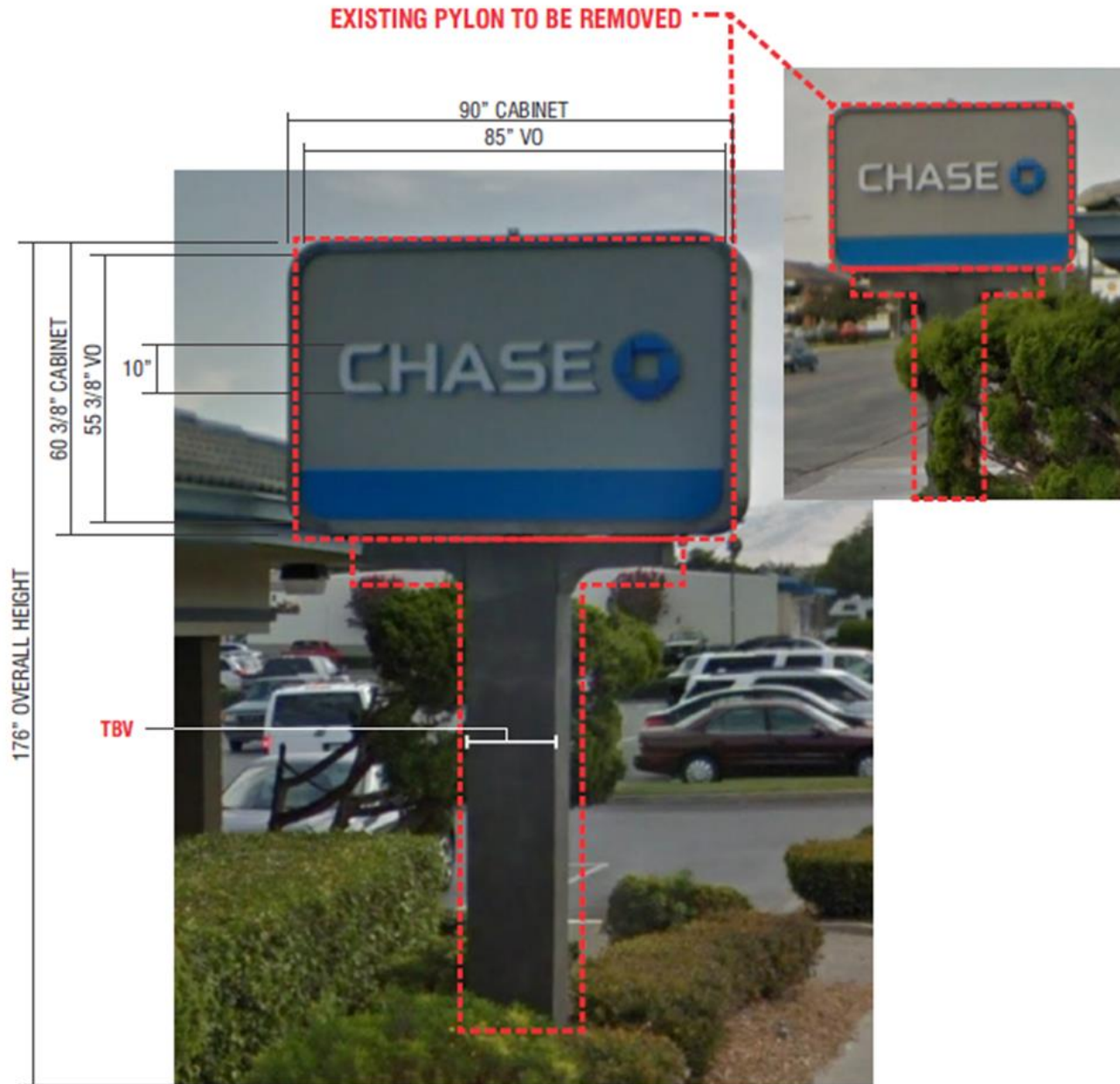
**Figure 1: Project Site & Sign Location**



**ANALYSIS:** The applicant is proposing the removal and replacement of an existing monument sign which is discussed in detail below. The existing and proposed sign is

double faced and faces south toward Tres Pinos Road

**Figure 2: Existing Monument Sign**

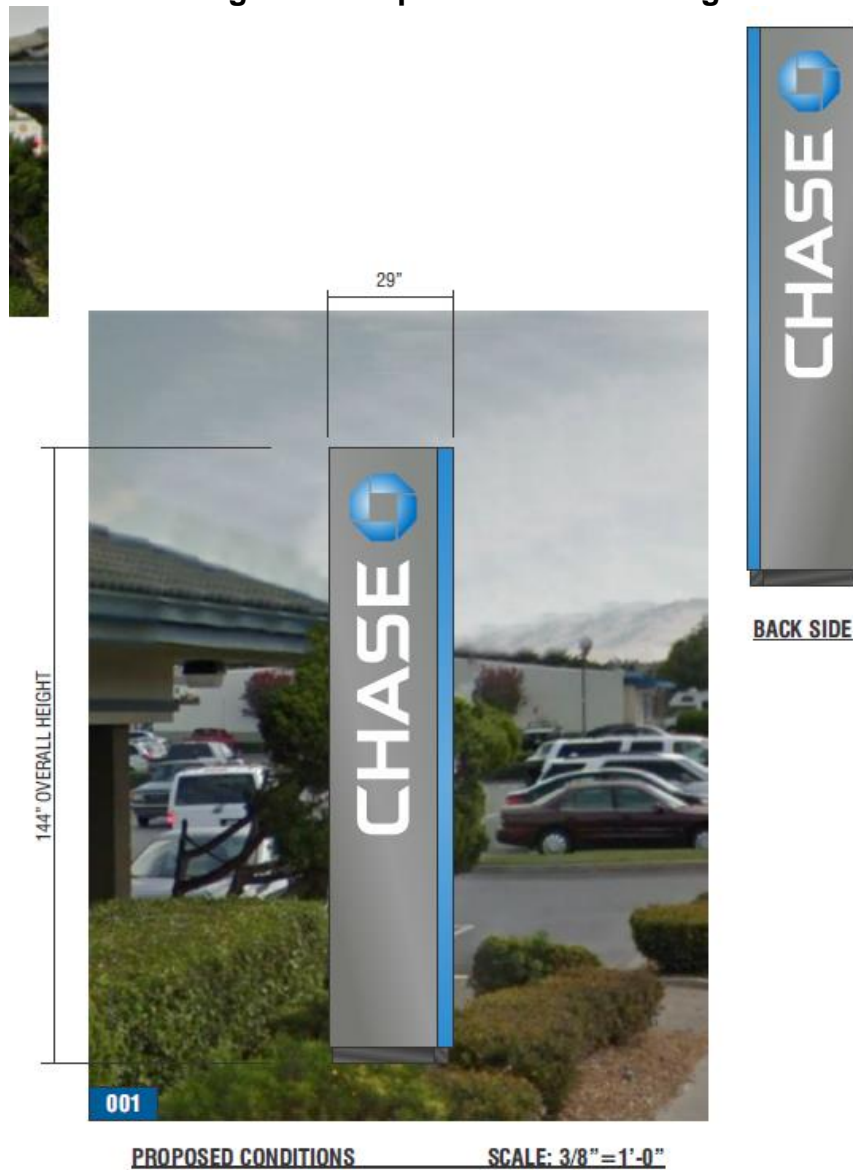


**EXISTING CONDITIONS**

**SCALE: 3/8" = 1'-0"**

The existing Chase Bank monument sign is a double-faced, internally illuminated sign and approximately 14 feet 8 inches tall. It covers approximately 57 square feet, and is located in the side landscaped area near the bank.

**Figure 3: Proposed Monument Sign**



The proposed monument sign is double-faced, 12 feet tall, and it covers approximately 25 square feet. It features the word “CHASE” in large white letters with a blue octagonal logo at the top. The sign will replace the existing monument sign mentioned above.

The Zoning Ordinance allows a business to have one monument sign which is no more than 40 square feet in size. The proposed sign size meets the requirements of the Zoning Ordinance for both size and height. Staff recommend approval as proposed.

**CEQA:** The project is 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 development.

**CONCLUSION:** The new, proposed sign meets the requirements of the Zoning Ordinance with regard to size and location. Staff recommend approval of the sign as proposed.

**PREVIOUS COUNCIL OR COMMISSION ACTION:** None

**PLANNING COMMISSION OPTIONS:**

1. Adopt a Resolution approving S&A 2025-4, subject to the findings and conditions of approval contained in the draft resolution; or
2. Adopt a Resolution approving S&A 2025-4 with findings or conditions modified by the Planning Commission; or
3. Deny S&A 2025-4; or
4. Continue the hearing and direct staff to provide additional information or clarification.

**ATTACHMENTS:**

1. Resolution approving S&A 2025-4, with the sign plans included as Exhibit A.

**GENERAL INFORMATION:**

<b>Applicant</b>	Monterey Signs, Inc.
<b>Property Owner</b>	JPMorgan Chase Bank
<b>Location/Address</b>	494 Tres Pinos Road
<b>Assessor Parcel Number(s)</b>	056-260-001
<b>General Plan Designation</b>	General Commercial
<b>Zoning District</b>	GC (General Commercial)

**SURROUNDING USES:**

<b>Location</b>	<b>Zoning Designation</b>	<b>General Plan Land Use</b>	<b>Current Use of Property</b>
Project Site	GC	General Commercial	Commercial
North	GC	General Commercial	Commercial
South	GC	General Commercial	Commercial
East	GC	General Commercial	Commercial
West	GC	General Commercial	Commercial