

PLANNING COMMISSION RESOLUTION NO. 2025-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER
APPROVING SITE & ARCHITECTURAL REVIEW 2025-4 FOR THE REMOVAL AND
REPLACEMENT OF A FREESTANDING MONUMENT SIGN FOR CHASE BANK
LOCATED AT 494 TRES PINOS ROAD
(APN 056-260-001)**

WHEREAS, the Applicant, Monterey Signs Inc., has submitted an application for a Site & Architectural Review for the (S&A 2025-4) to allow the removal and replacement of one monument sign for the Chase Bank building located at 494 Tres Pinos Road; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by Monterey Signs Inc., received by the Planning Division on September 9, 2025; 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 & Architectural Review; and

WHEREAS, 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 & Architectural Review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 23, 2025 to consider Site & Architectural Review 2025-4, 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 as 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 development; 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 Master Sign Plan:

- A. The proposed signs are permitted within the zoning district and comply with all applicable provisions of this chapter, and any other applicable standards
 1. The new monument sign is 25 square feet in size, 12 feet in height, and is appropriately set back from the street, which meets the requirements of the Zoning Ordinance.

2. The Zoning Ordinance permits properties in the GC (General Commercial) Zoning District to have one monument sign.
- B. The sign is in proper proportion to the structure on site on which it is located and as an identification device does not excessively compete for the public's attention;
1. The proposed monument sign is located in the side landscaped area near the property and oriented so that the sign does not impact vehicles entering and exiting the property.
- C. The sign is not detrimental to the public interest, health, safety, or welfare;
1. The proposed sign type, size and locations will not adversely affect public interest, health, safety, or welfare. The proposed signs are simplistic, classy in style and design, and will be located on the exterior wall of the tenant space.

CONDITIONS OF APPROVAL S&A 2025-4

General Conditions

1. **Approval.** This Site & Architectural Review approval is for the removal and replacement of one monument sign for Chase Bank located at 494 Tres Pinos Road. Any future or modified signs shall comply with the sign dimensions and sign types as shown on the plans prepared Monterey Signs, Inc, received by the Planning Division on September 9, 2025.
2. **Permit Expiration.** In accordance with Section 17.24.130(E)(1) of the Municipal Code, this Master Sign Plan approval shall expire two (2) years from the date of approval unless a Building Permit is obtained.
3. **Time Extension.** In accordance with Section 17.24.190(D) 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 & Architectural Review 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 Site & Architectural Review 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 & 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."

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 23rd day of October 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.