



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

**September 25, 2025, 6:00 p.m.  
City Council Chamber, City Hall  
375 Fifth Street, Hollister, CA 95023**

**Members Present: Julio Rodriguez  
Peter Hernandez  
Damian Perez**

**Members Absent: Carla Torres De Luna, Vice-Chair  
Steven Belong, Chair**

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**1. CALL TO ORDER**

Senior Planner Ambur Cameron called the meeting of the City of Hollister Planning Commission to order at 6:05 p.m.

**2. ROLL CALL**

**Moved by:** Julio Rodriguez  
**Seconded by:** Damian Perez

Nominate Commissioner Peter Hernandez to serve as the Planning Commission Chair Pro Tempore for the meeting.

Ayes (3): Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (2): Carla Torres De Luna, and Steven Belong

**Carried (3 to 0)**

**3. PLEDGE OF ALLEGIANCE**

Commissioner Julio Hernandez led the Pledge of Allegiance.

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

No speakers present.

**5. PUBLIC HEARINGS**

**5.1 CONDITIONAL USE PERMIT (CUP 2025-4) FOR THE SAN BENITO  
COUNTY POLYTECHNIC ACADEMY LOCATED AT 365 4TH STREET**

**(CONTINUED FROM AUGUST 28, 2025 PLANNING COMMISSION MEETING)**

Senior Planner Erica Fraser presented the staff report.

Chair Pro Tempore Hernandez opened the public hearing at 6:15 p.m.

Public providing testimony: Nicole Prater.

Chair Pro Tempore Hernandez closed the public hearing at 6:23 p.m.

**Moved by:** Julio Rodriguez

**Seconded by:** Damian Perez

Adopt Resolution 2025-22 approving Conditional Use Permit (CUP) 2025-4 for the San Benito County Polytechnic Academy, subject to the findings and conditions of approval contained in the draft resolution.

Ayes (3): Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (2): Carla Torres De Luna, and Steven Belong

**Carried (3 to 0)**

**5.2 MASTER SIGN PLAN (MSP 2025-2) FOR 1901 LANA WAY (POLAR SERVICES)**

Senior Planner Erica Fraser presented the staff report.

Chair Pro Tempore Hernandez opened the public hearing at 6:28 p.m.

No speakers present.

Chair Pro Tempore Hernandez closed the public hearing at 6:28 p.m.

**Moved by:** Damian Perez

**Seconded by:** Julio Rodriguez

Adopt Resolution 2025-23 approving Master Sign Plan (MSP) 2025-2, subject to the findings and conditions of approval in the draft resolution.

Ayes (3): Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (2): Carla Torres De Luna, and Steven Belong

**Carried (3 to 0)**

**5.3 89 THIRD STREET SITE & ARCHITECTURAL REVIEW 2025-6**

Associate Planner Brendon Coye, Associate Engineer Marco Martinez, and Consulting City Engineer Mark Falgout presented the staff report.

Chair Pro Tempore Hernandez opened the public hearing at 6:50 p.m.

Public providing testimony: Zaira Basañez, Cesar Basañez, Allen Andrade.

Chair Pro Tempore Hernandez closed the public hearing at 7:31 p.m.

**Moved by:** Julio Rodriguez

**Seconded by:** Damian Perez

Adopt Resolution 2025-24 approving Site & Architectural Review (S&A) 2025-6 for 89 Third Street, subject to the following findings:

The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines because:

- The project as proposed, is consistent with the General Plan as it will provide ease of access for adjoining communities to neighborhood-oriented retail and specialty stores.

The proposed project, as conditioned, is consistent with the provisions of Title 17, Zoning, of Hollister Municipal Code including the requirements of the Zoning District in which the property is located, because:

- The project as proposed, is consistent with the land-use designation of Neighborhood Mixed-Use (NMU) as the project will provide for pedestrian-oriented commercial uses of low intensity and of a neighborhood character which serves the convenience retail and service needs of nearby residents.

- The Planning Commission determines that the project as proposed does not trigger the paving requirement as outlined in Section 17.18.110(Q) because the proposed surface material is existing no change to the surfacing material is proposed.

- The project as proposed is consistent with all other findings of the Hollister Municipal Code.

The proposed development will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the City because:

- The project as proposed, has been reviewed for circulation and the City's DRC has determined that the project poses no impacts to the general welfare of the City and will not be detrimental to the public health, safety or welfare of persons residing in or working in the neighborhood.

Architectural considerations, including the character, scale and quality of the design, site layout, screening of unsightly uses, lighting, building materials and colors, result in a project that is harmonious with its surroundings, is compatible with other developments in the vicinity, and

complies with any applicable design guidelines or standards adopted by the City.

- The project as proposed, is harmonious with the neighborhood surroundings and is compatible with other developments in the vicinity and complies with the applicable design guidelines and standards as adopted in the Hollister Municipal Code.

The proposed project is consistent with all applicable requirements of the Municipal Code and applicable General Plan related to landscaping and screening, including the location, type, size, water efficiency and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public.

- The landscaping for the project as proposed is consistent with all applicable requirements of the Hollister Municipal Code, General Plan and policies specific to landscaping and screening.

The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.

- The project as proposed has been adequately designed to ensure the project site is served by sufficient parking in addition to proper circulation for bicyclists, pedestrians, and automobiles.

With the conditions of approval contained in the draft resolution, with the following amendments to conditions 10 & 13.

Condition of Approval 10:

The final sentence was revised to read, "Any work performed without inspection is subject to rejection by the City in the City's reasonable determination."

Condition of Approval 13:

The final sentence, "Construction equipment and activities shall not use noise suppression devices and techniques," was removed.

Ayes (3): Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (2): Carla Torres De Luna, and Steven Belong

**Carried (3 to 0)**

#### **5.4 1070 4TH STREET SITE & ARCHITECTURAL REVIEW 2025-1, DENSITY BONUS 2025-2**

Associate Planner Brendon Coye presented the staff report.

Chair Pro Tempore Hernandez opened the public hearing at 7:58 p.m.

Public providing testimony: Sonny Flores

Chair Pro Tempore Hernandez closed the public hearing at 8:05 p.m.

**Moved by:** Julio Rodriguez

**Seconded by:** Damian Perez

Adopt Resolution 2025-25 approving Site & Architectural Review (S&A) 2025-1 and Resolution 2025-26 for Density Bonus 2025-2 for APN 052-131-033 located at 1070 Fourth Street with the following corrections to conditions 10 & 13.

Condition of Approval 10:

The final sentence was revised to read, "Any work performed without inspection is subject to rejection by the City in the City's reasonable determination.

Condition of Approval 13:

The final sentence, "Construction equipment and activities shall not use noise suppression devices and techniques," was removed.

Ayes (3): Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (2): Carla Torres De Luna, and Steven Belong

**Carried (3 to 0)**

## **5.5 EVERGLEN 2 – TENTATIVE MAP 2025-3 AND DENSITY BONUS 2025-1 APPROVING A RESIDENTIAL SUBDIVISION AT 241 N. CHAPPELL ROAD**

Senior Planner Erica Fraser presented the staff report.

Chair Pro Tempore Hernandez opened the public hearing at 8:27 p.m.

Public providing testimony: Augie Dent.

Chair Pro Tempore Hernandez closed the public hearing at 8:43 p.m.

**Moved by:** Damian Perez

**Seconded by:** Julio Rodriguez

Adopt Resolution 2025-27 approving Tentative Map 2025-3, with the addition of Condition of Approval 105, which states "Lot 1 shall receive occupancy no later than the fourth lot of Everglen Phase 2 Development." and a Resolution 2025-28 approving Density Bonus 2025-1 approving a residential subdivision at 241 N. Chappell Road, subject to the findings and conditions of approval contained in the draft resolution.

Ayes (3): Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (2): Carla Torres De Luna, and Steven Belong

**Carried (3 to 0)**

**6. COMMISSION BUSINESS**

At 8:45 p.m., the Planning Commission recessed briefly due to lack of quorum following Commissioner Rodriguez's departure. The meeting resumed at 8:47 p.m. after Commissioner Rodriguez returned.

**6.1 REVIEW OF PROPOSED PHASE 3 ZONING ORDINANCE AMENDMENT LANGUAGE OF CITY OF HOLLISTER ZONING ORDINANCE (ZOA 2025-4)**

Senior Planner Erica Fraser presented the staff report.

Chair Pro Tempore Hernandez opened public comments at 9:10 p.m.

No speakers present.

Chair Pro Tempore Hernandez closed public comments at 9:11 p.m.

The Planning Commission reviewed the proposed draft Zoning Ordinance chapters and did not request any modifications to the proposed language.

**7. INFORMATIONAL REPORTS**

**7.1 PLANNING COMMISSIONER REPORTS**

Planning Commissioner Rodriguez recommended forming an ad hoc committee with the public to review and inquire about current processes. It was clarified to the Planning that such a request would need to be directed to the City Council, as it falls outside of the Commission's purview.

**7.2 PLANNING DIVISION REPORTS**

No reports.

**8. ADJOURNMENT**

Chair Pro Tempore Hernandez adjourned the Planning Commission at 9:20 p.m.

**9. VERIFICATION OF AGENDA POSTING**

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Eva Kelly, Planning Manager