



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

**October 23, 2025, 6:00 p.m.
City Council Chamber, City Hall
375 Fifth Street, Hollister, CA 95023**

Members Present: Julio Rodriguez
Peter Hernandez
Steven Belong, Chair
Damian Perez

Members Absent: Carla Torres De Luna, Vice-Chair

1. CALL TO ORDER

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

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Commissioner Rodriguez led the Pledge of Allegiance.

4. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA

Public providing testimony: Carlos Rodriguez, Samantha & Ruben Lopez.

5. CONSENT ITEMS

No public comments

Moved by: Peter Hernandez

Seconded by: Julio Rodriguez

Carried

5.1 APPROVE AUGUST 28, 2025 MINUTES

5.2 APPROVE SEPTEMBER 25, 2025 MINUTES

6. PUBLIC HEARINGS

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

Assistant Planner Rosa Lopez presented the staff report.

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

No speakers present.

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

Moved by: Julio Rodriguez

Seconded by: Peter Hernandez

Adopt Resolution 2025-29 approving Site & Architectural Review 2025-4 with the findings and conditions contained in the draft resolution.

Carried

7. COMMISSION BUSINESS

7.1 A DISCUSSION OF GENERAL PLANNING APPLICATION PROCESSES AND REGULATORY FRAMEWORK

Planning Manager Eva Kelly presented the staff report.

Chair Belong opened public comments at 8:53 p.m.

Public Providing Testimony: Anne Hall, Samantha & Ruben Lopez

Chair Belong closed public comments at 9:04 p.m.

8. INFORMATIONAL REPORTS

8.1 PLANNING COMMISSIONER REPORTS

No reports from the Planning Commission.

8.2 PLANNING DIVISION REPORTS

No reports from the Planning Division

9. ADJOURNMENT

Chair Belong adjourned the Planning Commission at 9:09 p.m.

10. VERIFICATION OF AGENDA POSTING

Eva Kelly, Planning Manager

