



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

**August 28, 2025, 6:00 p.m.  
City Council Chamber, City Hall  
375 Fifth Street, Hollister, CA 95023**

**Members Present:** Carla Torres De Luna, Vice-Chair  
Julio Rodriguez  
Peter Hernandez  
Damian Perez

**Members Absent:** Steven Belong, Chair

---

**1. NOTICE**

**1.1 PUBLIC HEARING FOR CONDITIONAL USE PERMIT 2025-4**

The Public Hearing for Conditional Use Permit (CUP) 2025-4 for the San Benito Polytechnic Academy was continued to the September 25, 2025 regular Planning Commission meeting.

**2. CALL TO ORDER**

Vice Chair Torres De Luna called the meeting of the City of Hollister Planning Commission to order at 6:05 p.m.

**3. ROLL CALL**

**4. PLEDGE OF ALLEGIANCE**

Commissioner Hernandez led the Pledge of Allegiance.

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

**6. CONSENT ITEMS**

**Moved by:** Commissioner Rodriguez

**Seconded by:** Commissioner Perez

The consent calendar items are approved as presented, except for Agenda Item 6.2.

Ayes (3): Vice Chair Torres De Luna, Commissioner Rodriguez, and Commissioner Perez

Noes (1): Commissioner Hernandez

Absent (1): Chair Belong

**Carried (3 to 1)**

**6.1 APPROVE JUNE 26, 2025 MINUTES**

**6.2 CONFIRMING THE LANGUAGE FOR THE FINDINGS FOR RESOLUTION 2025-16 APPROVING APPEAL 2025-1 FOR THE NONCONFORMING CONSTRUCTION OF A FENCE BY ALAN LEON AT 1381 CARRIAGE ROAD ADOPTED BY THE PLANNING COMMISSION ON JUNE 12, 2025**

Planning Manager Eva Kelly presented the staff report.

Vice Chair Torres De Luna opened public comments at 6:13 p.m.

Planning Manager Eva Kelly reported that written comments were submitted by Alexander Sywak via email.

No other speakers present.

Vice Chair Torres De Luna closed public comments at 6:13 p.m.

**Moved by:** Commissioner Perez

**Seconded by:** Commissioner Rodriguez

Confirm the language for the findings for Resolution 2025-16 approving Appeal 2025-1 for the nonconforming construction of a fence by Alan Leon at 1381 Carriage Road, adopted by the Planning Commission on June 12, 2025.

Ayes (3): Vice Chair Torres De Luna, Commissioner Rodriguez, and Commissioner Perez

Noes (1): Commissioner Hernandez

Absent (1): Chair Belong

**Carried (3 to 1)**

**7. PUBLIC HEARINGS**

**7.1 EDEN HOUSING S&A 2022-16 AMENDMENT**

Consulting Senior Planner Erica Fraser presented the staff report.

Vice Chair Torres De Luna opened the public hearing at 6:45 p.m.

Speakers: Dixie Baus, Alex Yuen, Tyrone Partee, Joseph M. Postigo

Vice Chair Torres De Luna closed the public hearing at 7:15 p.m.

**Moved by:** Commissioner Rodriguez

**Seconded by:** Commissioner Perez

Adopt a Resolution 2025-19 approving an a modification to Site & Architectural Review 2022-16 for a revision to the architecture and parking layout for an approved 100 unit multi-family residential development (Eden Housing / Mimosa Street Investors, L.P.) located on approximately 4.607 acres of land in the West of Fairview Specific Plan Area Lot 100, corner of Avenida Cesar Chavez and Mimosa Street (APN 057-860-046).

Ayes (4): Vice Chair Torres De Luna, Commissioner Rodriguez, Commissioner Hernandez, and Commissioner Perez

Absent (1): Chair Belong

**Carried (4 to 0)**

## **7.2 ZONING ORDINANCE AMENDMENT (ZOA 2025-3) – LEGISLATIVE UPDATES, USES AND DEFINITIONS CLEAN-UP**

Senior Planner Erica Fraser presented the staff report.

Vice Chair Torres De Luna opened the public hearing at 7:43 p.m.

No speakers present.

Vice Chair Torres De Luna closed the public hearing at 7:43 p.m.

**Moved by:** Commissioner Rodriguez

**Seconded by:** Commissioner Perez

Adopt Resolution 2025-20 recommending the City Council approval of amendments to various sections of the Zoning Ordinance to clarify definitions and use tables across all city zoning districts, and minor clarification and legislative consistency related to density bonus reflective of changes in State law (ZOA 2025-3).

Ayes (4): Vice Chair Torres De Luna, Commissioner Rodriguez, Commissioner Hernandez, and Commissioner Perez

Absent (1): Chair Belong

**Carried (4 to 0)**

## **7.3 PREZONING FOR FUTURE ANNEXATION OF THE PROPERTY LOCATED AT 1285 MCCRAY STREET, APN 020-100-014 INTO THE GENERAL COMMERCIAL ZONING DISTRICT (PZ 2025-1)**

Planning Manager Eva Kelly presented the staff report.

Vice Chair Torres De Luna opened the public hearing at 8:04 p.m.

No speakers present.

Vice Chair Torres De Luna closed the public hearing at 8:04 p.m.

**Moved by:** Commissioner Rodriguez

Adopt Resolution 2025-21 recommending to the City Council approval of Prezone Application 2025-1 to prezone the property located at 1285 McCray Street (APN 020-100-014) as part of the General Commercial (GC) Zoning District with an additional recommendation for the City Council to consider a specific tax revenue split between the City of Hollister and San Benito County for the property.

**Motion fails for lack of a second**

**Moved by:** Commissioner Rodriguez

**Seconded by:** Commissioner Perez

Adopt resolution 2025-21 recommending the City Council approval of Prezone Application 2025-1 to prezone the property located at 1285 McCray Street (APN 020-100-014) as part of the General Commercial (GC) Zoning District.

Ayes (4): Vice Chair Torres De Luna, Commissioner Rodriguez, Commissioner Hernandez, and Commissioner Perez

Absent (1): Chair Belong

**Carried (4 to 0)**

**8. COMMISSION BUSINESS**

No item(s) on the agenda.

**9. INFORMATIONAL REPORTS**

**9.1 PLANNING COMMISSIONER REPORTS**

Vice Chair Torres De Luna welcomed the new commissioners.

Commissioner Rodriguez introduced himself.

Commissioner Hernandez requested an agenda item for staff presentation explaining permitting processes.

**9.2 PLANNING DIVISION REPORTS**

Planning Manager Eva Kelly agreed to provide a presentation to the Commission on permitting processes, including legislative updates and laws that took effect January 1st.

Planning Manager Eva Kelly provided an update on the Planning Commissioners' stipend. She and the City Clerk were unable to locate any of the adopted documents. The current stipend is \$25 per meeting and was likely established by the City Council. Any amendments would require form City Council approval.

Planning Manager Eva Kelly also welcomed the new commissioners.

10. **ADJOURNMENT**

Vice Chair Torres de Luna adjourned the Planning Commission at 8:19 p.m.

**Moved by:** Commissioner Rodriguez

**Seconded by:** Commissioner Hernandez

**Carried**

---

Eva Kelly, Planning Manager