



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: January 22, 2026
REPORT # Community Development-2026-05**

AGENDA ITEM: SITE AND ARCHITECTURAL REVIEW 2025-2 CONVERTING AN EXISTING 2,790 SF CAR WASH INTO A LAUNDROMAT LOCATED AT 40 SANTA ANA ROAD (APN 051-030-022)

DEPARTMENT HEAD: Rod Powell, Assistant City Manager
STAFF CONTACT: Magda Gonzalez, Contract Senior Planner

RECOMMENDED ACTION: Hold a public hearing to consider and adopt a resolution approving Site and Architectural Review 2025-2 to convert an existing car wash into a laundromat with interior and exterior improvements located at 40 Santa Ana Road.

CEQA: This Project is exempt from CEQA pursuant to Section 15332, Class 32, In-Fill Development

PROJECT DESCRIPTION: The Applicant is proposing Site and Architectural Review 2025-2 to convert an existing 2,790 square-foot car wash (i.e. Suds Car Wash and Detail Center) into a laundromat (Kapoor's Laundromat). The project proposes interior and exterior modifications to accommodate the proposed use and meet current requirements. Exterior modifications include updating the parking lot, installing landscaping, façade improvements, trash enclosure, curb and gutter, etc. The proposed project is located at 40 Santa Ana Road, further identified as San Benito County Assessor Parcel Number 051-030-022 within the North Gateway (NG) Zoning District. A Plan Set is included as Exhibit A.

ANALYSIS:

Location:

The proposed Kapoor's Laundromat is located within the North Gateway Zoning District; it currently serves as a car wash known as Suds Car Wash and Detail Center. The parcel is 12,197 square-feet with a 2,790 square-foot existing building area. The site is mostly surrounded by a mix of commercial and residential development except for a vacant lot located to the east. Commercial development is located to the north, west and south of the subject property. Residential development can be found to the south and east of the project site.

Figure 1: Project Site and Surrounding Area



An itemized list of the project's features and improvements included within this proposal is listed below:

Project Details:

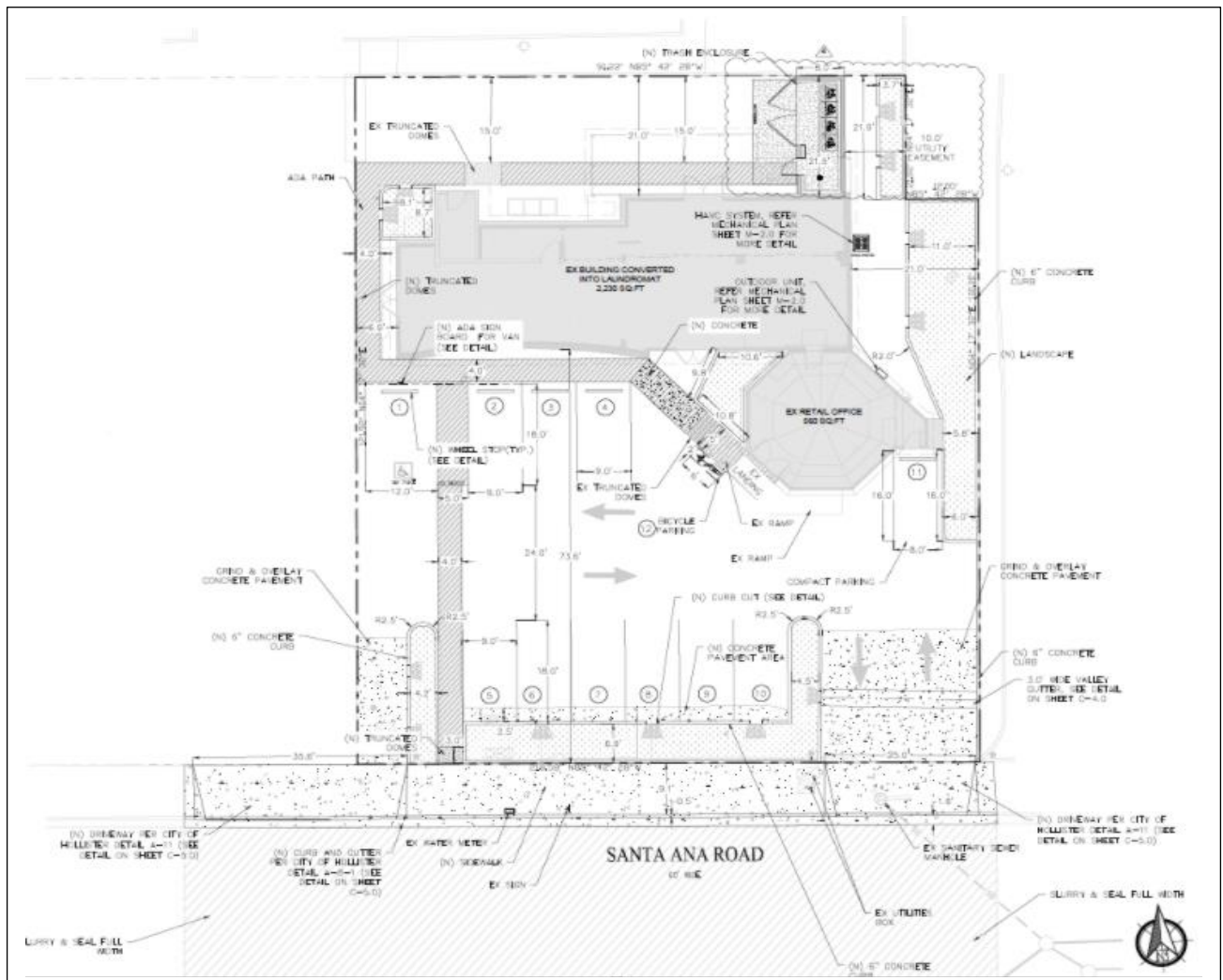
- 2,790 square-foot existing building (2,230 SF laundromat & 560 SF retail office)
 - ❖ Demolition of wooden deck with wooden pole and flagpole with footings
 - ❖ Removal of two pergolas (445 SF and 2,000 SF, respectively), fence, sidewalk, driveway, curb and gutter
 - ❖ New concrete pavement area, new curb cut, new wheel stop, new truncated domes, new driveways
 - ❖ New path of travel
 - ❖ New compliant trash enclosure – 3 carts
- 10 parking spaces
- 1 ADA accessible space
- 1 bicycle space
- Landscape
 - ❖ 10.7% (1,300 square feet)
- Hours of operation
 - ❖ Open Daily
 - ❖ 6:00AM to 9:00PM

The following Table summarizes the general development standards of the North Gateway Zoning District.

Table1: Development Standards

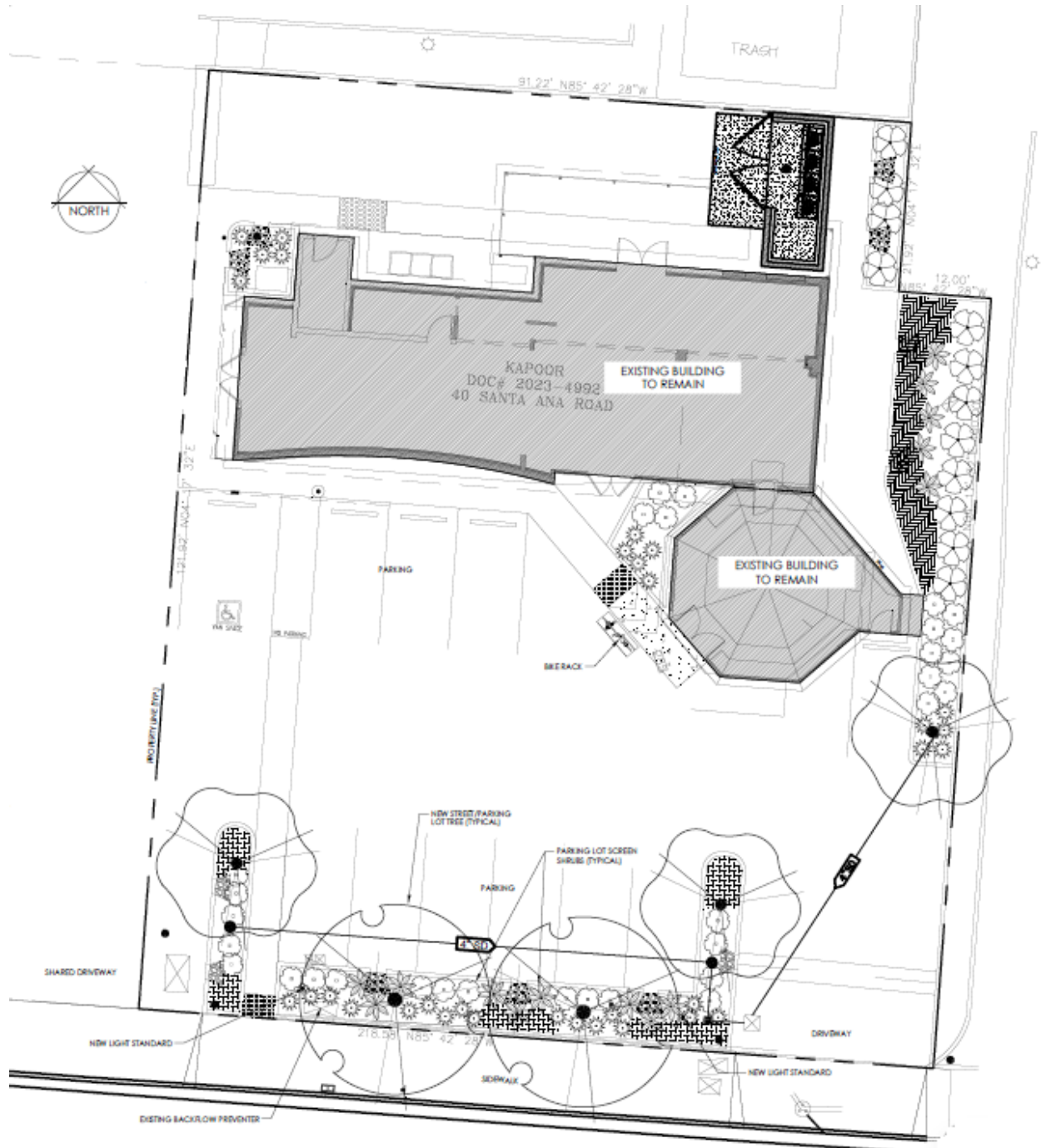
| Development Standard | North Gateway | Existing | Proposed |
|-------------------------------|---|------------------------|------------------|
| Front Setback | 0 feet | 73 feet 6 inches | No change |
| Rear Setback | 0 feet | 21 feet 0 inches | No change |
| Side Yard (Interior) Setbacks | 0 feet | 4 feet 0 inches | No change |
| Side Yard (Corner) Setbacks | 0 feet | 5 feet 0 inches street | No change |
| Height | 50 feet | 18 feet 2 inches | No change |
| Landscaping | Parcels less than 15,000 sq. ft. = 10% Parcels 15,000 sq. ft. or more = 5% | 613 square-foot | 1,300 SF (10.7%) |

Figure 2: Site Plan



Landscaping:

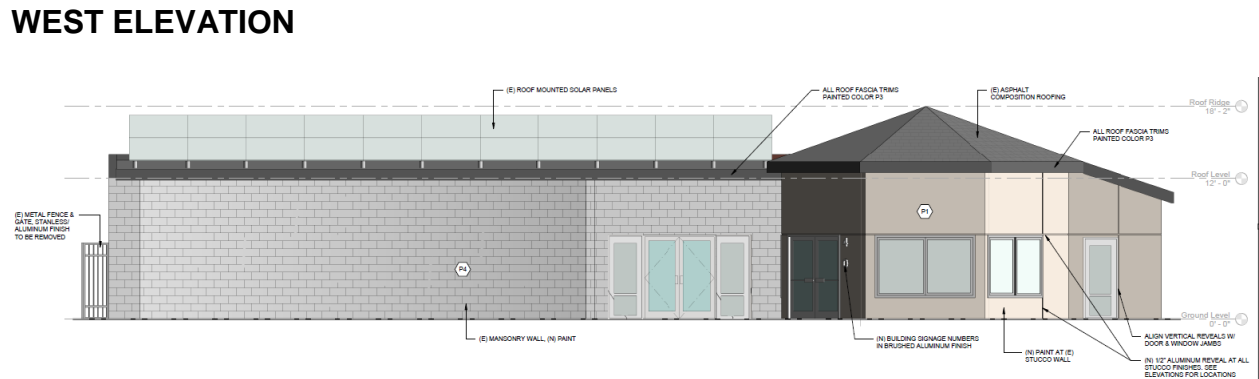
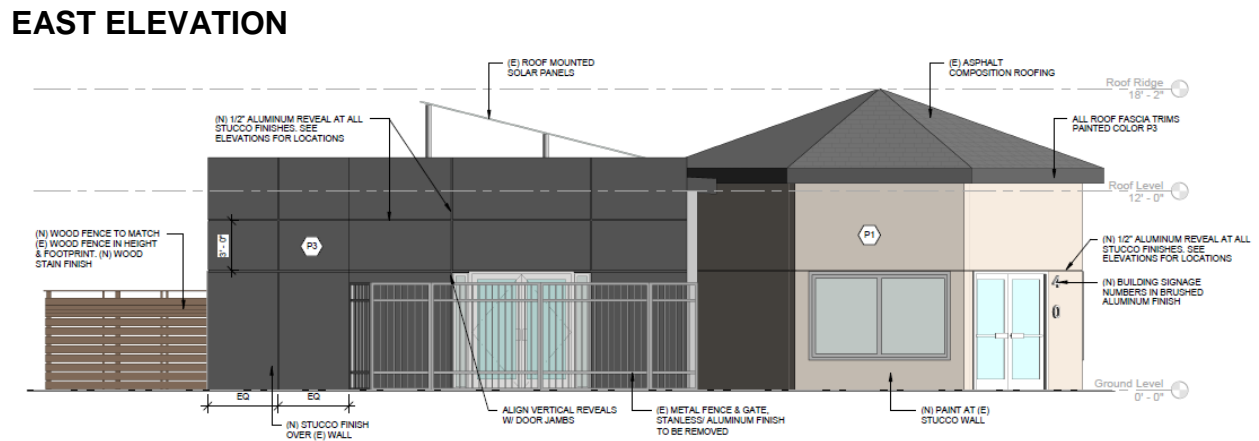
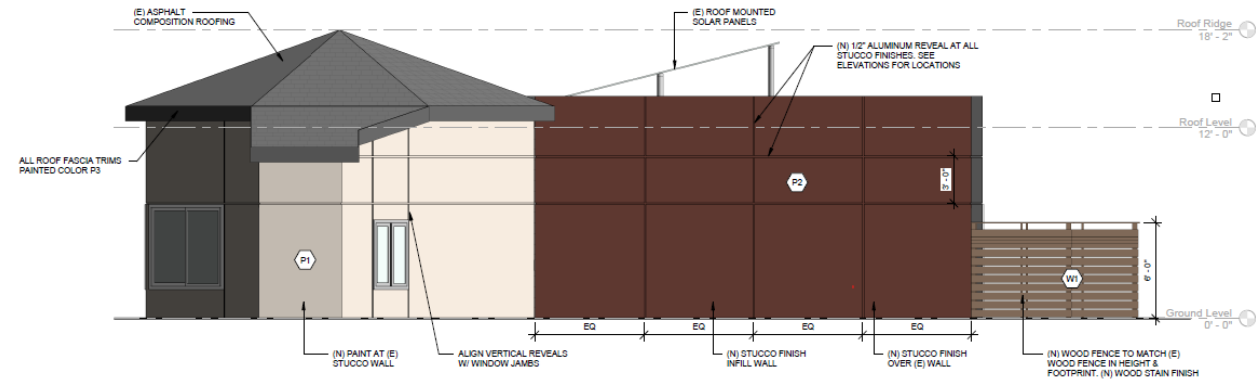
The project site has 613 square-foot of existing landscaping. However, the applicant will be installing additional landscaping ensuring compliance with the 10% landscape requirement. Landscaping includes planting trees, shrubs, and ground covers. The trees will be planted along Santa Ana Road. As part of the conditions of approval the project will be required to meet the requirements set forth in Chapter 17.16.080 – Landscaping design and standards.

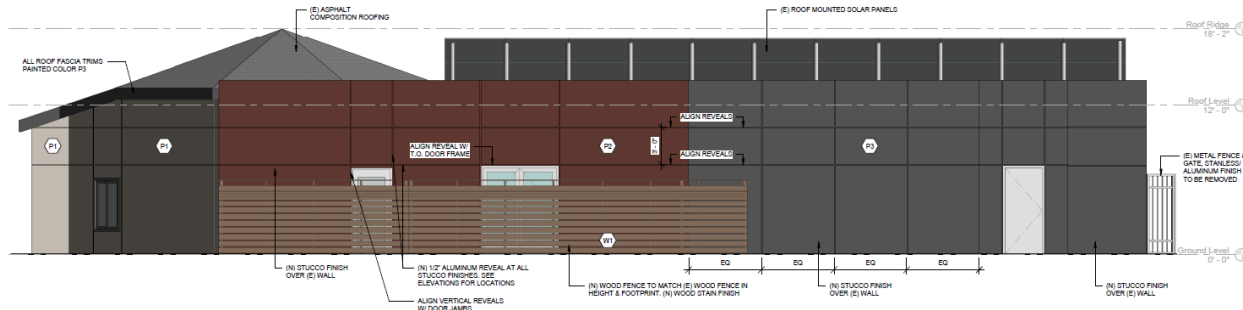


Architecture:

Kapoor's Laundromat will retain the overall building structure but will enhance the building façade by removing pergolas and an existing fence that do not align with the proposed design. Exterior building improvements include new stucco finish, new roof fascia trim color, new asphalt shingle roof, and new wood fence stain color which will significantly enhance the appearance of the building.

Figure 2: Elevations





NORTH ELEVATION

General Plan Compliance:

The proposed project will convert an existing building into a laundromat. Building expansion is not proposed and the proposed use is compliant with the general plan. The North Gateway Commercial designation is intended to foster an attractive entry to the City of Hollister by featuring commercial and service-oriented businesses along with high-employment uses such as office parks. The design guidelines described in the “Special Planning Areas” section of this element stipulates additional criteria that development within the North Gateway must meet. The project meets the following goals and policies:

- Part of those requirements include limiting entry and exit points to main roads, encouraging internal circulation between shops, encouraging large setbacks from the street with parking in front of businesses, as well as encouraging buildings that are 1-2 stories tall. The proposed project meets these requirements under LU1.7 Special Planning Areas.
- The proposed streetscape and building modifications align with LU3.1 Streetscape and Building Façade Improvements which encourages streetscape and building façade improvements.
- The addition of street trees is consistent with LU3.2 Street Trees which intends to promote street tree planting and other community design features to maintain visual quality and small-town atmosphere.
- The proposed project will install additional landscaping to satisfy requirements and in turn meet LU3.3. Landscaping promotes the maintenance of roadway landscaping through both public and private means.
- The project meets LU3.4 Existing Trees as it intends to preserve the existing mature trees on the site.

Zoning District Compliance:

The proposed Project is consistent with the North Gateway, Section 17.08.010 – Commercial Zone Land Uses and Permit Requirements specifying that a laundromat is permitted. Additionally, a Site and Architectural Review is required for projects proposing exterior modifications.

CEQA: Staff has determined that the proposed project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15332 Class 32 (In-Fill Development Projects) because it is consistent with infill development within urbanized areas. The project is consistent with the City of Hollister general plan and zoning requirements, and would not result in any significant traffic, noise, air quality, or water quality effects.

CONCLUSION: The applicant is proposing to establish a laundromat with a retail office by converting the existing 2, 790 square-foot car wash building. The proposal includes interior and external modifications to meet the new use and meet zoning and other reviewing division requirements. The Site and Architectural Review meet the Goals and Policies of the General Plan and Zoning Ordinance. Additionally, Conditions of Approval have been included to ensure that the project is compliant with established regulations.

PREVIOUS COUNCIL OR COMMISSION ACTION: None

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

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

Staff recommend the Planning Commission select Option 1 for this item.

ATTACHMENTS:

1. Resolution Approval S&A 2025-2
2. Project Plans Included as Exhibit A

GENERAL INFORMATION:

| | |
|----------------------------------|--------------------|
| Applicant | Manjit Saini |
| Property Owner | Sunil Kapoor |
| Location/Address | 40 Santa Ana Road |
| Assessor Parcel Number(s) | 051-020-022 |
| General Plan Designation | Commercial |
| Zoning District | North Gateway (NG) |

SURROUNDING USES:

| Location | Zoning Designation | General Plan Land Use | Current Use of Property |
|-----------------|---------------------------|------------------------------|--------------------------------------|
| Project Site | North Gateway (NG) | Commercial | Existing Building – Car Wash |
| North | North Gateway (NG) | Commercial | Starbucks |
| South | North Gateway (NG) | Commercial | Dental Clinic & SFR |
| East | North Gateway (NG) | Commercial | Vacant |
| West | North Gateway (NG) | Commercial | Gasoline Station & Convenience Store |