



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

**January 22, 2026, 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. CALL TO ORDER

Vice Chair Carla Torres de Luna called the meeting of the City of Hollister Planning Commission to order at 6:01 p.m.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

Commissioner Damian Perez led the Pledge of Allegiance.

4. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA

No speakers present.

5. CONSENT ITEMS

5.1 APPROVE NOVEMBER 20, 2025 MINUTES

Moved by: Julio Rodriguez

Seconded by: Damian Perez

Approve the Consent Agenda

Ayes (3): Carla Torres De Luna, Julio Rodriguez, and Damian Perez

Absent (2): Peter Hernandez, and Steven Belong

Carried (3 to 0)

6. PUBLIC HEARINGS

Commissioner Peter Hernandez arrived at 6:04 P.M.

6.1 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)

Senior Planner Magda Gonzalez presented the staff report.

Vice Chair Carla Torres de Luna opened the public hearing at 6:11 p.m.

Online speaker: Applicant Manjit Saini

Vice Chair Carla Torres de Luna closed the public hearing at 6:14 p.m.

Moved by: Julio Rodriguez

Seconded by: Peter Hernandez

Adopt resolution 2026-1 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.

Ayes (4): Carla Torres De Luna, Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (1): Steven Belong

Carried (4 to 0)

7. COMMISSION BUSINESS

7.1 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.

Vice Chair Carla Torres de Luna opened the public hearing at 6:30 p.m.

No speakers present.

Vice Chair Carla Torres de Luna opened the public hearing at 6:30 p.m.

Review the proposed draft Zoning Ordinance amendment language and provide staff with comments.

7.2 PLANNING COMMISSION MINUTES DISCUSSION

Planning Manager Eva Kelly presented the staff report.

Vice Chair Carla Torres de Luna opened the public hearing at 6:39 p.m.

No speakers present.

Vice Chair Carla Torres de Luna closed the public hearing at 6:39 p.m.

Receive the report.

8. INFORMATIONAL REPORTS

8.1 PLANNING COMMISSIONER REPORTS

Commissioner Peter Hernandez reported that the Council had adopted amendments to the Planning Commission bylaws. He requested closed-session meetings to review projects currently in the queue in order to troubleshoot ongoing issues.

8.2 PLANNING DIVISION REPORTS

Planning Manager Eva Kelly reported that the City Council has amended the bylaws to allow the Planning Commission to recommend items for future City Council agendas and provided an update on the new process.

Planning Manager Eva Kelly reported that the public review draft of the General Plan was published on Friday, January 16th, on Holliser2040.org.

9. APPOINTMENT OF 2026 CHAIR AND VICE CHAIR

1st Nomination for Chair: Commissioner Julio Rodriguez nominated Commissioner Peter Hernandez for Chairperson.

2nd Nomination for Chair: Commissioner Damian Perez nominated Carla Torres de Luna for Chairperson.

Voted on 2nd Nomination per Robert's Rules.

Moved by: Damian Perez

Seconded by: Carla Torres De Luna

Appoint Planning Commissioner Carla Torres de Luna as Chairperson.

Ayes (2): Carla Torres De Luna, and Damian Perez

Noes (1): Julio Rodriguez

Abstained (1): Peter Hernandez

Carried (2 to 1)

Moved by: Julio Rodriguez

Seconded by: Damian Perez

Appoint Planning Commissioner Peter Hernandez as Vice Chairperson.

Ayes (4): Carla Torres De Luna, Julio Rodriguez, Peter Hernandez, and Damian Perez

Absent (1): Steven Belong

Carried (4 to 0)

10. ADJOURNMENT

Chairperson Carla Torres de Luna adjourned the Planning Commission meeting at 6:55 P.M.

11. VERIFICATION OF AGENDA POSTING

Eva Kelly, Planning Manager