



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: February 26, 2026
REPORT # Community Development-2026-06**

AGENDA ITEM: SITE AND ARCHITECTURAL REVIEW 2022-14 TO CONSTRUCT THREE SHELL INDUSTRIAL WAREHOUSES OF 12,000 SF, 14,000SF, 16,000 SF AT 1850 AIRWAY DRIVE/1791 AEROSTAR WAY (APN 053-420-042 & 053-420-043) IN THE INDUSTRIAL BUSINESS PARK (IBP) ZONING DISTRICT

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 2022-14 to construct three (3) shell warehouses (Building A is 16,000 SF, Building B is 14,000 SF, and Building C is 12,000 SF) located at 1850 Airway Drive.

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 2022-14 to construct three (3) shell warehouses. The industrial warehouses will be 16,000 SF, 14,000 SF, and 12,000 SF, respectively. Specific tenants have not been identified. The warehouses are proposed at 1850 Airway Drive and 1791 Aerostar Way (APNs: 053-420-0430 and 053-420-0420), both parcels have been merged and are pending a new Assessor Parcel Number to be issued by the San Benito County Assessor. The property is located within the Industrial Business Park (IBP) Zoning District.

A Plan Set is included as Exhibit A.

ANALYSIS:

Location:

The proposed shell warehouse buildings are located within the Industrial Business Park (IBP) Zoning District. The original proposal was presented across two separate parcels with one building across property lines. The parcels have then been merged into one parcel in order to meet development requirements and accommodate the project's proposal. One parcel is accessed via Aerostar Drive, and the other is accessed via Airway Drive, the merging of both parcels now provides two access points for these shell warehouses. The parcels are both currently vacant and zoned Industrial Business Park (IBP). The now merged parcels are surrounded by vacant lots and varying zoning districts. To the north, is a vacant parcel zoned Industrial Business Park (IBP), to the east is one developed parcel and mostly vacant parcels zoned Airport Support (AS), to the west is a vacant parcel zoned Public Facilities/Institutional, and to the south are vacant parcels zoned Industrial Business Park (IBP).

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:

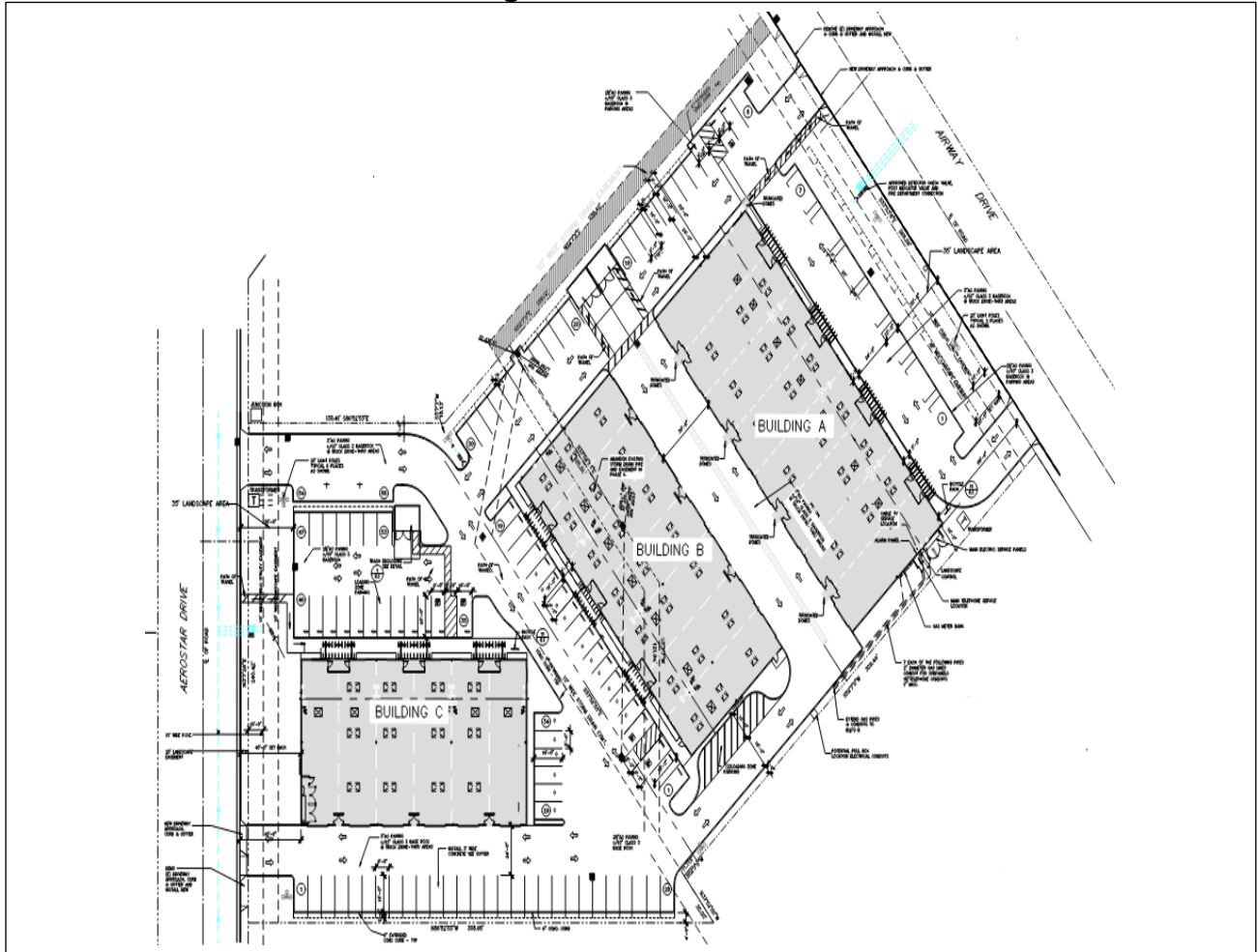
- Three (3) industrial shell buildings
 - ❖ 16,000 square-feet
 - ❖ 14,000 square-feet
 - ❖ 12,000 square-feet
- 105 parking spaces
- 6 ADA parking spaces
- 2 loading spaces
- 1 bicycle space
- Landscape
 - ❖ 15.42% (20,442 square feet)
- Hours of operation
 - ❖ Established by each tenant upon submittal of an Administrative Permit Review application

The following Table summarizes the general development standards of the Industrial Business Park (IBP) land use.

Table1: Development Standards

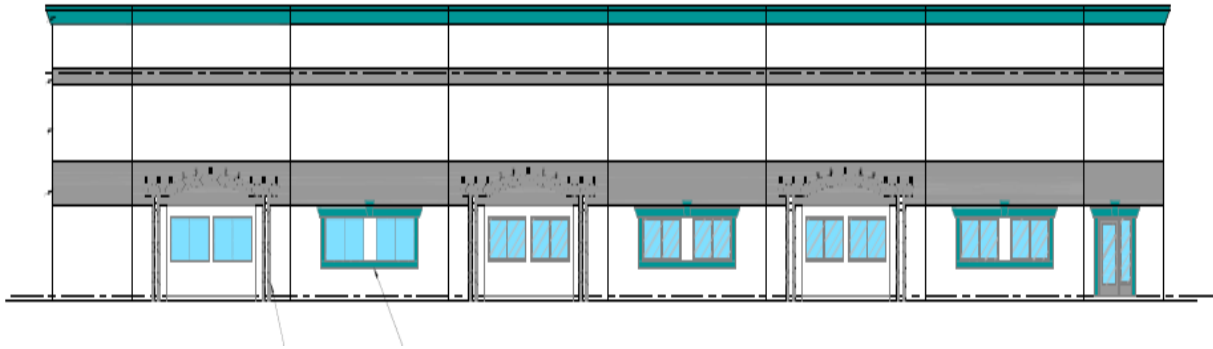
Development Standard	Industrial Business Park (IBP)	Proposed
Front Setback – Airway	0 feet	69 feet
Front Setback -Aerostar	0 feet	40 feet
Rear Setback	0 feet	N/A
Side Yard (Interior/Southeast)	0 feet	15 feet
Side Yard (South)	0 feet	24 feet
Side Yard (Interior/Northwest)	0 feet	100+ feet
Side Yard (North)	0 feet	53 feet 6 inches
Height	75 feet	26 feet
Landscaping	Parcels less than 15,000 sq. ft. = 10% Parcels 15,000 sq. ft. or more = 10%	20,442 SF (15.42%)

Figure 2: Site Plan



Landscaping:

The project site is proposing to install 20,0442 square-foot of landscaping including 35-foot of landscape along the street side. The proposed landscaping exceeds the 10-percent required. Landscaping includes planting trees, shrubs, and ground covers. The trees will be planted along Airway Drive and Aerostar Drive. 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.



General Plan Compliance:

The proposed project will construct three (3) industrial shell buildings of varying sizes which is permitted with the approval of a Site & Architectural Review application. The project does not propose any special consideration or deviation from General Plan policies or zoning ordinance in which it is located. The project site is located within the Industrial Business Park (IBP) zoning district. As designed, the proposed buildings are well articulated and include architectural enhancements to ensure that the development is well designed and an attractive addition to the City as required by LUCD Goal LU11 and Policies LUCD 11.1 and 11.2. Additionally, as conditioned, the project site will have attractive landscaping, adequate landscape buffer, street trees and a variety of planting in accordance with LUCD Goal LU3 and Policy LU3.2.

Zoning District Compliance:

The proposed Project is consistent with Chapter 17.10 – Industrial/Manufacturing Zones, specifically the Industrial Business Park District which provides for manufacturing, light industrial and office uses. The IBP Zoning District is consistent with the Industrial (I) land use category of the General Plan. Additionally, a Site and Architectural Review is required for projects proposing new construction.

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 three (3) industrial shell buildings of varying sizes: 16,000 SF, 14,000 SF, and 12,000 SF. The proposal includes improvements such as parking, landscaping, etc. The proposed use meets zoning and other reviewing division requirements. The Site and Architectural Review applications meets 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 2022-14, subject to the findings and conditions contained in the draft resolution (Attachment 1);
2. Adopt a Resolution approving S&A 2022-14, 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 2022-14
2. Project Plans Included as Exhibit A

GENERAL INFORMATION:

Applicant	Troy Fink with Ausonio Incorporated
Property Owner	William Hansen (Pacific Coast Development)
Location/Address	1850 Airway Drive and 1791 Aerostar Drive
Assessor Parcel Number(s)	053-420-0430 and 053-420-0420 (Merger Doc. 2025-0003404)
General Plan Designation	Industrial
Zoning District	Industrial Business Park (IBP)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current Use of Property
Project Site	Industrial Business Park (IBP)	Industrial	Vacant
North	Industrial Business Park (IBP)	Industrial	Vacant
South	Industrial Business Park (IBP)	Industrial	Vacant
East	Airport Support (AS)	Special Purpose	Commercial/Vacant
West	Public Facility/Institutional (PF)	Special Purpose	County Jail/Vacant