



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

**February 26, 2026, 6:00 p.m.  
City Council Chamber, City Hall  
375 Fifth Street, Hollister, CA 95023**

**Members Present: Julio Rodriguez  
Steven Belong  
Damian Perez**

**Members Absent: Carla Torres De Luna, Chair  
Peter Hernandez, Vice Chair**

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**1. CALL TO ORDER**

Planning Manager Eva Kelly called the meeting of the City of Hollister Planning Commission to order at 6:06 pm.

Chair Pro Tempore Julio Rodriguez was selected.

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

Commissioner Steve Belong led the Pledge of Allegiance.

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

**5. CONSENT ITEMS**

**5.1 APPROVE JANUARY 22, 2026 MINUTES**

**Moved by:** Damian Perez

**Seconded by:** Steven Belong

Approve the January 22, 2026 Minutes.

Ayes (3): Julio Rodriguez, Steven Belong, and Damian Perez

Absent (2): Carla Torres De Luna, and Peter Hernandez

**Carried (3 to 0)**

**6. PUBLIC HEARINGS**

**6.1 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**

Senior Planner Magda Gonzalez presented the staff report.

Chair Pro Tempore Julio Rodriguez opened the public hearing at 6:16 p.m.

Public Speaker Applicant: Troy Fink

Chair Pro Tempore Julio Rodriguez closed the public hearing at 6:17 p.m.

**Moved by:** Steven Belong

**Seconded by:** Damian Perez

Adopt Resolution 2026-2 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.

Ayes (3): Julio Rodriguez, Steven Belong, and Damian Perez

Absent (2): Carla Torres De Luna, and Peter Hernandez

**Carried (3 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.

Chair Pro Tempore Julio Rodriguez opened the public comment at 6:48 p.m.

Public comment: Chris Peto

Chair Pro Tempore Julio Rodriguez closed the public comment at 7:00 p.m.

The Planning Commission requested to include appropriate imagery into the sign sections of the ordinance to guide applicants on which signs require certain application types.

The Planning Commission requested that staff look into neighboring jurisdictions to consider adding an additional length of time to sunset the

previous ordinance regulations for applications that are in progress and not yet complete when the ordinance becomes effective [Section 17.02.030(E)(1)].

The Planning Commission requested information regarding the number of applications that might be affected by this ordinance coming into effect, and for staff to notify those applicants of the upcoming planning commission meetings.

**7.2 REVIEW OF PROPOSED OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY HOUSING AND MIXED-USE DEVELOPMENT WITHIN THE DOWNTOWN**

Ambur Cameron & Greg Goodfellow presented the staff report.

Chair Pro Tempore Julio Rodriguez opened public comments at 7:59 p.m.

No speakers present.

Chair Pro Tempore Julio Rodriguez closed public comments at 7:59 p.m.

The Planning Commission received the informational report and presentation on the Draft Objective Design Standards (ODS) from Placeworks.

The Planning Commission requested that the ODS include regulations regarding the materials for fencing, specifically to prohibit chain link and the currently prohibited fencing materials for fencing that is visible from the public right-of-way.

**8. INFORMATIONAL REPORTS**

**8.1 PLANNING COMMISSIONER REPORTS**

No reports from the Planning Commission.

**8.2 PLANNING DIVISION REPORTS**

Planning Manager Eva Kelly announced the March 12, 2026 Joint meeting with City Council and Planning Commission at the Vet's building.

Planning Manager Eva Kelly announced that the Planning Commission regular meeting on March 26, 2026, will be an important policy meeting as it will include the General Plan, Housing Element, Zoning, and Objective Design Standards on the agenda.

**9. ADJOURNMENT**

Chair Pro Tempore adjourned the Planning Commission at 8:02 p.m.

**Moved by:** Damian Perez

**Seconded by:** Steven Belong

Adjourn the February 26, 2026 Meeting.

Ayes (3): Julio Rodriguez, Steven Belong, and Damian Perez

Absent (2): Carla Torres De Luna, and Peter Hernandez

**Carried (3 to 0)**

**10. VERIFICATION OF AGENDA POSTING**

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Eva Kelly, Planning Manager