



**STAFF REPORT  
HOLLISTER PLANNING COMMISSION  
MEETING DATE: March 27, 2025  
REPORT # Community Development-2025-16**

**AGENDA ITEM:** Zoning Ordinance Amendment to Chapter 17.10, Industrial and Manufacturing Zones to allow specialized schools in the M1 (Light Industrial) Zoning District and related amendments for clarity.

**DEPARTMENT HEAD:** Rod Powell, Assistant City Manager  
**STAFF CONTACT:** Erica Fraser, AICP, Consulting Planner

**RECOMMENDED ACTION:** Adopt a Resolution recommending City Council approval of the proposed amendments. CEQA: Categorically Exempt, Section 15378.

**PROJECT DESCRIPTION:** The City recently reviewed a request to operate a specialized training school in the M1 (Light Industrial) Zoning District. While reviewing the request, staff determined that schools of any kind are currently prohibited under the M1 zoning designation.

After thoughtful consideration, staff determined that certain schools should be allowed in the Light Industrial Zoning District. In particular, it would be appropriate to allow Vocational Training and Trade schools such as construction, certain types of repairs, assembly, and other job specific training institutions within the M1 zoning district due to the need for larger buildings, high ceilings and open floor plans. These types of facilities also have a recognized importance to the community and can provide needed training and licensing for particular employment opportunities.

In order to allow for vocational and trade schools in this zoning district, staff are proposing several amendments to the City's current Zoning Ordinance to include specific additional definition of the M1 use type and several amendments to further clarify and define the term "school".

**ANALYSIS:** Currently 'Schools – Specialized education and training' are prohibited in the M1 (Light Industrial) Zoning District. These types of schools are currently defined as (Section 17.02.020, Definitions):

*"Schools – Specialized education and training means business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools offering subjects including: art, drama, language, music, driver education, ballet and other dance. Also includes seminaries and other facilities exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples)."*

The above uses are currently permitted in all commercial zoning districts with approval of a Conditional Use Permit (please refer to Table 17.08-1, Commercial and Mixed Use

Zone Uses and Permit Requirements). However, Table 17.08-1 includes a note that schools for truck, automobile, heavy and mechanical equipment repair are not allowed. Currently, there are no zoning districts in which these type of training schools are allowed and these schools provide important educational and training opportunities for residents in Hollister.

While schools which involve a high number of students primarily educated in a classroom type setting (i.e. language skills, finance, personal growth, etc.) should be limited to commercial zones where there are smaller buildings and ample parking, vocational and trade schools typically need larger facilities to provide ample educational space. For example, a facility which provides licensing and training for air conditioner repair will need a large space (typically a warehouse building) in which to conduct on the job training including the repair or reconstruction of air conditioners. This type of school, which can be noisy and potentially include hazardous waste, is incompatible with retail or office uses and should be located around similar uses, such as those allowed in the M1 Zoning District.

In order to allow vocational and trade schools in the M1 Zoning District, staff propose to amend Table 17.10-1, Industrial Zone Districts Land Use and Permit Requirements to include Schools-Vocational and Trade as a new use type as shown below.

Land Use	M1-S	IBP
<b>Recreation, Assembly and Educational Uses</b>		
Schools-Vocational and Trade	CUP	CUP

Section 17.08.020, Definitions, is also proposed to be amended to include a definition of this new use. The new definition is proposed as follows:

*“Schools-Vocational and Trade means schools with provide specialized training related to a job or career and includes programs that provide training essential to job functions, licensing, certificates or required continuing education services to instruct students in specific fields related to construction (such as engineering, installation, carpenter, plumbing, electrical, welding or installation methods), repairs (such as automotive, airplane, HVAC), woodworking, furniture or cabinet making, or manufacturing.”*

In order to clarify the existing definition of Schools-Specialized education and training and provide a clear distinction between the existing use category and the new use category, staff propose replacenge the existing definition of Schools - Specialized education and training with the following:

*“Schools – Specialized education and training means schools or establishments, where students primarily learn in a classroom, and provide single day classes, seminars, or long term educational services for topics including business, beauty, secretarial, educational services (such as restaurant or service training, drafting, computers, programming, language, finance, health careers, public speaking,*

management, drivers education classes), personal growth (including cooking, time management, health, self-improvement) and the arts (drama, art, ceramics, painting, sculpture). Minor Specialized education and training schools are those that have no more than 15 participants and two instructors at one time and where adequate parking is provided as required by Chapter 17.18, Pedestrian, Bicycle, Parking and Loading Standards, and as determined by the Director. Major specialized education and training schools are those that have more than 16 students or 2 instructors or are unable to provide adequate parking.”

Table 17.08-1 Commercial and Mixed-Use Zone Uses and Permit Requirements is also proposed to be amended to remove the existing note and add Schools-Vocational and Trade as a use that is not permitted in commercial zones. The following amendments are proposed to this Table (with new text shown in bold font and underlined, and deleted text shown in red font with strikethrough):

Land Use <sup>1</sup>	CO	GC	NG	Additional Use Regulations	DMU	NMU	WG	Additional Use Regulations
<b>Public and Semipublic Uses</b>								
<del>Schools Private/Public Trade (except Schools for Truck, Automobile, Heavy and Mechanical Equipment Repair Are Not Allowed)</del>	<del>CUP</del> <del>CUP</del>	<del>CUP</del> <del>CUP</del>	<del>CUP</del> <del>CUP</del>		<del>CUP</del> <del>CUP</del>	<del>CUP</del> <del>CUP</del>	<del>CUP</del> <del>CUP</del>	
<b><u>Schools – College and University</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>		<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	
<b><u>Schools - Primary</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>		<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	
<b><u>Schools - Secondary</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>		<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	
<b><u>Schools- Specialized education and training</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>		<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	
<b><u>Schools – Vocational and Trade</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>		<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	

For clarity, Staff is also proposing amendments to the following two definitions for clarity

(new text in bold and underline, deleted text in strikethrough):

“Schools – ~~Elementary~~ **Primary** means **all** public and private schools **servicing children from Transitional Kindergarten through sixth grade** ~~elementary, middle, and junior high schools serving kindergarten through eight or ninth grade students including denominational and sectarian. Pre-schools and child day are included under the definitions of “Child Day Care Centers” and Family Care Homes.”~~ **Primary schools can include before and after school care for the students served by the school.”**

“Schools – *Secondary* means public and private **middle, junior high and** high school **servicing children from** ~~nine or ten through 12~~, **6<sup>th</sup>-12<sup>th</sup> grades.** **Secondary schools also includes boarding schools and academies.** ~~including boarding schools and military academies.~~

For further clarity, Table 17.04-1 Residential Land Uses and Permit Requirements is proposed to be amended to clearly reflect the new and revised definitions.

Land Use <sup>1</sup>	RE	R1	R2	R3	R4	R4-20	PZ (16)	OT-M	OT-H	RWF
<b>Services, Public and Semipublic Uses</b>										
<del>Schools— Public/Private</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>
<b><u>Schools – College and University</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>
<b><u>Schools - Primary</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>
<b><u>Schools - Secondary</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>	<b><u>CUP</u></b>
<b><u>Schools- Specialized education and training</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>
<b><u>Schools – Vocational and Trade</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>	<b><u>NP</u></b>

**CEQA:** The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and any future development projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378).

**CONCLUSION:** The proposed amendments to the Zoning Ordinance will allow

vocational and trade schools in the M1 (Light Industrial) Zoning District which will provide a place for schools of this type to operate within the City and allow for job training opportunities for City residents and will also provide supportive clarification of the applicable school use type.

**PREVIOUS COUNCIL OR COMMISSION ACTION:** None.

**PLANNING COMMISSION OPTIONS:**

**ATTACHMENTS:**

1. Resolution recommending City Council approval of a Zoning Ordinance amendment to Chapter 17.10, Industrial and Manufacturing Zones to allow specialized schools in the M1 Zoning Districts and related amendments for clarity.