

PLANNING COMMISSION RESOLUTION NO. 2025-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER
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 DISTRICT AND
RELATED AMENDMENTS FOR CLARITY
(ZOA 2025-1)**

WHEREAS, the City occasionally initiates an amendment to the Zoning Ordinance in order clarify provisions in the Zoning Ordinance or to reflect current conditions in the City; and

WHEREAS, staff is requesting an amendment to Chapter 17.10, Industrial and Manufacturing Zones, to allow specialized vocational and trade schools; and

WHEREAS, additional amendments are proposed to Section 17.08.020, Definitions, Chapter 17.04, Residential Zoning Districts, and Chapter 17.08, Commercial Zone Land Uses and Permit Requirements for clarity; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 27, 2025 to review the proposed amendments during which all interested parties were heard; and

WHEREAS, a staff report was submitted to the Planning Commission of the City of Hollister recommending approval of an amendment to the Zoning Ordinance to create a new use, Schools- Vocational and Trade and to allow these schools in the M1 (Light Industrial) Zoning District and related amendments; and

WHEREAS, following the public hearing the Planning Commission determined to recommend that the City Council adopt Zoning Ordinance Amendment 2025-1 to allow vocational schools within the M1 Zoning District and to make clarifying changes to use tables and definitions to reflect this change; and

WHEREAS, 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).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Hollister does hereby recommend the City Council adopt Zoning Ordinance Amendment 2025-1 attached herein as Exhibit A to this resolution.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 27th day of March 27, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Eva Kelly, Secretary

EXHIBIT A

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING ZONING ORDINANCE AMENDMENT 2025-1 AMENDING CHAPTER 17.10, INDUSTRIAL AND MANUFACTURING ZONES, TO ALLOW SPECIALIZED SCHOOLS IN THE M1 ZONING DISTRICT AND RELATED AMENDMENTS FOR CLARITY

WHEREAS, the City occasionally initiates an amendment to the Zoning Ordinance in order to clarify provisions in the Zoning Ordinance or to reflect current conditions in the City; and

WHEREAS, staff is requesting an amendment to Chapter 17.10, Industrial and Manufacturing Zones, to allow specialized vocational and trade schools; and

WHEREAS, additional amendments are proposed to Section 17.08.020, Definitions, Chapter 17.04, Residential Zoning Districts, and Chapter 17.08, Commercial Zone Land Uses and Permit Requirements for clarity; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 27, 2025 and adopted Resolution Number, recommending the adoption of Zoning Ordinance Amendment 2025-1 to the City Council; and

WHEREAS, on Date , the City Council held a duly noticed public hearing to consider the adoption of Zoning Ordinance Amendment 2025-1 to amend Chapter 17.10 to allow specialized schools in the M1 Zoning District and related amendments for clarity; and

WHEREAS, 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).

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HOLLISTER DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 17.08.020, Definitions, is amended to remove the existing definitions of “Schools – Elementary”, “Schools – Secondary”, and “Schools – Specialized education and training” and to add the following definitions:

- *Schools – Primary* means all public and private schools serving children from transitional kindergarten through sixth grade. 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 serving children from 6th-12th grades. Secondary schools also includes boarding schools and academies.
- *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.
- *Schools – Vocational and Trade* means schools which 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.

SECTION 2. Section 17.04.020, Residential zone land uses and permit requirements, Table 17.04-1, Residential Land Uses and Permit Requirements, is amended to remove the following:

Land Use ¹	RE	R1	R2	R3	R4	R4-20	PZ (16)	OT-M	OT-H	RWF
Services, Public and Semipublic Uses										
Schools— Public/Private	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

SECTION 3. Section 17.04.020, Residential zone land uses and permit requirements, Table 17.04-1, Residential Land Uses and Permit Requirements, is amended to add the following:

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

SECTION 4. Section 17.08.020, Commercial and Mixed-Use Zone land uses and permit requirements, Table 17.08-1 Commercial and Mixed-Use Zone Uses and Permit Requirements, is amended to remove the following:

Land Use ¹	CO	GC	NG	Additional Use Regulations	DMU	NMU	WG	Additional Use Regulations
Public and Semipublic Uses								
Schools Private/Public Trade (except Schools for Truck, Automobile, Heavy and Mechanical Equipment Repair Are Not Allowed)	CUP CUP	CUP CUP	CUP CUP		CUP CUP	CUP CUP	CUP CUP	

SECTION 5. Section 17.08.020, Commercial and Mixed-Use Zone land uses and permit requirements, Table 17.08-1 Commercial and Mixed-Use Zone Uses and Permit Requirements, is amended to add the following:

Land Use ¹	CO	GC	NG	Additional Use Regulations	DMU	NMU	WG	Additional Use Regulations
Public and Semipublic Uses								
Schools – College and University	CUP	CUP	CUP		CUP	CUP	CUP	
Schools - Elementary	CUP	CUP	CUP		CUP	CUP	CUP	
Schools - Secondary	CUP	CUP	CUP		CUP	CUP	CUP	
Schools-Specialized education and training (Minor)	P	P	P		P	P	P	
Schools-Specialized education and training (Major)	CUP	CUP	CUP		CUP	CUP	CUP	
Schools-Specialized education and training	CUP	CUP	CUP		CUP	CUP	CUP	
Schools – Vocational and Trade	NP	NP	NP		NP	NP	NP	

SECTION 6. Section 17.10.020, Industrial/manufacturing zone land uses and permit requirements, Table 17.10-1, Industrial Zone Districts Land Use and Permit Requirements, is amended to add the following:

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

SECTION 7. SEVERABILITY. If any part of this Ordinance is held invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of the Ordinance if such invalid portion thereof had been deleted.

SECTION 8. EFFECTIVE DATE. This ordinance shall take effect and be in force thirty (30) days from and after its final passage.

SECTION 9. PUBLICATION. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published in a newspaper of general circulation.

INTRODUCED at a regular City Council meeting on Introduction Date and **ADOPTED** as an ordinance of the City of Hollister at a regular City Council meeting on Adoption Date by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Mia Casey, Mayor

ATTEST:

APPROVED AS TO FORM:
Lozano Smith Attorneys at Law

Jennifer Woodworth, MMC, City Clerk

Mary Lerner, City Attorney

I, JENNIFER WOODWORTH, MMC, City Clerk of the City of Hollister, do hereby certify that the attached Ordinance No. Ordinance Number is an original ordinance, or true and correct copy of a City ordinance, duly adopted by the Council of the City of Hollister at a regular meeting of said Council held on Adoption Date, at which meeting a quorum was present.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Hollister on Adoption Date.

Jennifer Woodworth, MMC
City Clerk of the City of Hollister

