



**STAFF REPORT
HOLLISTER CITY COUNCIL
MEETING DATE: May 19, 2025
REPORT # Community Development-2025-28**

**AGENDA ITEM: PLANNED DEVELOPMENT 2025-1 AND TENTATIVE MAP 2025-1
– AUGIE DENT – EVERGLEN PHASE 2 SUBDIVISION (APN 051-230-005)**

DEPARTMENT: Community Development
DEPARTMENT HEAD: Rod Powell, Assistant City Manager
STAFF CONTACT: Erica Fraser, Senior Planner

RECOMMENDED ACTION: Hold a public hearing and introduce an ordinance approving a Planned Development Rezone; and adopt a resolution approving a Tentative Map for the Everglen Phase 2 development.

DISCUSSION: The Project (Everglen Phase 2) is located at 251 N. Chappell Road, a .89-acre parcel which is currently developed with one 1,783 square foot house and several accessory structures. The parcel is proposed to be subdivided into seven (7) lots to allow the construction of six (6) new residential dwellings on Lots 1-6, the existing dwelling to remain on Lot 7, and the existing accessory structures will be demolished to accommodate the new dwellings. The Everglen development and Phase 2 are located within the Chappell Road Master Plan area.

The new development is proposed to be Phase 2 of the Everglen development which is currently under construction by KB Homes. Phase 1 of Everglen was approved by the Planning Commission on September 22, 2022, and included approval of a Vesting Tentative Map (TM 2021-4) and a Conditional Use Permit for a Planned Development (CUP 2022-1). The approvals allowed for the construction of eighty-two (82) new single-family residences on a 13.79-acre parcel (Everglen Phase 1). At the time of application for Phase 1, development of the parcel located at 241 N. Chappell Road was not anticipated.

On April 24, 2025, the Planning Commission reviewed the proposed project (Phase 2) and adopted Resolution No. 2025-11 recommending City Council approval of the Planned Development Rezone and No. 2025-12 recommending City Council approval of the Tentative Map.

ANALYSIS: The project site is located off N. Chappell Road and is next to Everglen Phase 1 (currently under construction). The layout of the new streets within the development (Tall Grass Way and Walk About Way) can be seen on the map below. The parcel shown to the south is also part of the Chappell Road Master Plan area and will eventually be developed with single-family residential homes.

Figure 1 - Project Site and the Surrounding Area



On-site circulation, access, and other requirements have been reviewed by the City's Development Review Committee (DRC) to ensure compliance with City, State, and Federal Regulations. Conditions of Approval related to compliance have also been included in the Project Conditions of Approval.

Planned Development

Chapter 17.66, Planned Developments, of the Hollister Zoning Ordinance, establishes the purpose and requirements of the Planned Development Zoning District. This new Ordinance was adopted by the City Council on August 21, 2023, and replaces the prior regulations which were located in Section 17.24.240 of the Zoning Ordinance. Processing of Planned Development requests has changed from a Conditional Use Permit to a Rezone and therefore, all new Planned Development requests require review by the Planning Commission and final consideration by the City Council.

The intent of Planned Development is to create a more desirable use of the land, more coordinated development, and to allow for flexibility in standards to create a better physical environment than would otherwise be achieved through strict application of the Zoning Ordinance.

The project site is zoned R1-L/PZ which allows for small lot residential developments. With these smaller lots (minimum 2,5000 square feet) typical setbacks found in the R1 Zoning District cannot be applied and most properties within the PZ (Performance Overlay) Zoning District request a Planned Development to modify the development standards for the site.

The Applicant is requesting approval of a Planned Development to allow the following

standards:

Table 1 – Existing and Proposed Development Standards

	R1 (Low Density) Standards	Proposed Standards
Lot Size (minimum)	5,500 square feet	3,735 square feet
Lot Coverage	50%	50%
Setbacks – Side	6 feet	5 feet
Setbacks – Front	18 feet to house 20 feet to garage	15 feet to house 20 feet to garage
Setbacks - Rear	15 foot minimum, maximum 20 feet	Lot 1, Lot 2, Lot 5 and Lot 6 -15 feet, lot 3 – 5 ‘ at corner, then 15 feet, Lot 4 – 8 feet at corner, then 15 feet
Parking	2 spaces	2 spaces
Air Conditioners	6 feet	5 feet
Density	1-8 Dwelling Units/Acre	8 Dwelling Units/Acre

As required by the new Planned Development regulations, elevations of the homes have been provided and are included in Attachment 3. The proposed elevations match the design of Everglen Phase 1 so that the projects will be seamlessly integrated once completed.

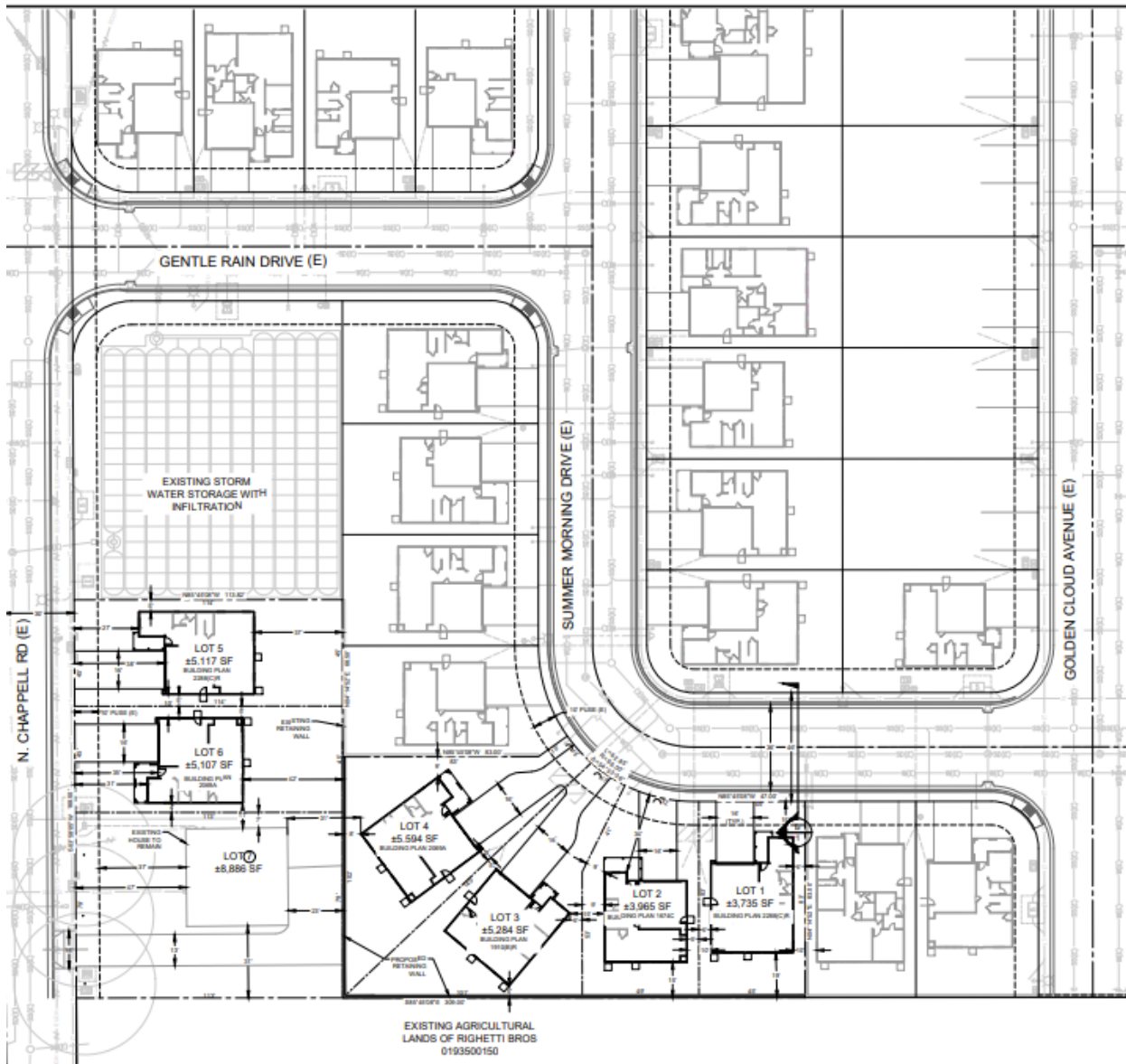
All Planned Developments are now required to include a public benefit (Section 17.66.070, Substantial Public Benefit in Exchange for a Planned Development). This project is included within the Chappell Road Master Plan Area which requires several public benefits in exchange for the development of the Master Plan area. These benefits include parks, greenbelts, and pedestrian connections. Because this site is small (.89 acres), is a part of the Everglen development (which includes a park at N. Chappell Road), and is included within the Chappell Road Master Plan which identifies public benefits, staff recommend approval of the public benefits associated with this project. The project will also contribute toward identified ultimate improvements along San Felipe Road and Pacific Way that will be constructed as the Chappell Road Master Plan Area builds out.

The proposed rezone is consistent with the General Plan and Zoning Ordinance because the Planned Development will have a density of eight (8) units per acre which is consistent with the General Plan and the Planned Development has been designed to incorporate the Phase 2 project into Phase 1 of the Everglen development so that the two projects will function as one development. An Ordinance approving the proposed planned development rezone is included as Attachment 1.

Tentative Map

The Tentative Map for Phase 2 is included as Exhibit A to Attachment 2. The location of the new subdivision is shown on the map below. The new lots are delineated with a thicker line type and the location of the approved circulation network as well as location of the homes within Phase 1 can be seen in a lighter line.

Figure 2 – Proposed Subdivision with a Portion of Phase 1 Shown



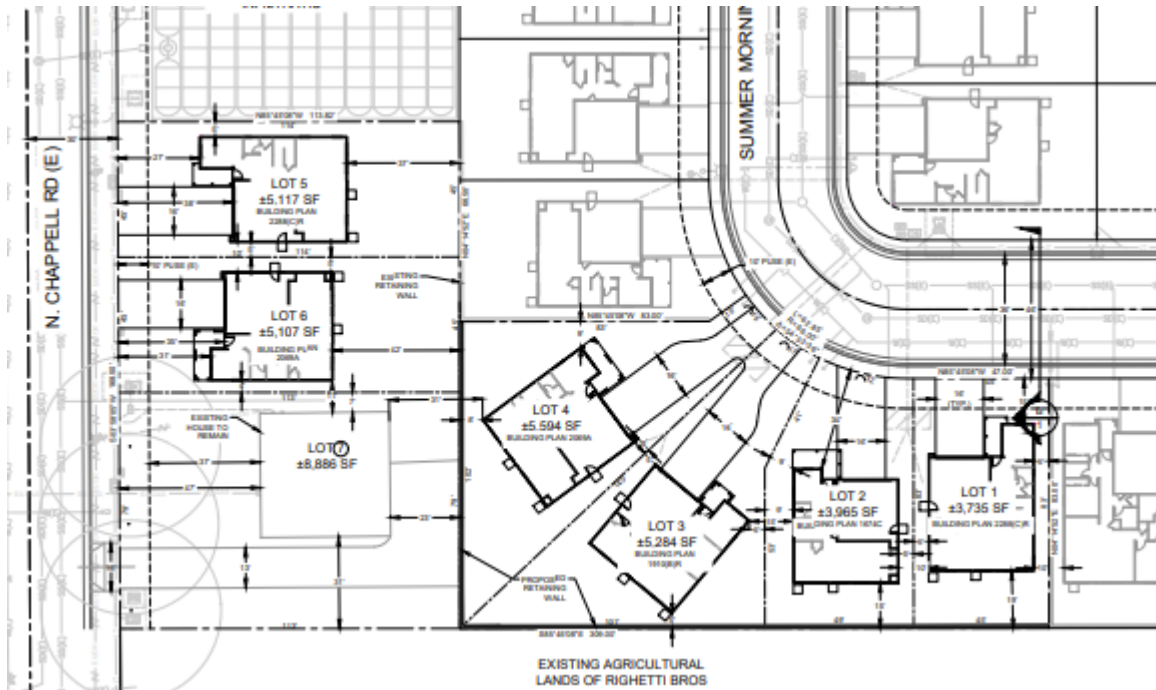
The Applicant is proposing to subdivide the existing .89-acre parcel into seven (7) new lots. The existing residential dwelling will remain and located on Lot 7. The remaining six (6) lots will be developed with six (6) new residential dwelling units to be constructed by KB Homes as part of the Everglen development. Lots 5, 6 and 7 will have direct access off of N. Chappell Road and Lots 1, 2, 3 and 4 will be accessible via an internal road (Summer Morning Drive).

The proposed project is not subject to the City's Inclusionary Housing Ordinance. Although this project is intended to be integrated into the overall Everglen development, Phase 1 was previously approved and is currently under construction. Phase 2 is therefore its own separate project and has six (6) new residential lots which exempts the project from City inclusionary requirements on developments of ten (10) units or more.

The project's layout and access have also been reviewed by the City's Development

Review Committee (DRC) and were approved as proposed. In consideration that the Tentative Map relies on approval of the Planned Development for the setbacks shown, the City Council serves as the approving body for the map. A Resolution approving the Tentative Map is included as Attachment 2.

Figure 3: Phase 2 Layout



FISCAL IMPACT: \$0

PREVIOUS COUNCIL OR COMMISSION ACTION: On April 24, 2025, the Planning Commission reviewed the proposed project and adopted Resolution No. 2025-11 recommending City Council approval of the Planned Development Rezone and No. 2025-12 recommending City Council approval of the Tentative Map.

CEQA: On May 18, 2019, the Hollister City Council certified an Environmental Impact Report (EIR) for the Chappell Road Project (SCH #2016101044) which analyzed the environmental impacts related to the development of all sites within the Master Plan area (or the Chappell Road Project). The proposed project was included within the area studied of the EIR and all mitigation measures identified in the EIR will apply to this project. No further study is required under CEQA.

ATTACHMENTS:

1. Ordinance approving a Planned Development Rezone with the development plans included as Exhibit A.
2. Resolution approving a Tentative Map with the Tentative Map included as Exhibit A.
3. Planned Development Plans.

4. Presentation.