

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF HOLLISTER APPROVING A PLANNED DEVELOPMENT (PD) REZONE FOR THE EVERGLEN PHASE 2 PROJECT LOCATED AT 241 N. CHAPPELL ROAD (APN 051-230-005) (PD 2025-1)

WHEREAS, the Applicant has requested approval of a Planned Development rezone to modify the development standards for Phase 2 of the Everglen development; and

WHEREAS, on April 24, 2025, the Hollister Planning Commission held a duly noticed public hearing during which all interested persons were heard and adopted Planning Commission Resolution No. 2025-11 recommending the City Council rezone the project site from R1/PZ (Single Family Residential/Performance Overlay) to PD 2025-1 (Planned Development); and

WHEREAS, a staff report was submitted to the City Council of the City of Hollister recommending approval of the proposed Planned Development; and

WHEREAS, the City Council held a public hearing on the proposed Planned Development on May 19, 2025, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said heading was given as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations and testimony herein and used its independent judgement to evaluate the proposed amendments; and

WHEREAS, the City Council of the City of Hollister hereby makes the following findings related to the Planned Development Rezone as required by Section 17.66.120 of the Municipal Code:

- A. The Planned Development is consistent with the General Plan, applicable specific plan, and other plans and policies adopted by the City Council because:
 - 1. The proposed development is consistent with the General Plan Land Use designation of Low Density Residential which allows 1 to 8 units per acre and the proposed project will have a density of 8 dwelling units per acre.
 - 2. The proposed development is compatible with the N. Chappell Road Master Plan in that development of this site was anticipated in the Master Plan.
 - 3. The proposed development is consistent with Land Use and Circulation Design Element Goal LU 6 in that development of this area is consistent with the existing and proposed residential development of the surrounding properties and provides additional residential dwellings within the City.

- B. The Planned Development will not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the Planned Development or to the general welfare of the City because:
1. The proposed development standards are consistent with the development standards approved for Phase 1 of Everglen.
 2. The reduced rear yard setbacks are necessary to allow construction of a home on the irregularly shaped lots.
- C. The proposed development is superior to the development that could occur under the requirements for the underlying zoning designation because:
1. The proposed development standards are similar to the ones approved for the development located adjacent to it.
 2. The proposed development standards will allow the project to be seamlessly incorporated into the Everglen development including the use of the planned internal roadways for the Everglen development.
- D. That the location, design, size, and uses will result in an attractive, well designed, and beneficial environment for living, shopping, or working because:
1. The proposed development will allow the subdivision of the existing parcel and the construction of 6 new residential dwellings which will be included within the overall Everglen residential development layout.
 2. The proposed development is consistent with the adopted Chappell Road Master Plan, which incorporates open space, multi-modal circulation, and both residential and commercial uses in the larger Master Plan development area to create a cohesive and connected neighborhood and community environment.
- E. The proposed Planned Development will be harmonious and compatible with existing and potential development in the surrounding area because:
1. The proposed development has been designed and laid out to match Phase 1 of the Everglen development.
 2. The project site is surrounded by residential development including the parcel to the south where future development of residential dwellings on smaller lots with modified development standards is anticipated.

- F. The Planned Development would result in a thoughtful, well-planned development which has been designed to meet current and future needs of residents and workers within the City because:
1. The Planned Development will allow for infill construction by subdividing the existing lot into seven (7) parcels to allow the construction of six (6) new residential dwelling units which will be incorporated into Phase 1 of the Everglen development.
 2. The Planned Development is consistent with the Chappell Road Master Plan that was adopted to provide a cohesive and well-planned neighborhood with connected roadways, pedestrian and bicycle access, coordinated open space and park areas, and development of new commercial areas near the planned residential uses.
- G. The Planned Development will provide one or more Substantial Public Benefits, as defined by Section 17.66.070, in exchange for any modifications from standards zoning requested by the Planned Development because:
1. The proposed Planned Development is for a small development located on a parcel located within the Chappell Road Master Plan. Development of the Master Plan Area includes requirements for parks, greenbelts, and pedestrian connections. Project wide, there are numerous public benefits associated with the development of the Master Plan Area of which this is a part.

WHEREAS, the City Council of the City of Hollister hereby makes the following finding regarding the California Environmental Quality Act: 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 in the EIR. The certified EIR consisted of a Draft EIR and Responses to Comments. For identified impacts that could not be mitigated to a less than significant level, the City Council adopted a Statement of Overriding Considerations. The proposed project is consistent with the project identified in the certified EIR. All mitigation measures included within the EIR will apply to this project.

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

SECTION 1. Zoning Map Amendment. Pursuant to Chapter 17.66, of Title 17 of the Municipal Code, the Hollister Zoning Map is amended to rezone the following property to PD 2025-1 (Planned Development) district:

All permitted, conditionally permitted, and not permitted uses shall be the same as those for the R1 (Low Density Residential) District (Chapter 17.04 of the Municipal Code).

4. Architectural Standards

The design of the residential dwellings shall conform to the plans submitted with the Planned Development application.

5. Site Development Regulations

The following development standards shall apply to this Planned Development. Where not listed, the development standards shall be those established by the Zoning Ordinance for the R1 (Low Density Residential) District.

Development Standard	Everglen 2
Lot Size (minimum)	3,735 square feet
Lot Coverage	50%
Setbacks – Side	5 feet
Setbacks – Front	15 feet to house 20 feet to garage
Setbacks - Rear	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
Air Conditioners	5 feet
Density	8 Dwelling Units

SECTION 3. The use, development, improvement, and maintenance of the project area shall be governed by the provisions of the R1 (Low Density Residential) Zoning District and of the Dublin Zoning Ordinance except as otherwise provided in the Planned Development.

SECTION 4. 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 5. EFFECTIVE DATE. This ordinance shall take effect and be in force thirty (30) days from and after its final passage.

SECTION 6. 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 May 19, 2025 and **ADOPTED** as an ordinance of the City of Hollister at a regular City Council meeting on June 2, 2025 by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Roxanne Stephens, 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. XXXX 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 June 2, 2025, 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 June 2, 2025

Jennifer Woodworth, MMC
City Clerk of the City of Hollister