

EVERGLEN PHASE 2- PLANNED DEVELOPMENT AND TENTATIVE MAP

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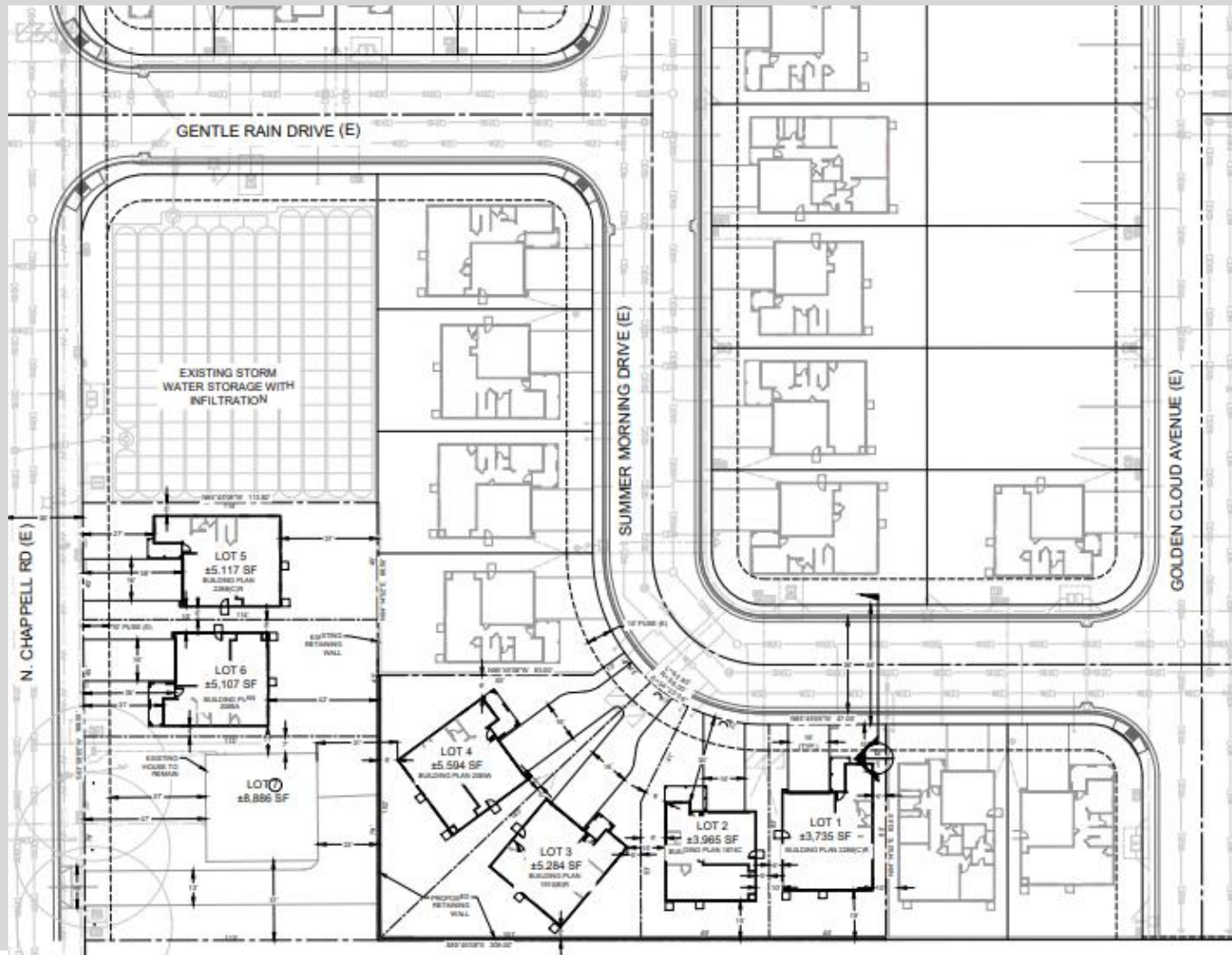
Project Site

**PROJECT
LOCATION**
1000 Fairview
Road

PLANNED DEVELOPMENT

- Project site is zoned R1/PZ which allows for small lot developments.
- Parcels in this district typically require a modification to the established development standards.
- Project is an extension of the Everglen development which is currently under construction.
- Part of the Chappell Road Master Plan which included project wide public benefits.

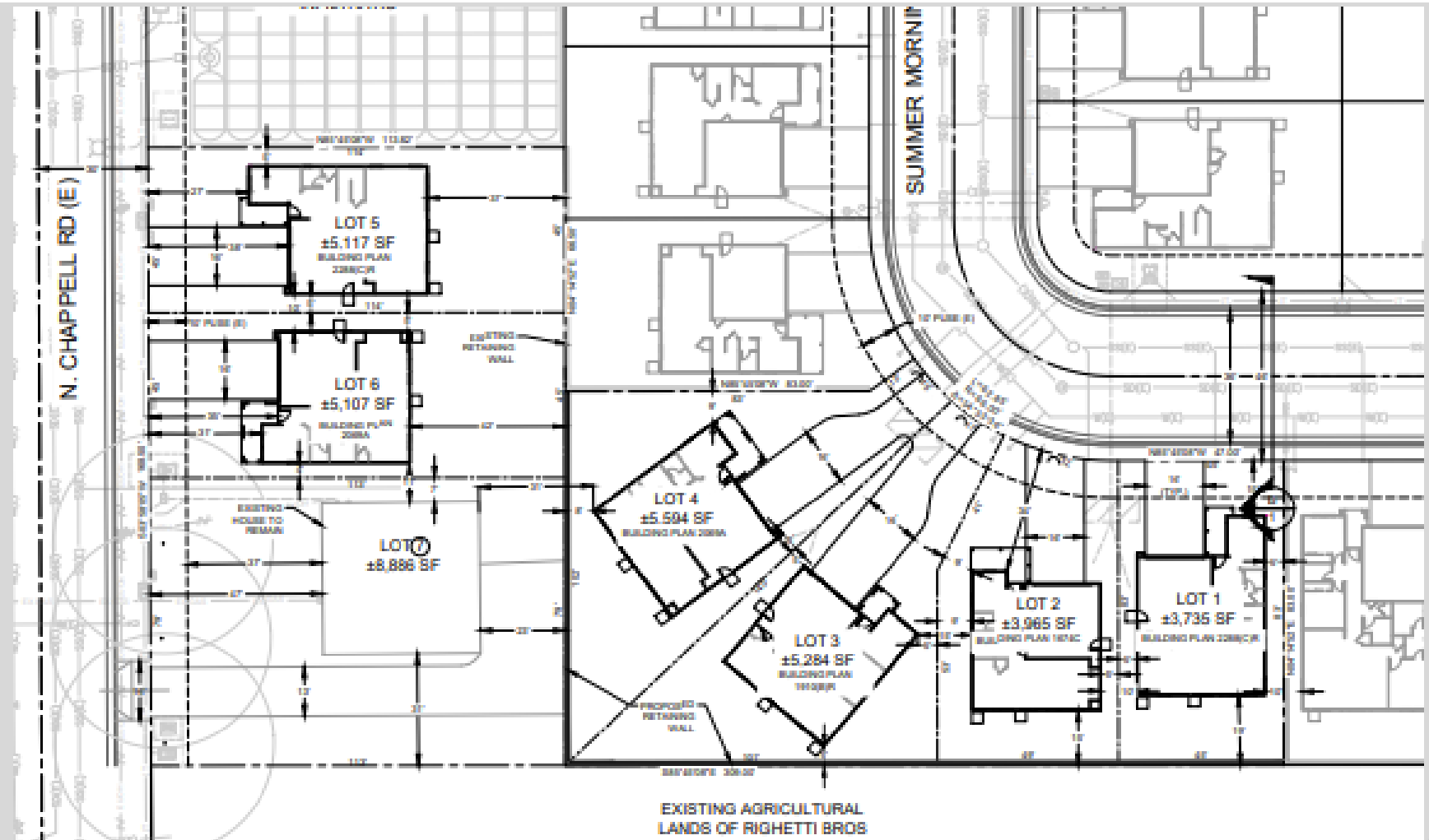
LOCATION WITH PHASE 1



PROPOSED DEVELOPMENT STANDARDS

	R1 (Single Family Standards)	Proposed Standards
Lot Size (minimum)	5,500 sq.ft./2,500 sq.ft.	3,735 sq,ft
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 DU/A	8 DU/A

TENTATIVE MAP



CEQA

- On May 18, 2019, the Hollister City Council certified an Environmental Impact Report (EIR) for the Chappell Road Project. The proposed project was included within the area studied in the EIR.
- 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.
- No further review is required.

STAFF ANALYSIS

- The project is located on a small, infill site, and will be oriented so that it is a part of the overall Everglen development.
- The proposed development standards are appropriate for the lots in which the homes are located as well as consistent with the setbacks found in Everglen Phase 1 and the surrounding area.
- The proposed design of the homes is consistent with the design of the homes in Phase 1 and therefore will allow this project to be fully integrated into Phase 1 which is currently under construction.

RECOMMENDATION

Staff recommends the City Council take the following actions:

1. Adopt an Ordinance approving a Planned Development Rezone (PD 2025-1) for the project; and
2. Adopt a Resolution approving a Tentative Map (TM 2025-1).