



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: June 12, 2025
REPORT # Community Development-2025-29**

AGENDA ITEM: SITE & ARCHITECTURAL REVIEW 2024-4 TO CONSTRUCT A NEW 54,541 SQUARE FOOT INDUSTRIAL BUILDING AT 0 SHELTON DRIVE (APN 051-163-019)

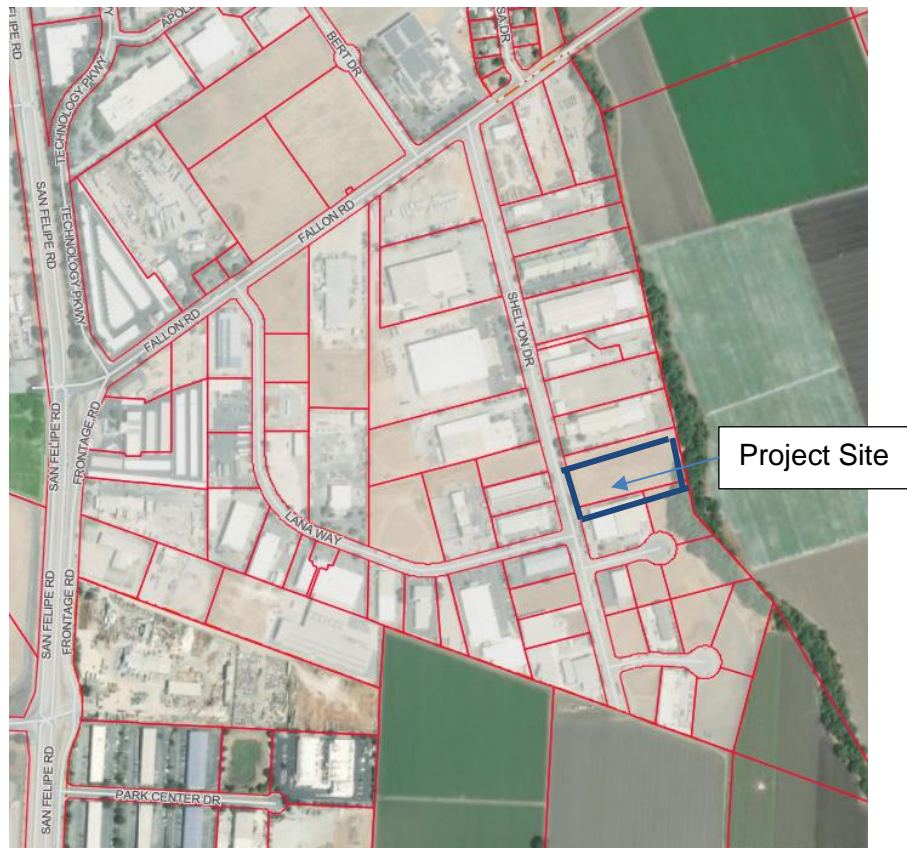
DEPARTMENT HEAD: Rod Powell, Assistant City Manager
STAFF CONTACT: Erica Fraser, Consultant Senior Planner

RECOMMENDED ACTION: Approval of Site & Architectural Review 2024-4.
CEQA: The project is categorically exempt from CEQA pursuant to Section 15032, infill development.

PROJECT DESCRIPTION: The Project is located on Shelton Drive between 1551 and 1559 Shelton Drive (no address has been assigned to this parcel yet). The vacant parcel is 2.8 acres in size and located within the M1 (Light Industrial) Zoning District. The Applicant has applied for a Site and Architectural Review to construct a new 54,541 square-foot industrial building which includes a warehouse, manufacturing space, and ancillary office space for California Modulars.

The location of the project site is shown below:

Figure 1: Project Site and the Surrounding Area



ANALYSIS: Staff's discussion of the proposed project is broken up into the following topics. Project plans are included as Exhibit A to Attachment 1.

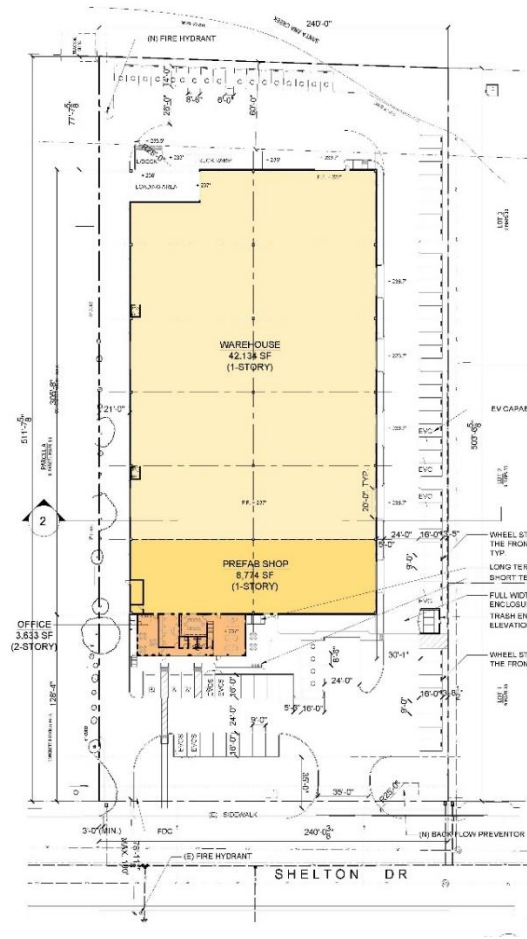
Site Plan (Sheet A-101)

The existing site is currently vacant. The applicant proposes to construct a new 54,541 square foot industrial building on the site. Access to the building will be off Shelton Drive via one main driveway and secondary access is provided to allow fire trucks to navigate around the building.

A large loading area and truck ramp are located at the rear of the building and screened from view on Shelton Drive. Additional roll-up doors are located on the east elevation to facilitate the loading of panels.

The proposed building is set back 77 feet from the rear property line, 43 feet from the eastern property line, 21 feet from the western property line, and 99 feet from the front property line which exceeds the requirements for setbacks in the M1 (Light Industrial) Zoning District.

Figure 2: Site Plan



On-site circulation, access, parking design 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.

Parking

The proposed building will be used by California Modulares for the construction of prefabricated modulares. The space includes warehouse space for staging and storing of the modulares and a manufacturing space to construct the panels.

Table 1: Parking Requirements

Use	Building Space	Parking Requirement	Total Required
Manufacturing	8,774 sq. ft.	1/400 sq. ft.	21.9
Warehouse	42,134 sq. ft.	1/1,000 sq. ft.	42.1
Office	3,633 sq. ft.	1/250 sq. ft.	14.5
Total Required			79

The proposed building is required to have 79 parking spaces pursuant to Section 17.18.060 of the Zoning Ordinance. The proposed site plan shows a total of 80 parking spaces for the site which exceeds the parking requirement by one (1) space.

Front Elevation (Sheet A-201)

Design requirements for industrial buildings can be found in Section 17.10.040(C) of the Zoning Ordinance.

The massing of the building is broken up by the office portion of the frontage which extends 29 feet from the wall of the warehouse portion of the building behind it. The exterior of the office space is constructed out of paster materials and will be painted white. The two-story form is further broken up by windows and glazing. The two-story form is further broken up by windows and glazing.

The remainder of this elevation features metal panels in two colors and accents. The front facing elevation is well designed and will be an attractive addition to the area.

Figure 3: Front Elevation



Landscaping (Sheet L1)

A 35-foot-deep landscape buffer on Shelton Drive will be planted with three Coast Live Oak Trees (street tree) and seven (7) accent trees including Western Redbud, Crape Myrtle, and Chinese Pistache. Trees will be planted in 15-gallon, 24-inch box, and 48-inch box sizes. Shrubs which will grow to a minimum of 36 inches in height will screen the parking spaces behind.

As required, one tree for every three parking spaces will be provided throughout the site. Chinese Pistache trees will be planted every three parking spaces, with one tree planted in an island which projects 18 feet every ten (10) parking spaces as required by Section 17.18.110(I)(4) of the Zoning Ordinance.

CEQA: The proposed project qualifies for an infill exemption (Class 32) because the proposed project is located on a parcel that is 2.8 acres in size, is consistent with the existing general plan and zoning designations, is surrounded by development on all three sides located within city limits, and approval of the project will not result in any significant impacts. Staff recommends that the Planning Commission find the project categorically exempt from CEQA.

CONCLUSION: The proposed industrial building is well designed and will be an attractive

addition to the neighborhood. The proposed building meets the development standards for buildings in the M1 (Light Industrial) Zoning District. The site has been designed to provide adequate circulation, a path around the building for fire access, attractive landscaping, and adequate parking. Staff recommends approval of the project as proposed.

PREVIOUS COUNCIL OR COMMISSION ACTION: None.

PLANNING COMMISSION OPTIONS: The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving Site and Architectural Review (S&A 2024-4) with the findings and conditions contained in the draft resolution.
2. Adopt a Resolution approving Site and Architectural Review (S&A 2024-4) with conditions or findings modified by the Planning Commission;
3. Deny the Proposed Project; or
4. Continue the hearing and direct staff to provide additional information or clarification.

Staff recommend the Planning Commission select Option 1 for this Item.

ATTACHMENTS:

1. Resolution approving Site and Architectural Review 2024-4 with the project plans included as Exhibit A.

GENERAL INFORMATION:

Applicant	Josef Elimich/California Modulares
Property Owner	Josef Elimich/California Modulares
Location/Address	0 Shelton Drive
Assessor Parcel Number(s)	051-163-019
General Plan Designation	Industrial
Zoning District	M1 (Light Industrial)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current Use of Property
Project Site	M1	Industrial	Vacant
North	M1	Industrial	Industrial Building
South	M1	Industrial	Industrial Building
East	Agriculture	Agriculture	Agriculture (in County)

	Productive		
West	M1	Industrial	Industrial Building