

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER ADOPTING A POLICY TO STAY THE ACCEPTANCE AND CONSIDERATION OF REQUESTS FOR INDIVIDUAL PRIVATELY INITIATED GENERAL PLAN AMENDMENTS AND ANNEXATION REQUESTS DURING THE HOLLISTER 2040 GENERAL PLAN UPDATE

WHEREAS, on November 6, 2023, the City Council moved to pause all annexation and general plan amendment applications until the adoption of the 2040 General Plan Update; and

WHEREAS, on December 3, 2024, the City Council adopted Resolution 2024-201, which adopted the 2040 General Plan; and

WHEREAS, following the adoption of Resolution 2024-201, a referendum petition was filed against the adoption of the 2040 General Plan, and on March 3, 2025 the City Council adopted Resolution 2025-26 repealing Resolution 2024-201 in its entirety and repealing the 2040 General Plan; and

WHEREAS, with the referendum filing and ultimate repeal of the 2040 General Plan, the City Council's November 6, 2023 motion to pause general plan amendments and annexation applications did not have a clear end and remained effective; and

WHEREAS, on April 21, 2025 during a duly noticed public hearing, the City Council held an informational discussion regarding the City's General Plan, 6th Cycle Housing Element, and active General Plan Amendment and Annexation application requests; and

WHEREAS, following the staff report and public hearing on April 21, 2025, the City Council provided direction to staff requesting to update the 2005 General Plan, including direction on the ongoing 6th Cycle Housing Element Update and provided direction regarding all general plan amendment and rezoning for annexation applications currently on file with the Planning Division; and

WHEREAS, on June 2, 2025 the City Council adopted Resolution 2025-73 authorizing a contract amendment with Placeworks Inc. to update the 2005 General Plan in accordance with the direction provided on April 21, 2025; and

WHEREAS, the City Council desires to implement their requested modifications to the 2005 General Plan as identified during the April 21, 2025 hearing, which are based on the community input received throughout the course of the preparation of the previous versions of the 2040 General Plan; and

WHEREAS, the City Council finds that additional modifications to land use and city limit boundaries will have a significant and negative effect on the preparation of the General Plan Update; and

WHEREAS, the City Council desires to adopt a clear policy to inform potential applicants that the City does not desire to consider individual, privately-initiated requests for general plan amendments or annexations while the City is in the process of updating the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hollister does hereby adopt a Temporary Annexation Policy to stay the acceptance and processing of new, individual, privately-initiated general plan amendment application requests and annexation application requests as outlined below.

1. This policy may be referred to as the “Temporary Annexation Policy” and shall have the following effects.
2. The Temporary Annexation Policy shall become effective immediately upon adoption and shall remain in effect until either of the following occurs:
 - a. A new General Plan has been adopted and has become effective.
 - i. The General Plan shall become effective thirty (30) calendar days following the adoption of a General Plan Amendment by a resolution of the City Council.
 - ii. Should an appeal, referendum, or other action that results in a reconsideration of the adoption of the General Plan be filed within this thirty (30) day window, this policy shall remain in effect until the filing is resolved by action of the City Council.
 - b. This policy is repealed by resolution adopted by a vote of the majority of the City Council.
3. New applications submitted by a private property owner for Initiation of Rezoning or applications for Rezoning for Future Annexation as required by Section 17.24.250 of the Hollister Municipal Code shall not be accepted by the City while this policy remains in effect.
4. New applications submitted by a private property owner for Initiation of General Plan Amendment or applications for General Plan Amendments as required by Section 17.24.290 of the Hollister Municipal Code shall not be accepted by the City while this policy remains in effect.
5. All active applications on file with the Planning Division as discussed and directed on April 21, 2025 shall be revised as necessary to allow for their approval only after the City’s adoption and implantation of the 2040 General Plan Update and the expiration of this policy.
6. The City-initiated annexation of the property located at 1285 McCray Street (further identified as San Benito County Assessor’s Parcel Number 020-100-014) conditioned as part of the Agreement for Purchase and Sale of Surplus Real

Property and Joint Escrow Instructions between the City of Hollister and PROSPECT RE LLC dated October 15, 2024 shall be permitted to proceed through the annexation process based on the findings below:

- a. The City Council finds that the annexation of the parcel located at 1285 McCray street, which contains an existing gas station, will not have an effect on the city's update to the general plan or the environmental analysis that is being prepared for the general plan update. The site being annexed does not propose additional development as part of the annexation of the property, and the existing general plan designation of General Commercial is consistent with eh proposed general plan designation which is unchanged.
- b. The annexation of APN 020-100-014 is a condition of the sale of the surplus property by the City to the Buyer, as outlined in the referenced October 2024 Agreement.

PASSED AND ADOPTED, by the City Council of the City of Hollister at a regular meeting held on August 4, 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 F. Lerner, City Attorney

I, Jennifer Woodworth, MMC, City Clerk of the City of Hollister, do hereby certify that the attached Resolution No. 2025-XX is an original resolution, or true and correct copy of a City resolution, duly adopted by the Council of the City of Hollister at a regular meeting held on August 4, 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 August 4, 2025.

Jennifer Woodworth, MMC
City Clerk of the City of Hollister