



**STAFF REPORT
HOLLISTER CITY COUNCIL
MEETING DATE: August 4, 2025
REPORT # Community Development-2025-46**

AGENDA ITEM: AN ORDINANCE AMENDING TITLE 17, ZONING, CHAPTER 17.10, INDUSTRIAL AND MANUFACTURING ZONES TO ALLOW FOR SPECIALIZED SCHOOLS IN THE LIGHT INDUSTRIAL (M1) AND INDUSTRIAL BUSINESS PARK (IBP) ZONING DISTRICTS AND RELATED AMENDMENTS FOR CLARITY

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

RECOMMENDED ACTION: Hold a Public Hearing, Introduce the Ordinance, and schedule the second reading and adoption of the ordinance for the August 18, 2025 City Council meeting.

CEQA: Categorically Exempt, Section 15061(B)(3)

DISCUSSION: The City recently reviewed a request to operate a specialized training school in the M1 (Light Industrial) Zoning District. While reviewing the request, staff determined that schools of any kind are currently prohibited under the M1 zoning designation.

After thoughtful consideration, staff determined that certain schools should be allowed in the Light Industrial Zoning District. In particular, it would be appropriate to allow Vocational Training and Trade schools such as construction, certain types of repairs, assembly, and other job specific training institutions within the M1 zoning district due to the need for larger buildings, high ceilings, and open floor plans. These types of facilities can provide needed training, educational, and licensing for particular employment opportunities for residents.

In order to allow for vocational and trade schools in the M1 zoning district, staff is proposing several amendments to the City's current Zoning Ordinance to include a specific new school type, vocational and trade, and allow this use type in the industrial zoning districts with approval of a Conditional Use Permit.

In order to clarify the definitions of schools and to clearly note the zoning district in which each school type is proposed, staff is also proposing minor amendments to the definitions section of the Zoning Ordinance as well as existing use tables.

The Planning Commission reviewed the proposed amendments during a public hearing on March 27, 2025 and adopted Resolution No. 2025-13 recommending City Council approval as proposed.

ANALYSIS: Currently 'Schools – Specialized education and training' are prohibited in the M1 (Light Industrial) Zoning District. These types of schools are currently defined as (Section 17.02.020, Definitions):

“*Schools – Specialized education and training* means business, secretarial schools and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree granting schools offering subjects including: art, drama, language, music, driver education, ballet and other dance. Also includes seminaries and other facilities exclusively engaged in training for religious ministries; and establishments furnishing educational courses by mail. Facilities, institutions and conference centers are included that offer specialized programs in personal growth and development (including fitness, environmental awareness, arts, communications, and management, as examples).”

The above uses are currently permitted in all commercial zoning districts with approval of a Conditional Use Permit (please refer to Table 17.08-1, Commercial and Mixed Use Zone Uses and Permit Requirements). However, Table 17.08-1 includes a note that schools for truck, automobile, heavy and mechanical equipment repair are not allowed. Currently, there are no zoning districts in which these types of training schools are allowed and these schools provide important educational and training opportunities for residents in Hollister.

While schools which involve a high number of students primarily educated in a classroom type setting (i.e. language skills, finance, personal growth, etc.) should be limited to commercial zones where there are smaller buildings and ample parking, vocational and trade schools typically need larger facilities to provide ample educational space. For example, a facility which provides licensing and training for air conditioner repair will need a large space (typically a warehouse building) in which to conduct on the job training including the repair or reconstruction of air conditioners. This type of school, which can be noisy and potentially include hazardous waste, is incompatible with retail or office uses and should be located around similar uses, such as those allowed in the M1 Zoning District.

In order to allow vocational and trade schools in the M1 Zoning District, staff propose to amend Table 17.10-1, Industrial Zone Districts Land Use and Permit Requirements to include Schools-Vocational and Trade as a new use type as shown below.

Land Use	M1-S	IBP
Recreation, Assembly and Educational Uses		
Schools-Vocational and Trade	CUP	CUP

Section 17.08.020, Definitions, is also proposed to be amended to include a definition of this new use. The new definition is proposed as follows:

“*Schools-Vocational and Trade* means schools with provide specialized training related to a job or career and includes programs that provide training essential to job functions, licensing, certificates or required continuing education services to instruct students in specific fields related to construction (such as engineering, installation, carpenter, plumbing, electrical, welding or installation methods), repairs (such as automotive, airplane, HVAC), woodworking, furniture or cabinet making, or manufacturing.”

In order to clarify the existing definition of Schools-Specialized education and training and provide a clear distinction between the existing use category and the new use category, staff propose replacing the existing definition of Schools - Specialized education and training with the following:

“Schools – Specialized education and training means schools or establishments, where students primarily learn in a classroom, and provide single day classes, seminars, or long term educational services for topics including business, beauty, secretarial, educational services (such as restaurant or service training, drafting, computers, programming, language, finance, health careers, public speaking, management, drivers education classes), personal growth (including cooking, time management, health, self-improvement) and the arts (drama, art, ceramics, painting, sculpture). Minor Specialized education and training schools are those that have no more than 15 participants and two instructors at one time and where adequate parking is provided as required by Chapter 17.18, Pedestrian, Bicycle, Parking and Loading Standards, and as determined by the Director. Major specialized education and training schools are those that have more than 16 students or 2 instructors or are unable to provide adequate parking.”

Staff is recommending a change to the draft ordinance commercial use table from what was presented to the Planning Commission to distinguish minor specialized education facilities from major facilities, which was omitted in error. Staff is proposing that minor facilities could be permitted by right in all commercial and mixed-use zones, while major facilities would be permitted with a Conditional Use Permit.

Table 17.08-1 Commercial and Mixed-Use Zone Uses and Permit Requirements is also proposed to be amended to remove the existing note and add Schools-Vocational and Trade as a use that is not permitted in commercial zones. The following amendments are proposed to this Table (with new text shown in **bold font and underlined**, and deleted text shown in ~~red font with strikethrough~~):

Land Use ¹	CO	GC	NG	Additional Use Regulations	DMU	NMU	WG	Additional Use Regulations
Public and Semipublic Uses								
<u>Schools</u> <u>Private/Public</u> Trade- (except Schools for Truck, Automobile, Heavy and Mechanical Equipment Repair Are Not Allowed)	<u>CUP</u> <u>CUP</u>	<u>CUP</u> <u>CUP</u>	<u>CUP</u> <u>CUP</u>		<u>CUP</u> <u>CUP</u>	<u>CUP</u> <u>CUP</u>	<u>CUP</u> <u>CUP</u>	

<u>Schools - Primary</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Schools - Secondary</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Schools-Specialized education and training (Major & Minor)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Schools – Vocational and Trade</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

FISCAL IMPACT: \$0

PREVIOUS COUNCIL OR COMMISSION ACTION: On March 27, 2025 the Planning Commission approved Resolution No. 2025-13 recommending City Council approval of the proposed Zoning Ordinance amendment.

CEQA: The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and any future development projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378).

ATTACHMENTS:

1. Ordinance approving a Zoning Ordinance amendment to Chapter 17.10, Industrial and Manufacturing Zones to allow specialized schools in the M1 Zoning Districts and related amendments for clarity.
2. Presentation.