

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF HOLLISTER APPROVING A ZONING ORDINANCE AMENDMENT TO CHAPTER 17.10, INDUSTRIAL AND MANUFACTURING ZONES, TO ALLOW SPECIALIZED SCHOOLS IN THE LIGHT INDUSTRIAL M1 AND INDUSTRIAL BUSINESS PARK (IBP) ZONING DISTRICTS AND RELATED AMENDMENTS FOR CLARITY (ZOA 2025-1)

WHEREAS, the City occasionally initiates an amendment to the Zoning Ordinance in order clarify provisions in the Zoning Ordinance or to reflect current conditions in the City; and

WHEREAS, staff is requesting an amendment to Chapter 17.10, Industrial and Manufacturing Zones, to allow specialized vocational and trade schools; and

WHEREAS, additional amendments are proposed to Section 17.08.020, Definitions, Chapter 17.04, Residential Zoning Districts, and Chapter 17.08, Commercial Zone Land Uses and Permit Requirements for clarity; 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. 2025-13 recommending the City Council adopt amendments to the Zoning Ordinance to allow specialized schools in the M1 (Light Industrial) Zoning District and related amendments for clarity; and

WHEREAS, a staff report was submitted to the City Council of the City of Hollister recommending approval of the proposed Zoning Ordinance Amendments; and

WHEREAS, the City Council held a public hearing on the proposed Zoning Ordinance Amendments on August 4, 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 Zoning Ordinance Amendments as required by Section 17.02.120(D) of the Municipal Code:

1. The proposed amendments are consistent with the General Plan because: the proposed amendments will allow for specialized training within industrial buildings

in the City, furthering the City's goals for providing jobs and educational opportunities for residents.

2. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare because: the proposed amendments will allow specialized schools in the M1 (Light Industrial) Zoning District as a conditional use, requiring review and approval by the Planning Commission, to ensure that there are no impacts on the surrounding businesses.
3. The public necessity, general welfare, and good zoning practice shall be served and furthered; and that the proposed amendments are in general conformance with the principles, policies and land use designations in the General Plan and any adopted area or specific plan because: by allowing specialized training schools in the M1 (Light Industrial) Zoning District, the City can allow for specialized educational opportunities for residents. The proposed amendments for clarity further define schools to assist in the review of requests for schools in the City and identify appropriate locations for such uses.

WHEREAS, the City Council of the City of Hollister hereby makes the following finding regarding the California Environmental Quality Act:

1. The California Environmental Quality Act (CEQA), together with State Guidelines, requires that certain projects be reviewed for environmental impacts. The City Council hereby finds that the proposed amendment to the Zoning Ordinance is exempt from the requirements of CEQA, because the proposed amendment will not result in any direct physical change to the City, and any future 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 10537.8).

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

SECTION 1. Amendments. The Hollister Municipal Code is hereby amended as follows:

Section 17.02.020 amended. Section 17.02.020, Definitions, is amended as follows:

- a. Delete the following text:

“Schools – Elementary means public and private schools elementary, middle, and junior high schools serving kindergarten through eight or ninth grade students including denominational and sectarian. Pre-schools and child day are included under the definitions of “Child Day Care Centers” and Family Care Homes.”

“Schools – Secondary means public and private high school nine or ten through

12 including boarding schools and military academies.

b. Add the following definitions:

“Schools – Primary means all public and private schools serving children from Transitional Kindergarten through sixth grade Primary schools can include before and after school care for the students served by the school.”

“Schools – Secondary means public and private middle, junior high and high school serving children from 6th-12th grades. Secondary schools also includes boarding schools and academies.”

“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.”

“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.”

Section 17.04.020, Table 17.04-1 amended. Table 17.04-1. Residential Land Uses and Permit Requirements, of Section 17.04.020 is hereby amended as follows:

a. Delete the following use type from the table:

“Schools Public/Private”

b. Replace the deleted use type with the following:

Land Use ¹	RE	R1	R2	R3	R4	R4-20	PZ (16)	OT-M	OT-H	RWF
Services, Public and Semipublic Uses										
Schools – College and University	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Schools - Primary	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools - Secondary	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools-Specialized education and training (Major & Minor)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Schools – Vocational and Trade	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

Section 17.08.020, Table 17.08-1 amended. Table 17.08-1, Commercial and Mixed-Use Zone Uses and Permit Requirements, of Section 17.08.020 is hereby amended as follows:

a. Delete the following use type from the table:

“Schools Private/Public Trade (except Schools for Truck, Automobile, Heavy and Mechanical Equipment Repair Are Not Allowed)”

b. Replace the deleted use type with the following:

Land Use ¹	CO	GC	NG	Additional Use Regulations	DMU	NMU	WG	Additional Use Regulations
Public and Semipublic Uses								
Schools – College and University	CUP	CUP	CUP		CUP	CUP	CUP	
Schools - Primary	CUP	CUP	CUP		CUP	CUP	CUP	
Schools - Secondary	CUP	CUP	CUP		CUP	CUP	CUP	

Schools- Specialized education and training – Minor	P	P	P		P	P	P	
Schools- Specialized education and training - Major	CUP	CUP	CUP		CUP	CUP	CUP	
Schools – Vocational and Trade	NP	NP	NP		NP	NP	NP	

Section 17.10.020, Table 17.10-1 amended. Table 17.10-1, Industrial Zone Districts Land Use and Permit Requirements, of Section 17.10.020 is hereby amended as follows:

- a. Add the following use type:

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

- b. Amend the use type labeled “Schools - Specialized related education and training” to be labeled “Schools – Specialized education and training (Major & Minor)”.

SECTION 2. 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 3. EFFECTIVE DATE. This ordinance shall take effect and be in force thirty (30) days from and after its final passage.

SECTION 4. 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 August 4, 2025 and **ADOPTED** as an ordinance of the City of Hollister at a regular City Council meeting on _____, 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 _____, 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 _____, 2025.

Jennifer Woodworth, MMC
City Clerk of the City of Hollister