

**ZONING ORDINANCE AMENDMENTS
RELATED TO SCHOOLS (ZOA 2025-1)**

City of
Hollister

BACKGROUND

- **M1, Light Industrial, does not permit any specialized schools**
- **Recent inquiry regarding starting a trade school in the M1 district**
- **Vocational Training and Trade schools such as construction, certain types of repairs, assembly, and other job specific training institutions would be an appropriate use in M1 & IBP Districts**
 - **Need for larger buildings, high ceilings, open floor plans**

BACKGROUND

- **Definitions and Use Tables for Residential, Commercial & Mixed-Use, and Industrial need clarification for consistency**
- **The Planning Commission reviewed the proposed amendments on April 24, 2025 and recommended City Council approval as proposed.**
 - **Minor change to distinguish minor/major Specialized Education & Training Schools in commercial districts, recommended by staff**

PROPOSED NEW DEFINITION

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.

PROPOSED DEFINITION MODIFICATION

“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.

PROPOSED DEFINITION MODIFICATION

- ***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.

SUMMARY OF USE TABLE AMENDMENTS

School Type	Residential Zones Table 17.04-1	Commercial Zones Table 17.08-1	Industrial Zones Table 17.10-1
College and Universities	NP	CUP	NP
Primary Schools (K-6 th)	CUP	CUP	CUP
Secondary Schools (7 th -12 th)	CUP	CUP	CUP
Specialized Education & Training (Minor)	NP	<u>P</u>	M1 (NP) IBP (CUP)
Specialized Education & Training (Major)	NP	<u>CUP</u>	M1 (NP) IBP (CUP)
Vocational & Trade	<u>NP</u>	<u>NP</u>	<u>CUP</u>

CEQA

- **Categorically Exempt, Section 15378**
- **No direct physical change, no potential for environmental impacts.**
- **Future projects will be subject individually to CEQA.**

CONCLUSION

- The proposed amendments to the Zoning Ordinance will allow vocational and trade schools in the industrial zoning districts (M1 & IBP) which will provide a place for schools of this type to operate within the City and allow for job training opportunities for City residents.
- The proposed amendments also provide clarification of all other school types allowed within the City.

RECOMMENDATION

Staff recommends the City Council hold a public hearing and introduce the following:

1. An Ordinance approving amendments to the Zoning Ordinance to allow Vocational and Trade Schools in the Industrial and Manufacturing Zoning Districts and related amendments for clarity.

Schedule second reading and adoption of the ordinance at the August 18, 2025 regular City Council meeting.