



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: March 27, 2025
REPORT # Community Development-2025-18**

AGENDA ITEM: WEST FAIRVIEW SPECIFIC PLAN AMENDMENT, SITE & ARCHITECTURAL REVIEW 2022-13, AND CONDITIONAL USE PERMIT 2022-5 FOR BRIGHT FUTURE RECOVERY.

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

RECOMMENDED ACTION: Recommend City Council approval of the CEQA Addendum, West Fairview Specific Plan Amendment, Site & Architectural Review, and Conditional Use Permit.

PROJECT DESCRIPTION: The Project is located at 1000 Fairview Road, a 1.15 acre parcel that is currently developed with one house and related improvements. This property was included within the West of Fairview Specific Plan to ensure that development of the site (if it were to occur in the future) would be consistent with the design, layout, and requirements of the surrounding area.

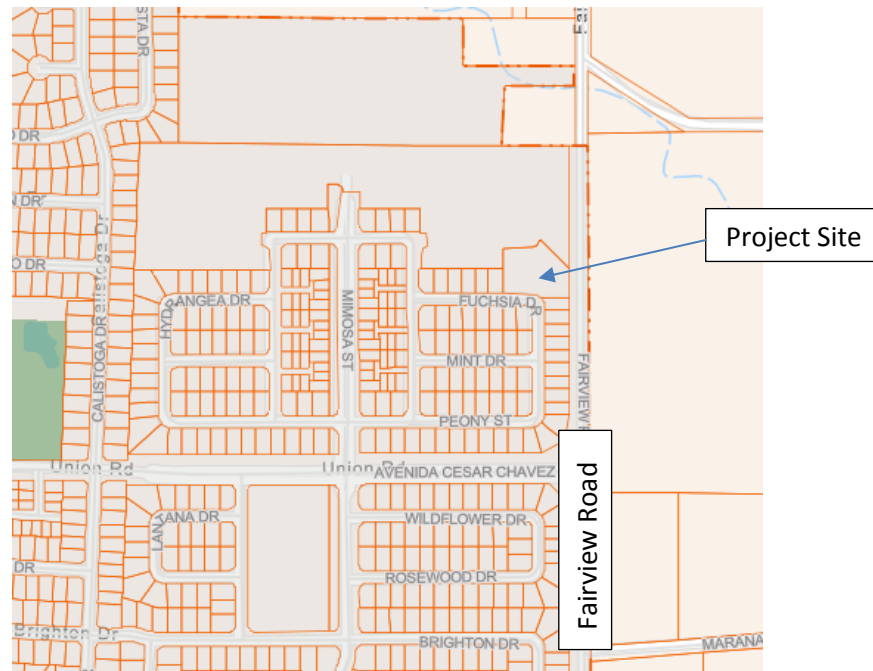
Currently, the Applicant operates a sober living facility within an existing house on the property. The Applicant, Bright Future Recovery, would like to expand operations on the site to serve more people. To allow for this expansion, the Applicant is requesting approval to construct two additional buildings on the site. One building will be used for administration and therapy or support services and the second building will be used as housing. The existing building will remain and continue to be used as housing for the sober living facility. The proposed modifications will allow the operation of a 22 bed, 22 resident facility on the property.

The project includes a Specific Plan Amendment to allow the construction of two new buildings and proposed setbacks. The City Council decides on matters related to amendments to a Specific Plan. With this consideration, this item is brought forward to the Planning Commission to obtain a recommendation to Council for their final consideration of a Specific Plan Amendment.

ANALYSIS: The project site is bordered by Fairview Road to the west, single family homes and Fuchsia Drive to the south and east, and future completion of the West Fairview development (phase 3) to the north.

The location of the project site is shown below:

Figure 1: Project Site and the Surrounding Area



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.

Specific Plan Amendment

The project site is located within the West Fairview Specific Plan Area. The Specific Plan identified several 'areas' within the plan area for development. The Specific Plan (as amended in 2007) and approved Tentative Map planned for the eventual construction of 517 single family residences, 60 garden or cluster homes, and 100 multi-family dwellings (apartment units).

Although development of 1000 Fairview Road was not included within the Tentative Map approved for the development of West Fairview, the site was included within the Specific Plan area to allow the site to be annexed with the project and to ensure that future development of the site would be consistent with the layout, design, and standards for West Fairview.

Development Standards for the West Fairview Specific Plan area located in Section 6.3 (or starting on page 72). Each specific type of property identified within the plan area has design standards tailored to the size of the property or use of the property. The proposed project is located on a 1.15 acre and would be subject to the large single-family lot (10,000 square feet or more) development standards (see page 71, included as Attachment 5).

The development standards allow for the construction of one dwelling unit on the property, with the setbacks and limitations noted.

The site is large, and a sober living facility currently operates on the site. The Applicant is requesting approval to expand the number of people that can be served on site and is requesting approval of two additional buildings to serve and house them. If the site were to be subdivided and developed, up to six (6) residential dwellings could be constructed under the allowed density in the West Fairview Specific Plan.

Staff recommends approval of the Specific Plan Amendment. The site is large and is physically suitable for this type of development. The proposed use of the site, as a sober living facility, will provide support and services for residents of the City that may need assistance. The State of California has determined that these types of facilities are residential uses and therefore the development of the site will be compatible with the surrounding area. Staff has prepared an amendment to the Specific Plan to address this property and is included as Exhibit A of Attachment 2.

Site and Architectural Review

Staff discussion of the design and layout of the project is discussed in detail below. The site improvements include a new 2,989 square foot administration building, a new 1,691 square foot residential building (with 4 bedrooms to house up to 8 people), pool, recreation areas, and related improvements. The existing 5,489 square foot house will remain and will continue to be used to house residents.

Site Plan (Sheet A2.1):

Access to the site is from an existing driveway off of Fairview Road. The entrance/exit is proposed to be blocked by a gate set back from the road to provide for adequate stacking while the gate is opening. Additional improvements, including the widening of the existing driveway, will be made to the entrance to conform to the recommendations of the Traffic Analysis.

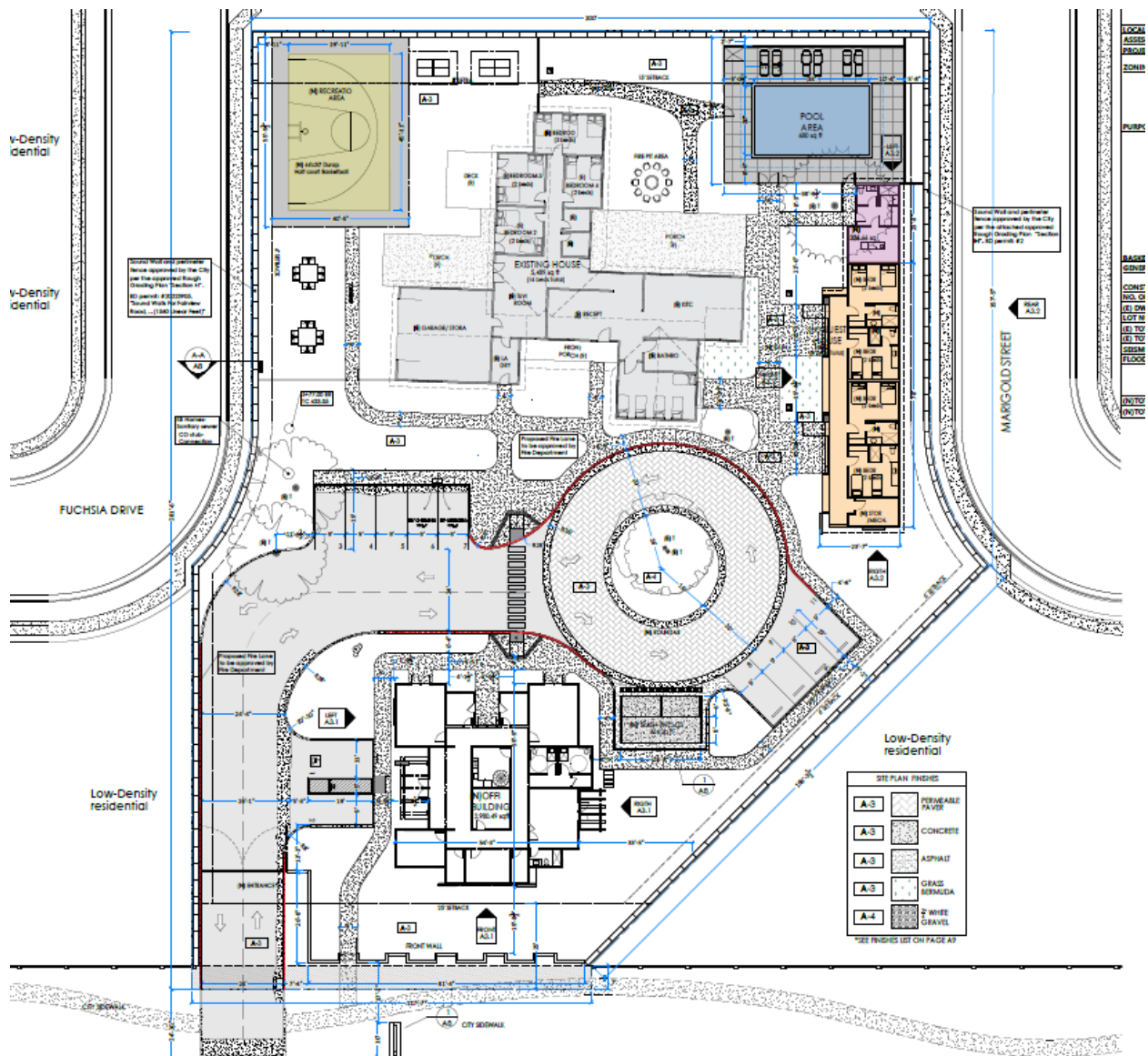
Once inside the site, the driveway extends around the new administration building and provides access to parking areas as well as the existing house and proposed residential building.

The new administration building (2,989 square feet) is located closest to the street and is setback 25 feet from the front property line and approximately 50 feet from Fairview Road. The building is separated from the street by fencing on the property as well as landscaping and sidewalk adjacent to the street.

The new 1,691 square foot residential building will be located on the eastern portion of the property. This building will be set back 6 feet from the property line. This building is located adjacent to Marigold Street and will be located away from the single-family residences located to the north. The new building will be further separated from the street by an existing fence and sidewalk.

Other site improvements include a new trash enclosure, pool, recreation areas, and landscaping.

Figure 2: Site Layout



Landscaping (Sheets A7 and A8):

Trees will be planted throughout the site. Two new 36" box Mulga trees will be planted adjacent to Fairview Road. Plant materials will be added to the fence at Fairview Road to provide visual interest and break up the monotony of a fence at the road.

Additional trees will be planted throughout the site and the large existing on-site tree will remain and will be located in the traffic circle. Additional plant materials will be planted

throughout the site. Most of the landscaping will not be visible from the street or the surrounding properties due to the perimeter fence. The proposed landscaping meets all requirements of the Zoning Ordinance.

Architecture (Sheet A3.1 and A3.2):

Due to the orientation of the site and setbacks from the street, most of the site will not be visible. The new administration building is closest to Fairview Road and is designed in a modern style. The right elevation will face Fairview Road, however, due to the height of the fence, setback from the street, and the height of the building (which is 18'8") only a small portion of the roof will be visible.

The new buildings are well designed, are well articulated, include a mixture of materials and colors, and include architectural details and enhancements. The new buildings will be an attractive addition to the property.

Renderings of the two new buildings can be found on page A4.8 of the project plans included as Exhibit A of Attachment 2.

Figure 2 – Front of the Administration Building



Figure 3 – Front of the New Residential Building



Parking:

The Zoning Ordinance does not contain parking requirements for this type of use. Therefore, the parking requirements are established by the Conditional Use Permit. The Applicant has stated that there will be a maximum of ten (10) employees at one time. Residents will not have cars and will remain on-site except for excursions with Staff. Families have limited visits and most family therapy will occur via Zoom. Therefore, Staff recommends that the parking requirement for this use be set as 10 parking spaces, which can be met by the proposed 11 parking spaces on site.

Conditional Use Permit:

The proposed use of the site, a sober living facility (or community care facility) is considered to be a residential use, by the State of California, and is required to be allowed in residential zoning districts (facilities with six or fewer residents are required to be allowed by right and a conditional use permit can be required for facilities that serve 7 or more people). Table 17.04-1 Residential Land Uses and Permit Requirements includes the use category of supportive housing, however there are no permitting requirements for this use and supportive housing is not defined. However, consistent with State Law, this use should be allowed with approval of a Conditional Use Permit.

The Applicant currently operates a sober living facility in the existing residence. The proposal includes an expansion of the use to increase the number of people served to a maximum of 22. Residents will remain on site and cannot come and go on their own. Families have limited visitation on Sundays. The facility will provide a sober place to live

with support services.

The site is well suited to serve 22 people. The site is large and is oriented away from the single-family residences in the area. Staff recommends approval of a Resolution recommending City Council approval of a Conditional Use Permit (Attachment 4).

California Environmental Quality Act:

The California Environmental Quality Act (CEQA) Guideline Section 15164 provides that an Addendum to a previously certified Environmental Impact Report (EIR) may be prepared when the Project requires a minor technical change to the EIR, there are no significant environmental impacts and there is not a substantial increase in the severity of previously identified significant impacts.

On February 7, 1998, the Hollister City Council adopted Resolution No. 94-19 certifying an Environmental Impact Report (EIR) for the West of Fairview Specific Plan (SCH #1990031027). The certified EIR consisted of a Draft EIR and Responses to Comments. For identified impacts that could not be mitigated to a less than significant level, the City Council adopted a Statement of Overriding Considerations.

A Supplemental EIR (hereafter 2007 SEIR) for an amendment to the West Fairview Specific Plan and a Tentative Map was certified by the Hollister City Council on April 16, 2007 (SCH #2005111094). The Specific Plan Amendment increased the acreage of medium density and high-density residential development area from 6 to 9.1 acres, a request to divide one 125.9 acre parcel into 517 individual lots, sixty (60) garden lot home (or cluster lots), and 100 apartments on a single lot.

Staff prepared an Initial Study to review the site-specific environmental impacts associated with the proposed sober living facility. The Initial Study determined that the development of this facility would not create any additional impacts beyond those studied in the 1998 EIR or the 2007 Supplemental EIR. Therefore, an Addendum to the 1998 EIR was prepared to document these facts. Relevant mitigation measures from the 1998 West Fairview EIR and the 2007 West Fairview Supplement EIR will continue to apply to this project.

Staff recommends that the Planning Commission adopt a Resolution recommending the City Council adopt the Addendum for this project. The Addendum is included as Exhibit A to Attachment 1.

CONCLUSION:

The proposed project will provide a needed facility to serve residents of the City. The new buildings are oriented away from the surrounding single family residential properties. The new buildings are well designed and include architectural details, varied massing, and a combination of colors and materials and will be an attractive addition to the area. The layout of the site has been designed to ensure safety of persons exiting and entering the facility. The proposed project is considered to be a an acceptable addition to the City.

PREVIOUS COUNCIL OR COMMISSION ACTION: None

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt Resolutions recommending City Council approval of a CEQA Addendum, Specific Plan Amendment, Site and Architectural Review (S&A 2022-13, and Conditional Use Permit (CUP 2022-5) with findings and conditions as contained in the draft resolutions;
2. Adopt Resolutions recommending City Council approval of a CEQA Addendum, Specific Plan Amendment, Site and Architectural Review (S&A 2022-13, and Conditional Use Permit (CUP 2022-5) with conditions 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 recommending City Council adoption of a CEQA Amendment with the West Fairview CEQA Addendum included as Exhibit A.
2. Resolution recommending City Council approval of a Specific Plan Amendment with the Amendment included as Exhibit A.
3. Resolution recommending City Council approval of Site and Architectural Review 2022-13 with the project plans included as Exhibit A.
4. Resolution recommending City Council approval of Conditional Use Permit 2022-5, with the Applicant's Statement of Operations included as Exhibit A.
5. Page 71 of the West Fairview Specific Plan.

GENERAL INFORMATION:

Applicant	Darco, LLC
Property Owner	Cheree Ashley/Bright Future Recovery
Location/Address	1000 Fairview Road
Assessor Parcel Number(s)	057-710-012
General Plan Designation	Low Density Residential
Zoning District	Residential, West Fairview

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current Use of Property
Project Site	RWF	Low Density Residential	Sober Living Facility
North	RWF	Low Density Residential	Vacant. Future single-family development (part of West Fairview Specific Plan)
South	RWF	Low Density Residential	Single Family Residences
East	Rural	Residential Mixed	Outside City Limits
West	RWF	Low Density Residential	Single Family Residences