



**STAFF REPORT  
HOLLISTER PLANNING COMMISSION  
MEETING DATE: April 24, 2025  
REPORT # Community Development-2025-23**

**AGENDA ITEM:** Planned Development 2025-1 and Tentative Map 2025-1 – Augie Dent – Everglen Phase 2 Subdivision (APN 051-230-005)

**DEPARTMENT HEAD:** Rod Powell, Assistant City Manager

**STAFF CONTACT:** Erica Fraser, Senior Planner

**RECOMMENDED ACTION:** Adopt resolutions recommending City Council approval of a Planned Development Rezone and Tentative Map for the Everglen Phase 2 development.

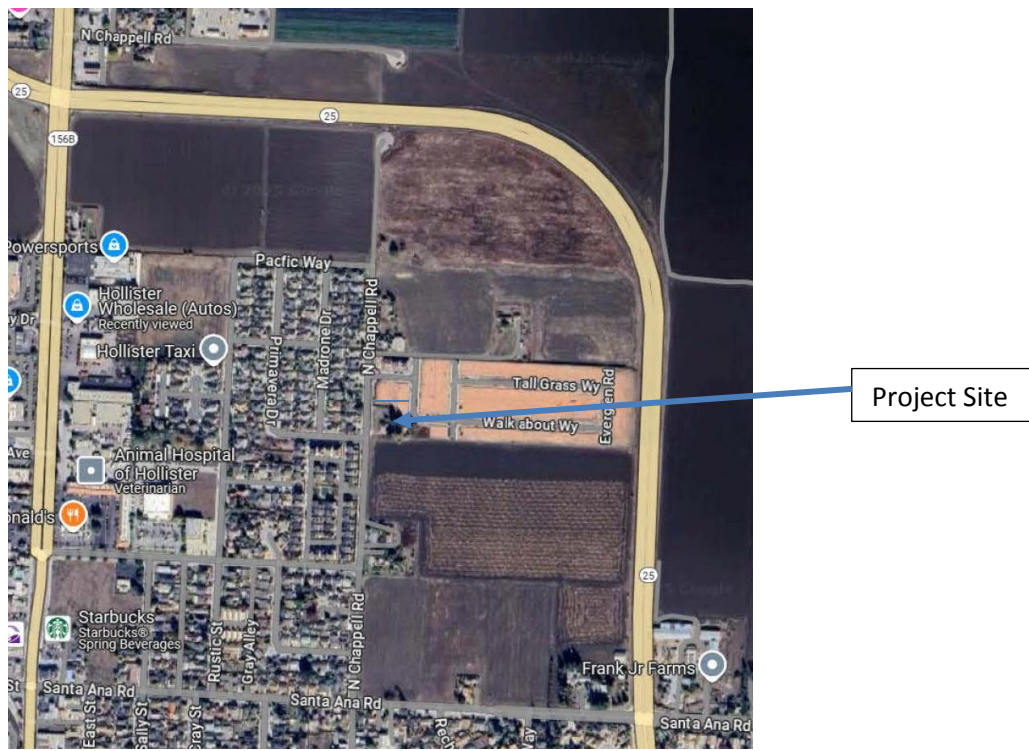
**CEQA:** On May 18, 2019, the Hollister City Council certified an Environmental Impact Report (EIR) for the Chappell Road Project (SCH #2016101044) which analyzed the environmental impacts related to the development of all sites within the Master Plan area (or the Chappel Road Project). The proposed project was included within the area studied in the EIR.

**PROJECT DESCRIPTION:** The Project (Everglen Phase 2) is located at 251 N. Chappell Road, a .89 acre parcel which is currently developed with one 1,783 square foot house and several accessory structures. The parcel is proposed to be subdivided into seven (7) lots to allow the construction of six (6) new residential dwellings on Lots 1-6, the existing dwelling to remain on Lot 7, and the existing accessory structures will be demolished to accommodate the new dwellings. The Everglen development and Phase 2 are located within the Chappell Road Master Plan area.

The new development is proposed to be Phase 2 of the Everglen development which is currently under construction by KB Homes. Phase 1 of Everglen was approved by the Planning Commission on September 22, 2022 and included approval of a Vesting Tentative Map (TM 2021-4) and a Conditional Use Permit for a Planned Development (CUP 2022-1). The approvals allowed for the construction of 82 new single family residences on a 13.79 acre parcel (Everglen Phase 1). Development of the parcel located at 241 N. Chappell Road was not anticipated at the time of application for Phase 1.

**ANALYSIS:** The project site is located off N. Chappell Road and is next to Everglen Phase 1 (which is currently under construction). The layout of the new streets within the development (Tall Grass Way and Walk About Way) can be seen on the map below. The parcel shown to the south is also part of the Chappell Road Master Plan area and will eventually be developed with single family residential homes.

**Figure 1 - Project Site and the Surrounding Area**



On-site circulation, access, 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.

### **Planned Development**

Chapter 17.66, Planned Developments, of the Hollister Zoning Ordinance establishes the purpose and requirements of the Planned Development Zoning District. This new Ordinance was adopted by the City Council on August 21, 2023 and replaces the prior regulations which were located in Section 17.24.240 of the Zoning Ordinance. Processing of Planned Development requests has changed from a Conditional Use Permit to a Rezone and therefore, all new Planned Development requests require review by the Planning Commission with approval by the City Council.

The intent of the Planned Development is to create a more desirable use of the land, a more coordinated development, and allow for flexibility in standards to create a better physical environment than would otherwise be achieved through strict application of the Zoning Ordinance.

The project site is zoned R1-L/PZ which allows for small lot residential developments. With these smaller lots (minimum 2,5000 square feet) typical setbacks found in the R1 Zoning District cannot be applied and most properties within the PZ (Performance Overlay) Zoning District request a Planned Development to modify the development standards for the site.

The Applicant is requesting approval of a Planned Development to allow the following standards:

**Table 1 – Existing and Proposed Development Standards**

	R1 (Low Density) Standards	Proposed Standards
Lot Size (minimum)	5,500 square feet	3,735 square feet
Lot Coverage	50%	50%
Setbacks – Side	6 feet	5 feet
Setbacks – Front	18 feet to house 20 feet to garage	15 feet to house 20 feet to garage
Setbacks - Rear	15 foot minimum, maximum 20 feet	Lot 1, Lot 2, Lot 5 and Lot 6 -15 feet, lot 3 – 5 ‘ at corner, then 15 feet, Lot 4 – 8 feet at corner, then 15 feet
Parking	2 spaces	2 spaces
Air Conditioners	6 feet	5 feet
Density	1-8 Dwelling Units/Acre	8 Dwelling Units/Acre

As required by the new Planned Development regulations, elevations of the homes have been provided and are included within Exhibit A of Attachment 1. The proposed elevations match the design of Everglen Phase 1 so that the projects will be seamlessly integrated once completed.

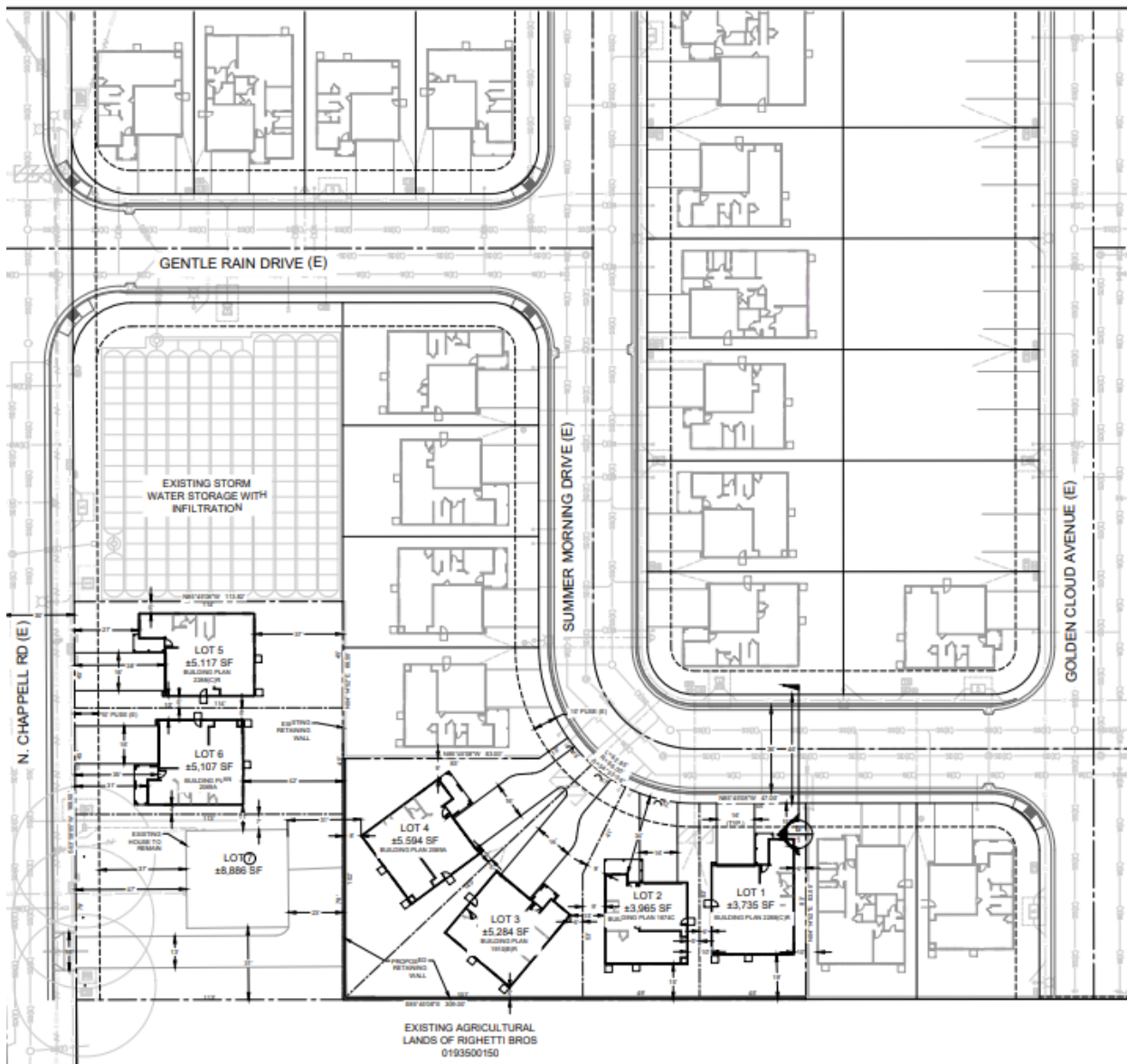
All Planned Developments are now required to include a public benefit (Section 17.66.070, Substantial Public Benefit in Exchange for a Planned Development). This project is included within the Chappell Road Master Plan Area which requires a number of public benefits in exchange for the development of the Master Plan Area. These benefits include parks, greenbelts, and pedestrian connections. Because this site is small (.89 acres), is a part of the Everglen development (which includes a park at N. Chappell Road), and included within the Chappell Road Master Plan which identifies public benefits, staff recommend approval of the public benefits associated with this project. The project will contribute toward identified ultimate improvements along San Felipe Road and Pacific Way that will be constructed as the Chappell Road Master Plan Area builds out.

The proposed rezone is consistent with the General Plan and Zoning Ordinance because the Planned Development will have a density of 8 units per acre which is consistent with the General Plan and because the Planned Development has been designed to incorporate the project into Phase 1 of the Everglen development so that the two projects will function as one development. A Resolution recommending City Council approval of the Planned Development is included as Attachment 1.

## Tentative Map

The Tentative Map for Phase 2 is included as Exhibit A to Attachment 2. The location of the new subdivision is shown on the map below. The new lots are delineated with a thicker line type and the location of the approved circulation network as well as location of the homes within Phase 1 can be seen in a lighter line.

**Figure 2 – Proposed Subdivision with a Portion of Phase 1 Shown**

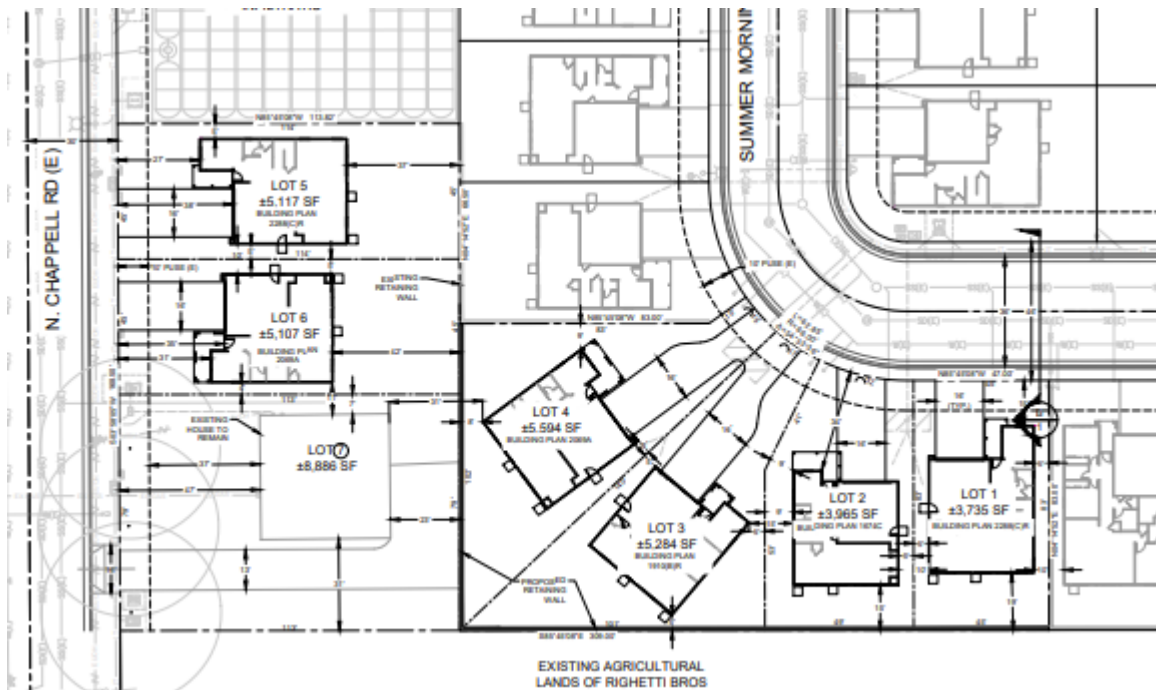


The Applicant is proposing to subdivide the existing .89-acre parcel into 7 new lots. The exiting residential dwelling will remain and will be located on Lot 7. The remaining 6 lots will be developed with six (6) new residential dwelling units (to be constructed by KB Homes as part of the Everglen development). Lots 5,6 and 7 will have direct access off of N. Chappell Road and Lots 1, 2, 3 and 4 will be accessible via an internal road

(Summer Morning Drive).

Layout and access has been reviewed by the City's Development Review Committee (DRC) and was approved as proposed. Because the Tentative Map relies on approval of the Planned Development for the setbacks shown, the Planning Commission will be making a recommendation on this Tentative Map to the City Council. A Resolution recommending City Council approval of the Tentative Map is included as Exhibit B.

**Figure 3: Phase 2 Layout**



**CEQA:** On May 18, 2019, the Hollister City Council certified an Environmental Impact Report (EIR) for the Chappell Road Project (SCH #2016101044) which analyzed the environmental impacts related to the development of all sites within the Master Plan area (or the Chappel Road Project). The proposed project was included within the area studied in the EIR.

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. The proposed project is consistent with the project identified in the certified EIR. All mitigation measures included within the EIR will apply to this project.

**CONCLUSION:** The proposed project will provide additional dwelling units in the City. The project is located on a small, infill site, and will be oriented so that it is a part of the overall Everglen development. The proposed development standards are appropriate for the lots in which the homes are located as well as consistent with the setbacks found

in Everglen Phase 1 and the surrounding area. The proposed design of the homes is consistent with the design of the homes in Phase 1 and therefore will allow this project to be fully integrated into Phase 1 which is currently under construction. Staff recommend approval as proposed.

**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 Planned Development Rezone (PD 2025-1) and Tentative Map (TM 2025-1);
2. Adopt Resolutions recommending City Council approval of a Planned Development Rezone (PD 2025-1) and Tentative Map (TM 2025-1); 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 approval of a Planned Development Rezone with the draft Ordinance included as Exhibit A.
2. Resolution recommending City Council approval of a Tentative Map with the Tentative Map included as Exhibit A.
3. Planned Development Plans

**GENERAL INFORMATION:**

<b>Applicant</b>	Augie Dent
<b>Property Owner</b>	Pad Investment Trust
<b>Location/Address</b>	241 N. Chappell Road
<b>Assessor Parcel Number(s)</b>	051-230-005
<b>General Plan Designation</b>	Low Density Residential
<b>Zoning District</b>	Low Density Residential/Performance Overlay

**SURROUNDING USES:**

<b>Location</b>	<b>Zoning Designation</b>	<b>General Plan Land Use</b>	<b>Current Use of Property</b>
Project Site	R1/PZ	Low Density Residential	Single Family Residence
North	R1/PZ	Low Density Residential	Everglen Phase 1 (under construction)
South	R1/PZ	Low Density Residential	Future single family residential development (Chappell Road Master Plan)
East	R1/PZ	Low Density Residential	Everglen Phase 1 (under construction)
West	R1	Low Density Residential	Single Family Residences