



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: August 28, 2025
REPORT # Community Development-2025-50**

AGENDA ITEM: Eden Housing S&A 2022-16 Amendment

DEPARTMENT HEAD: Rod Powell, Assistant City Manager

STAFF CONTACT: Erica Fraser, AICP, Consulting Planner

RECOMMENDED ACTION: Adopt a Resolution approving an amendment to S&A 2022-16.

CEQA: The proposed amendment and project are consistent with the project that was reviewed in the West of Fairview Specific Plan Environmental Impact Report (SCH # 1990031022) certified by the City Council on February 17, 1998 and a Supplemental Impact Report (SCH # 2005111094) certified by the City Council on April 16, 2007.

PROJECT DESCRIPTION: The Applicant has received approval to construct 100 affordable multi-family dwelling units on a 4.607-acre parcel located at the corner of Avenida Cesar Chavez and Mimosa Street in the West of Fairview Specific Plan Area. The parcel has a General Plan Land Use Designation of Low Density Residential and is located in the West of Fairview (RWF) Zoning District.

The proposed project site is located within the West of Fairview Specific Plan Area. The West of Fairview (WOF) Specific Plan designated the proposed project site for 100 affordable multi-family housing.

On March 23, 2022, the Planning Commission approved Site & Architectural Review 2022-16 and a Density Bonus (for reduced setbacks). The Community Development Director approved a two-year extension of the approval on April 29, 2025.

On July 29, 2025, the Applicant applied for an amendment to the approval to modify the exterior design of the buildings, increase the number of compact parking spaces, and increase the total landscaped area on the site. Because the amendments involve changes that are visible from the public right-of-way, the Planning Commission is charged with reviewing the request (Section 17.24.060). The project plans are included as Exhibit A of Attachment 1.

ANALYSIS: The proposed project is located on Lot 100 within the West of Fairview Specific Plan Area and on Tentative Map 2005-1. The site is bordered by Avenida Cesar Chavez to the north, Brighton Drive to the south, Hibiscus Street to the west, and Mimosa Street to the east. The site is currently vacant and is surrounded by single family residential dwelling on three sides and under-construction single family residences to the north (West of Fairview Phase 2).

The location of the project site is shown below:

Figure 2: Corner of Avenida Cesear Chavez and Hibiscus Dr.



Front Elevation (Hibiscus Drive)

Three buildings are visible from each street. The buildings will be set back from the street by approximately 90 feet and will be separated from the street by a parking lot and landscaping.

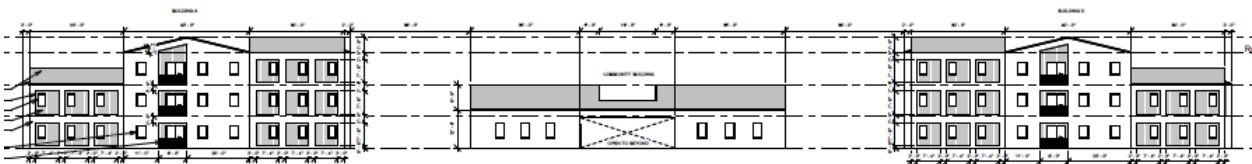
The buildings will be three stories and have a maximum height of 35 feet. The massing of each building will be broken up by varying building step backs along this elevation (please refer to the Site Plan on Sheet A-100 where the step backs are more easily seen). One of the proposed modifications to the architecture includes further articulation of the buildings to reduce the massing at the street level. The building is further articulated through the extensive use of windows, building materials, first floor patio, second and third floor balconies, and building breaks.

The approved roof forms have been modified to adjust the slope and to replace the approved tile material with asphalt shingles.

Each building seeks to activate the street through the inclusion of balconies on the second and third floors and windows throughout. Clear glass windows will be located on all floors.

The buildings will be constructed out of stucco. A portion of the building will feature a recessed panel with a raked stucco finish and a window. Each balcony will have metal railing.

Figure 3 – Front (West) Elevation - Hibiscus Drive



The West of Fairview Specific Plan contains several design requirements which apply to this project. The guidelines prohibit blank walls, and require a variety of materials and a variety of roof forms, articulation, and high-quality materials. The proposed project includes articulation, architectural treatments, varying roof forms and height, and

complimentary exterior materials, as required by Policy 6.2.1 in the Specific Plan. The proposed project is attractively designed and created visual interest of the site through the proposed design, attractive materials, architectural details, orientation of the buildings which are adequately set back from the street, screening of unsightly uses, and the massing of the buildings as required by Policy 6.2.2. And the building includes step backs along each elevation, second and third floor balconies, architectural treatments, varying roof forms and height, and building breaks which break up and minimize the massing of the buildings as required Policy 6.2.4.

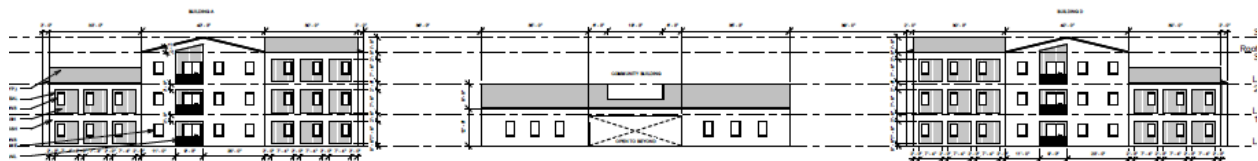
Rear (East) Elevation – Mimosa Street

Views of two of the residential buildings as well as the community building are visible from this elevation.

The community building will include the management and support offices for the development as well as a fitness and community space. The community building is one story (20 feet). The exterior of this building will be raked stucco to match the base material for each of the residential buildings. Roof materials will also match the residential building. Views of the community building will be partially blocked from the street by the play area, landscaping and the Mimosa Street Public Park.

Design, colors, and materials are the same as the front elevation. As previously discussed, the proposed design meets the requirements of the West of Fairview Specific Plan and the draft Residential Design Standards.

Figure 4: Rear (East) Elevation – Mimosa Street



Side (North) Elevation – Avenida Cesar Chavez

Buildings D and E are visible from this elevation. An approved and constructed soundwall is also located between the street and the development. Design, colors, and materials are the same as the front elevation. As previously discussed, the proposed design meets the requirements of the West of Fairview Specific Plan and the draft Residential Design Standards.

Side (South) Elevation – Brighton Drive

Buildings A and B are visible from this elevation. Building A is set back approximately 80 feet from the street and Building B is set back approximately 150 feet from the street. Views of these buildings will be partially blocked by the parking lot, street trees, and landscaping. An approved and constructed soundwall is also located between the street and the development. Design, colors, and materials are the same as the front elevation.

As previously discussed, the proposed design meets the requirements of the West of Fairview Specific Plan and the draft Residential Design Standards.

Parking (Sheet PA2):

The West of Fairview Specific Plan requires two parking stalls per unit for the first four units and one and one-half stalls for each unit after the fourth. Based on this requirement, the residential development would be required to have 152 parking stalls. The proposed project is proposing to include 192 parking spaces which is 40 more parking stalls than is required for this site. The proposed amendment includes the reduction in regular spaces to 66% percent of the total parking spaces (was previously 73%) and the increase in compact spaces to 29% of the total parking spaces (was previously 22%). Section 18.18.110 of the Municipal Code limits compact parking spaces in a development to 40%. This modification will also allow the project to increase the land dedicated to landscaping.

Although not required by the Specific Plan, the Applicant is proposing to install a bicycle rack near the play lot and community building. The bicycle parking area can accommodate up to 40 bicycles. The proposed parking exceeds the requirements of the West of Fairview Specific Plan.

CEQA: The proposed project, a 100 unit multi-family development, is identified in the West of Fairview Specific Plan and is further discussed in the Development Agreement between the City and Award Homes. The proposed project is consistent with the project that was reviewed in the West of Fairview Specific Plan Environmental Impact Report (SCH # 1990031022) certified by the City Council on February 17, 1998 and a Supplemental Impact Report (SCH # 2005111094) certified by the City Council on April 16, 2007. The proposed project is required to comply with all applicable Mitigation Measures identified in both Environmental Impact Reports.

CONCLUSION: In accordance with the Housing Accountability Act, cities within the State of California are prohibited from requiring a project to comply with subjective design standards or from imposing a condition (such as requiring design changes or requiring a density reduction) on an affordable project that could make a project infeasible.

Cities can deny a residential project only if it can make certain findings, based on a preponderance of evidence in the record, for the following reasons:

1. Does not comply with objective standards in the zoning ordinance (for example, setbacks, density, height limits); or
2. Does not comply with objective standards in the general plan and/or specific plan; or
3. Does not comply with objective design standards/guidelines (if adopted by the City); or
4. The project would have a specific adverse impact on health and safety and there is no feasible method to satisfactorily mitigate or avoid the impact.

The proposed project is an amendment to the overall design of the approved 100-unit

affordable housing project. As discussed, the design of the project meets the requirements for design in the West Fairview Specific Plan. The City has no other objective design standards which apply to this project. Therefore, the proposed amendment meets the requirements and is consistent with the Municipal Code, General Plan, and West Fairview Specific Plan and the Housing Accountability Act requires approval of the project as proposed. Staff recommend approval as proposed.

PREVIOUS COUNCIL OR COMMISSION ACTION: The project was previously approved by the Planning Commission on March 23, 2022.

PLANNING COMMISSION OPTIONS: The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving an amendment to S&A 2022-16, subject to the Conditions of Approval (Attachment 1); or
2. 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 approving an Amendment to S&A 2022-16, with the project plans included as Exhibit A.
2. Letter from the Applicant describing the proposed modifications.
3. March 23, 2022, Planning Commission Staff Report (without attachments).

GENERAL INFORMATION:

Applicant	Eden Housing, 22645 Grand Street, Hayward, CA 94541
Property Owner	Mimosa Street Investors, L.P., 22645 Grand Street, Hayward, CA 94541
Location/Address	Corner of Avenida Cesar Chavez and Mimosa Street
Assessor Parcel Number(s)	APN 057-860-0460
General Plan Designation	Low Density Residential
Zoning District	RWF (West of Fairview Road)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current Use of Property
Project Site	RWF	Medium Density Residential	Vacant
North	RWF	Medium Density Residential	Single Family Residential (Under Construction)
South	RWF	Medium Density Residential	Single Family Residential
East	RWF	Medium Density Residential	Single Family Residential
West	RWF	Medium Density Residential	Single Family Residential