

PLANNING COMMISSION RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING A MODIFICATION TO SITE AND ARCHITECTURAL REVIEW 2022-16 FOR A REVISION TO THE ARCHITECTURE AND PARKING LAYOUT FOR AN APPROVED 100 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT (EDEN HOUSING/MIMOSA STREET INVESTORS, L.P.) LOCATED ON APPROXIMATELY 4.607 ACRES OF LAND IN THE WEST OF FAIRVIEW SPECIFIC PLAN AREA LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET (APN 057-860-0460)

WHEREAS, the Applicant, Eden Housing, has submitted an application for an amendment to the approved Site and Architectural Review (S&A 2022-16) for a 100-unit multi-family residential development, located in the West of Fairview Specific Plan Area, further identified as lot 100 at the corner of Avenida Cesar Chavez and Mimosa Street; and

WHEREAS, the Planning Commission previously approved Site & Architectural Review 2022-16 and a Density Bonus (for a reduction in setbacks) on March 23, 2022; and

WHEREAS, the Applicant has submitted an application requesting an amendment to the overall design/architecture of the project as well as a modification to the parking layout; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by Collective Operations Architecture received by the Planning Division on July 29, 2025; and

WHEREAS, the City of Hollister, as the Lead Agency, certified a Final Environmental Impact Report (SCH #1990031022) related to the development of land within the West of Fairview Specific Plan Area and a Supplemental Environmental Impact Report (SCH #200511094) related to the Vesting Tentative Map; and

WHEREAS, as part of the Development Agreement between the City and Award Homes, the Development Agreement required Lot 100 to be developed with a multi-family development to include 100 affordable units; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed amendment to the approved Site and Architectural Review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 28, 2025 to consider an amendment to Site and Architectural Review 2022-16, review the City staff report, and receive written and oral testimony for and against the proposal; and

WHEREAS, after closing the public hearing, the Planning Commission determined that the proposed project is consistent with the Final Environmental Impact Report certified by the City Council for the West of Fairview Specific Plan and the Supplemental Impact Report certified by the City Council for the Tentative Map and an amendment to the Specific Plan because the number of dwelling units will remain the same as discussed in both Environmental Impact Reports and as shown on the Tentative Map; and

NOW THEREFORE IT IS RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Site and Architectural Review Amendment:

A. The proposed Project, as conditioned, will comply with the policies of the General Plan and West of Fairview Specific Plan because:

1. The proposed project meets the design requirements of the West of Fairview Specific Plan because the project does not have blank walls, the buildings are well articulated, the buildings have varying roof forms and height, and the buildings include accent panels and other architectural features as required by West of Fairview Specific Plan Policy 6.2.1.
2. The proposed project is attractively designed and created visual interest of the site through the proposed design, attractive quality materials including stucco exterior, stucco accent panels, window frames, 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.
3. Additionally, the proposed development is well designed and will be an attractive addition to the City as required by the General Plan LUCD Goal LU11 and Policies LUCD 11.1 and 11.2 and Housing Element Goal H2 and Policy H2.1 and H2.2.

B. The proposed Project, as conditioned, is consistent with Chapter 17.06.060, Residential, West Fairview Road (RWF) standards and Chapter 17.18, Pedestrian, Bicycle, Parking and Loading Standards because:

1. The proposed project is required to have a minimum of 152 parking spaces pursuant to the West of Fairview Specific Plan, which requires two parking spaces for the first four dwelling units and 1.5 stalls for every unit after that (for the multi-family site). The proposed project will include 192 parking

spaces which is 40 more than what is required under the Specific Plan. Although not required by the Specific Plan, the Applicant is proposing to construct a bicycle rack/storage area that will be available to residents.

2. The proposed mixture of compact and regular spaces is consistent with the requirements of the Municipal Code which requires compact spaces to comprise no more than 40% of the total number of parking spaces and the modified project will have 29% of the spaces restricted to compact cars.
- C. The proposed Project would not be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or to the general welfare of the City because:
1. The proposed project is located within the West of Fairview Specific Plan Area which planned for a variety of single family and multi-family dwelling units. The proposed lot was approved under Tentative Map 2005-1. Additionally, development of this site with multi-family units was anticipated under the Specific Plan and the Development Agreement.
 2. The proposed project is consistent with the Final Environmental Impact Report (SCH #1990031022) related to the development of land within the West of Fairview Specific Plan Area certified by the City Council and a Supplemental Environmental Impact Report (SCH #200511094) related to the Vesting Tentative Map, certified by the City Council, which includes the lot size and layout of the proposed residential development.
 3. The proposed project will provide necessary affordable housing for the City and has been anticipated in the West of Fairview Specific Plan and studied in the certified Environmental Impact Report and Supplemental Impact Report. Approval of the proposed project is consistent with the requirements of the Housing Accountability Act (Government Code Section 65589.5).

**S&A 2022-16 Amendment
 Conditions of Approval**

No.	Condition of Approval	Responsible Department	Required Prior To
General Conditions			
1	Approval. This approval is for an amendment to the architecture and parking layout approved under Site & Architectural Review 2022-16, submitted by Eden Housing. The proposed project shall conform to the project plans included as Exhibit A to this Resolution. All conditions of approval included in Resolution 2023-09 shall continue to apply to this project.	Planning	On-going

2	<p>Permit Expiration. In accordance with Section 17.24.130(E)(1) of the Municipal Code, Site & Architectural Review 2022-16 (including the amendment approved pursuant to this Resolution) shall expire on April 17, 2027, unless a Building Permit is obtained.</p>	Planning	April 17, 2027
5	<p>Revocation of Permit. Approval of this extension shall be revocable for cause in accordance with Section 17.24.380 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.</p>	Planning	On-going
6	<p>Indemnification. The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attach, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Community Development Director or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.</p>	Planning	On-going
7	<p>Modifications. Modifications or changes to Site & Architectural Review 2022-16A, may be considered by the Community Development Director if the modifications or changes proposed comply with Section 17.24.130(F) of Municipal Code.</p>	Planning	On-going
8	<p>Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval with the Developer without going to a public. The Director of Community Development and City Engineer also have that authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed</p>	Planning	On-going

	improvements and/or mitigations resulting from impacts to this project.		
9	Previously Approved Resolutions. All findings and conditions in Planning Commission Resolution 2023-9 shall apply to this project.	Planning	On-going

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 28th day of August 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Eva Kelly, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.