

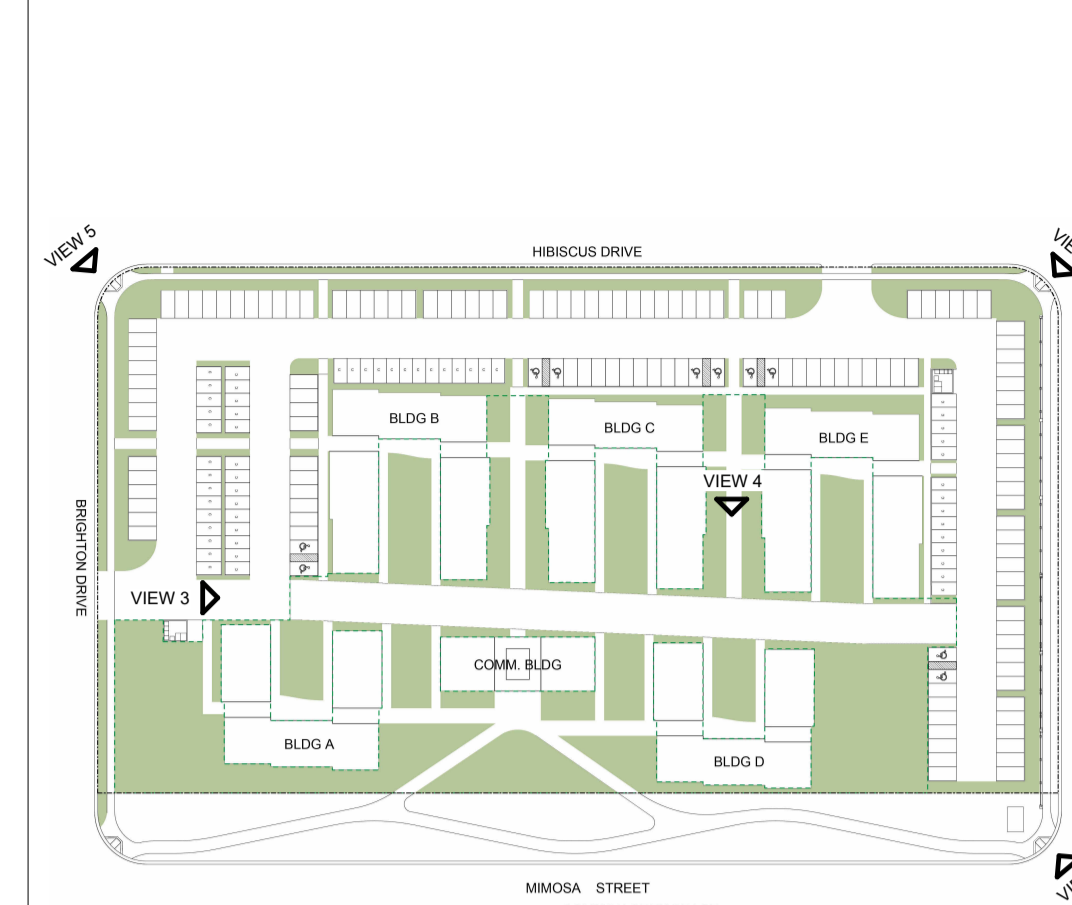
Zoning Analysis

Zoning (Chapter 17.04 Residential Zoning Districts)	West of Fairview Specific Plan (SWF)	R3	R4	Proposed
Height Limit	30'	35'	45'	35' / 30' at eave
Lot Area Coverage	50%	50%	60%	23%
Front Setback	15 feet to structure, 20' to garage	15'	15'	15'
Rear Setback	15 feet *except as otherwise specified for dwelling groups as defined by the City of Hollister Zoning Ordinance, Section 24.8 -Low Density Multiple Residence District, R-3 District	10 feet or 15 feet to the centerline of an alley	10 feet or 15 feet to the centerline of an alley	Property boundary abuts public open space, proposed setback is 6'
Side Setback	6 feet or 10% of the lot width if that be less, min. 4 feet.	10'	10'	10'
Interior	N/A	5 feet or 1 foot per 3 feet of height whichever is greater	5 feet or 1 foot per 3 feet of height whichever is greater	5'
Private Open Space		64 sf per unit, minimum dimension 6'		64 sf per unit
Common Open Space		500 sf per unit (combination of private and common open space)		50,000 sf required
Allowable Uses		Multifamily Residential		Multifamily Residential
Density	100 units			100 units
Parking Requirements	152 Spaces 2 spaces per dwelling unit for the first 4 units and 1.5 spaces for each additional unit (West Fairview Roa...	192 Spaces One and one-half space per one or two bedroom unit Two spaces for each unit with three or more bedrooms Guest parking; One space per every four units. (Ch17.18.060 - Table 17.18-1)		192 Spaces

Vicinity Map



Open Space



68,000 SF of Common Open Space (34%)
64,000 SF of Landscaped Area (32%)

Project Summary

Address: Lot 100 Hollister, CA 95023 (Corner of Avenida Cesar Chavez and Mimosa St.)
Accession's Parcel Number: 0578600460 (Lot 100)
General Plan Designation: Medium Density Residential
Zoning: West of Fairview Specific Plan / R3 / R4
Lot Size: 4.607 Acres / 199,279 SF
Construction Type: V-A (5 Residential three-story buildings and 1 Community Room one-story building)
Occupancy and Occupant Load: R-2 Residential
 B - Property Management Office
 A-2 Residential Community Spaces
 Residential
Adjacent Property Uses: No
All or Portion Located in a Fault Zone: No
All or Portion Located in a Flood Zone: No

Parking	Spaces	% of Total Spaces
Parking Space - 18'x9' (2 feet of which can overhang into landscape or paved area)	127	66%
Compact - 16' x 8.5' (2 feet of which can overhang into landscape area)	55	29%
ADA Parking Space	10	5%
Total		100%

Unit Type	Gross SF	Net SF (incl. Balcony)	# of Units
1BD - Type 1A	572	510	34
2BD - Type 2A	900	818	33
3BD - Type 3A	1050	957	5
3BD - Type 3B	1050	957	10
3BD - Type 3C	1086	994	15
3BD - Type 3D	1144	1044	3
Total			100

Unit Type	# of Units
ADA Mobility Units (15%)	15
ADA Hearing Impaired Units (10%)	10
Total	25

Buildings and Unit Count	A	B	C	D	E	Community	Total
1BD / 1BA	5	10	4	5	10	0	34
2BD / 1BA	9	5	5	9	5	0	33
3BD / 2BA	3	8	11	3	8	0	33
Total	17	23	20	17	24	0	100

Areas (Gross SF)	A	B	C	D	E	Community	Total
Building Footprint	7,080	8,796	8,796	7,080	8,796	3,500	44,048
Lot Area							200,681
Lot Coverage Area							21.95%
Floor 1 Gross Conditioned Area	5,505	6,761	6,810	5,505	6,761	3,500 (incl. open air areas)	34,842
Floor 1 Gross Unconditioned Area	1,575	2,035	1,986	1,575	2,035	-	9,206
Floor 2 Gross Conditioned Area	5,429	6,761	6,810	5,429	6,761	-	31,190
Floor 2 Gross Unconditioned Area	1,651	2,035	1,986	1,651	2,035	-	9,358
Floor 3 Gross Conditioned Area	3,280	3,946	4,002	3,280	3,946	-	18,454
Floor 3 Gross Unconditioned Area	880	1,072	1,016	880	1,072	-	4,920
Total Gross Area	18,320	22,610	22,610	18,320	22,610	3,500	107,970

Occupant Load and Egress	A	B	C	D	E	Community
Occupant Load (1004.5 CBC2022)	93	113	112	93	113	-
Minimum number of exits or access to exits per story (Section 1006.3.3 CBC2022)	2	2	2	2	2	-

Building Restrictions	A	B	C	D	E	Community
Height	35'	35'	35'	35'	35'	20'
Occupancy Type	R-2	R-2	R-2	R-2	R-2	B / A-2
Construction Type	VA - Protected Wood Frame (1Hr Exterior Wall, 1Hr Structural Frame, 1Hr Floor/Ceiling/Roof)					
Building Area Calculation for Type V-A Construction	Allowable Building Areas					
	S = 1					
	A = 36,000 SF					
	PROVIDED: 18,320 SF	PROVIDED: 22,610 SF	PROVIDED: 22,610 SF	PROVIDED: 18,320 SF	PROVIDED: 22,610 SF	
	PROVIDED AT LARGEST STORY, LEVEL 2): 7,880 SF	PROVIDED AT LARGEST STORY, LEVEL 2): 8,796 SF	PROVIDED AT LARGEST STORY, LEVEL 2): 8,796 SF	PROVIDED AT LARGEST STORY, LEVEL 2): 7,080 SF	PROVIDED AT LARGEST STORY, LEVEL 2): 8,796 SF	

Building Restrictions	A	B	C	D	E	Community
Number of Exits per Story (Table 1006.3.2)	2					
Exit Travel Distance	250 feet for R-2 and A-2, 300 feet for B					
Dead End Corridor	Egress Balcony - 50'-0" dead end corridor (section 1021)					

Project Description:
West of Fairview (WOF) Affordable Apartments contains 100 low-income rental units (one-bedroom, two-bedroom, and three-bedroom) for families and 1 on-site manager's unit. The affordable community of 100 family and farm-worker apartments is housed in a series of 3-story breezeway-type buildings, organized around a central community hub for outdoor recreation and activity areas, anchored by a single-story community building which houses indoor recreation spaces such as community rooms, fitness centers, and after-school activity areas in addition to leasing and management offices and various resident-serving facilities. Outdoor recreation amenities include tot-lots and various play areas, BBQ's and communal gathering spaces, community garden spaces, open activity areas, as well shaded seating pockets.

Applicant / Developer:
 Mimosa Street Investors, L.P. / Eden Housing, Inc.
 22645 Grand Street Hayward, CA 94541
 Dixie Baus, Director of Real Estate Development
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 510-247-8166

Owner:
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 Steve Schott, Vice President
 steves@scsdevelopment.com
 408-985-6000

Architect:
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 Alexander Yuen, Principal
 ayuen@co-operations.org
 415-254-8359

Civil Engineer:
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 5142 Franklin Drive, Suite B, Pleasanton, CA 94588
 Mark McClellan, Operations Manager
 mmcclellan@msce.com
 925-225-0690

Landscape Architect:
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 Jay Isaacson, President
 jay@isaacsonwood.com
 408-838-2329

Drawing Index

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G-004	VIEW 3 - CENTRAL PROMENADE FROM BRIGHTON DR
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WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



01 July, 2025

2025-07



NTS

COVER SHEET

G-000



AERIAL VIEW AND KEYMAP



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5

WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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SITE PHOTOS

G-001



WEST OF FAIRVIEW AFFORDABLE

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VIEW 1 - CORNER OF AVENIDA CESAR CHAVEZ AND HIBISCUS DR

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G-002



WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



VIEW 2 - CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA ST

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G-003



WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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G-004

VIEW 3 - CENTRAL PROMENADE FROM BRIGHTON DR



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LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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G-005

VIEW 4 - INTERIOR COURTYARD



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LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



VIEW 5 - CORNER OF BRIGHTON DRIVE AND HIBISCUS DR

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NTS

G-006

HIBISCUS DRIVE

BRIGHTON DRIVE

AVENIDA CESAR CHAVEZ

MIMOSA STREET

WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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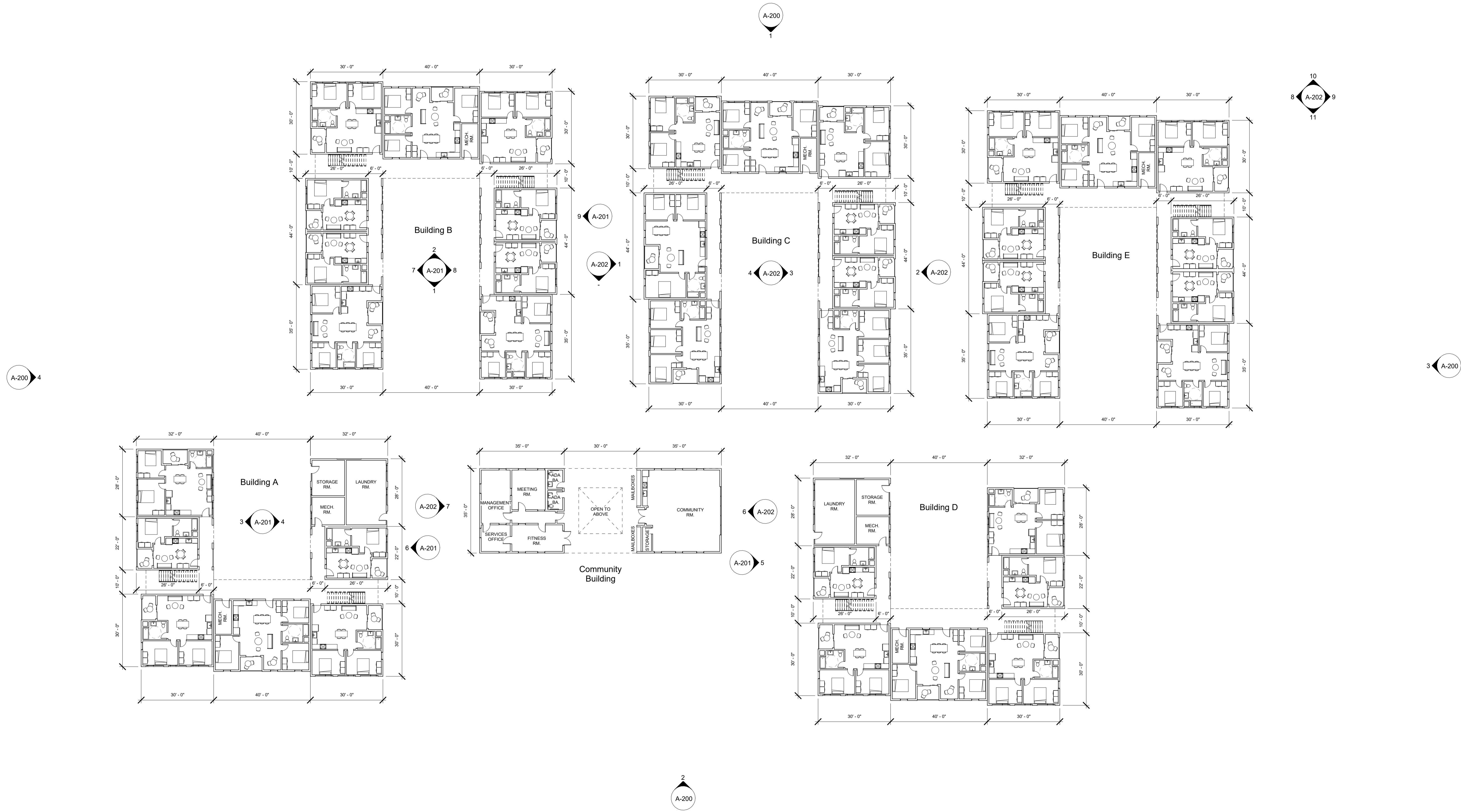


1" = 20'-0"

SITE PLAN

A-100





WEST OF FAIRVIEW AFFORDABLE

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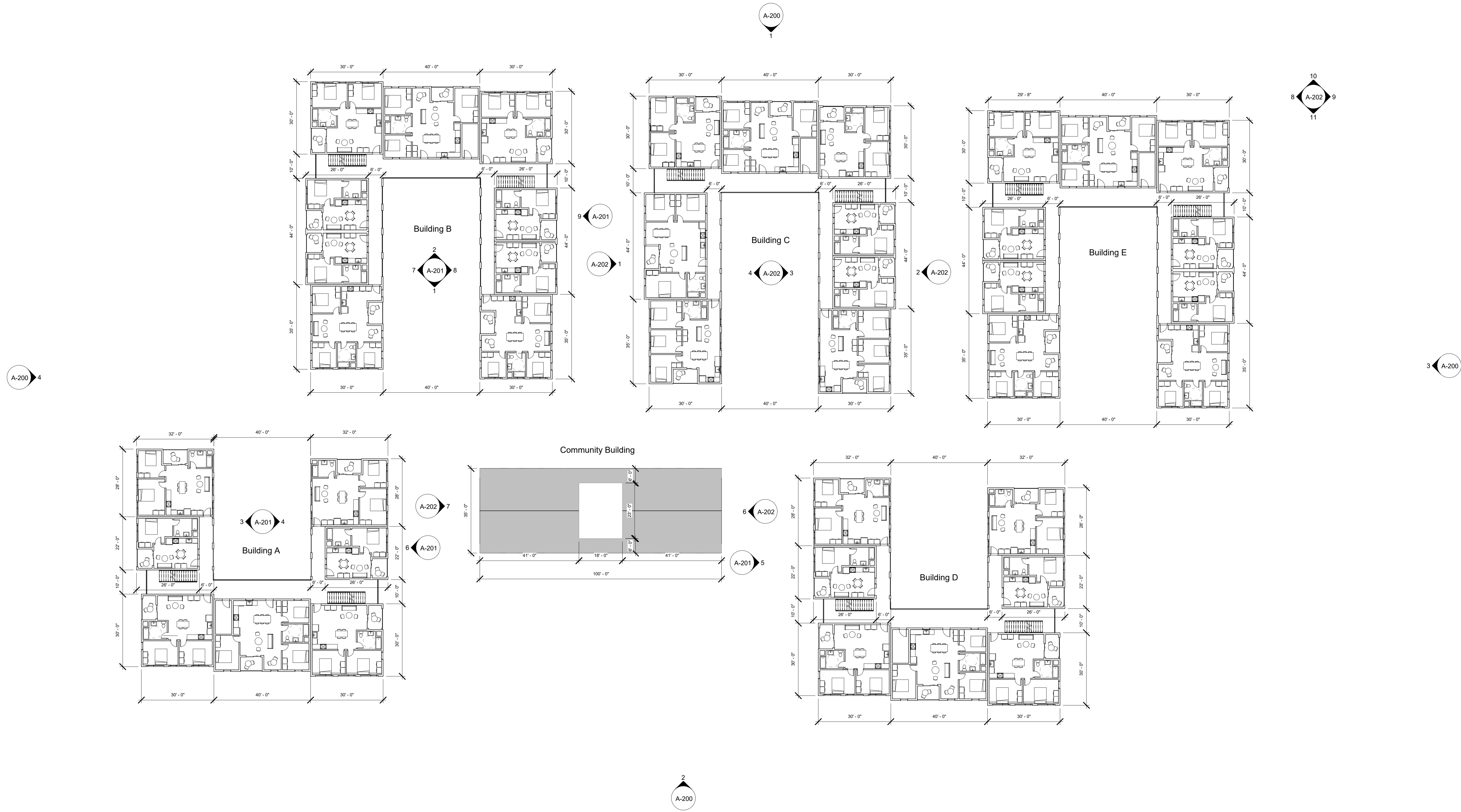


1" = 20'-0"

FIRST FLOOR PLAN

A-101





WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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1" = 20'-0"

SECOND FLOOR PLAN

A-102





WEST OF FAIRVIEW AFFORDABLE

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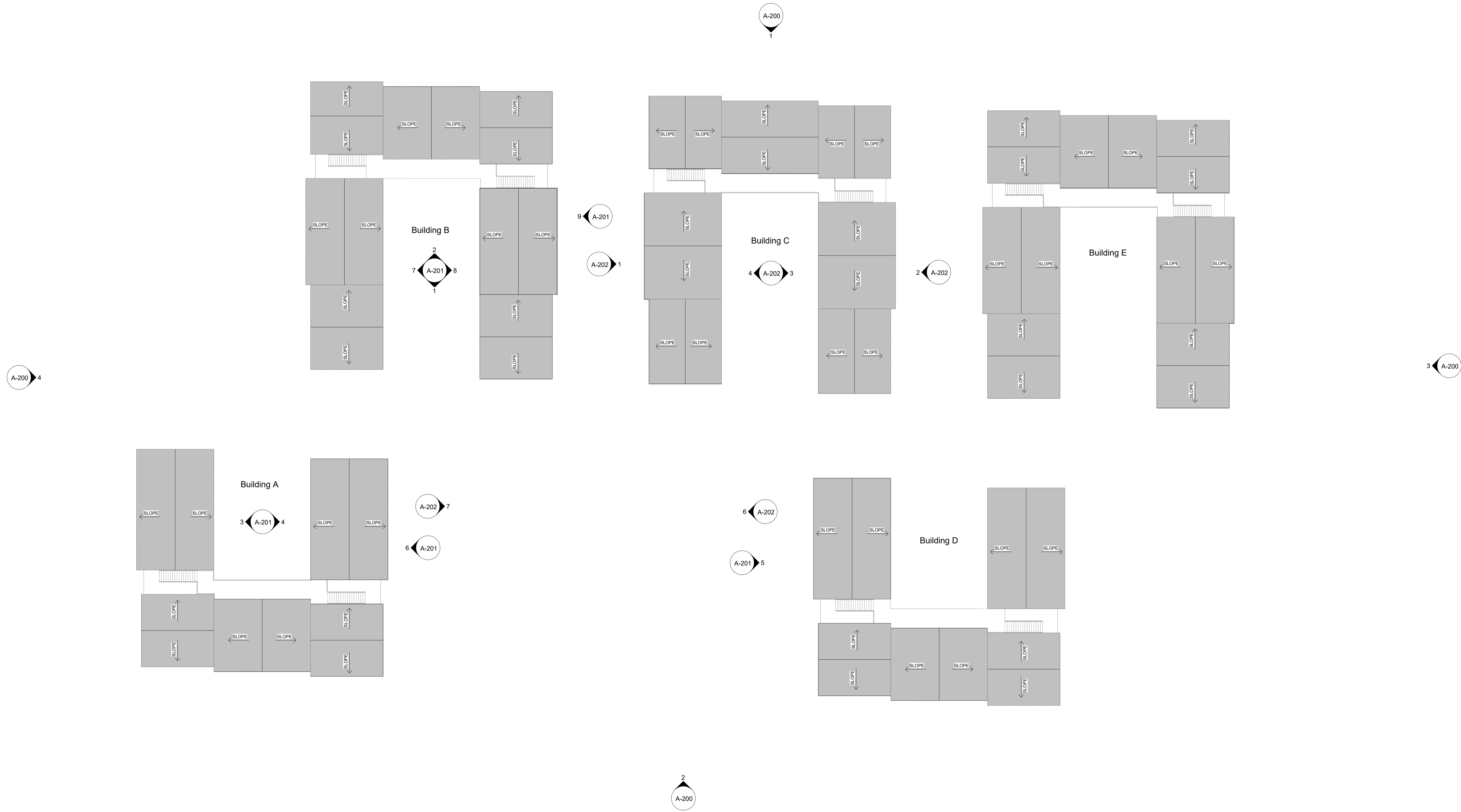


1" = 20'-0"

THIRD FLOOR PLAN

A-103





WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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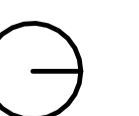
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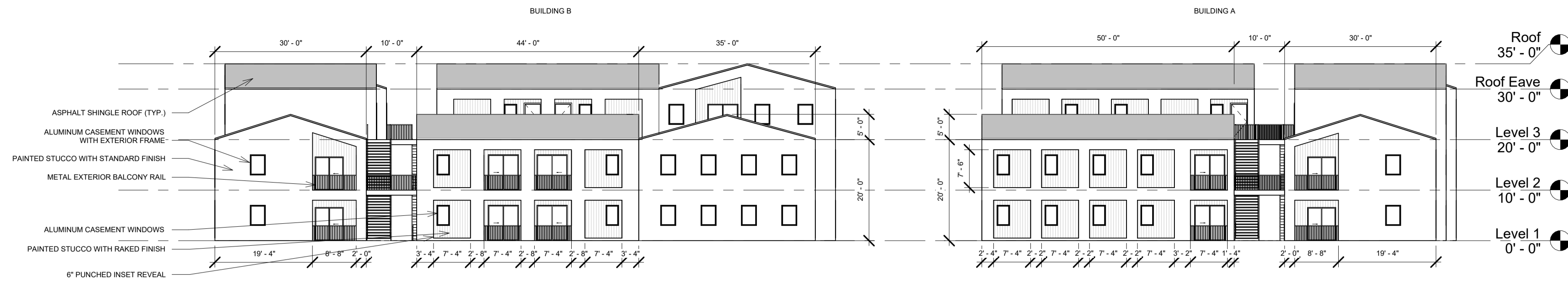


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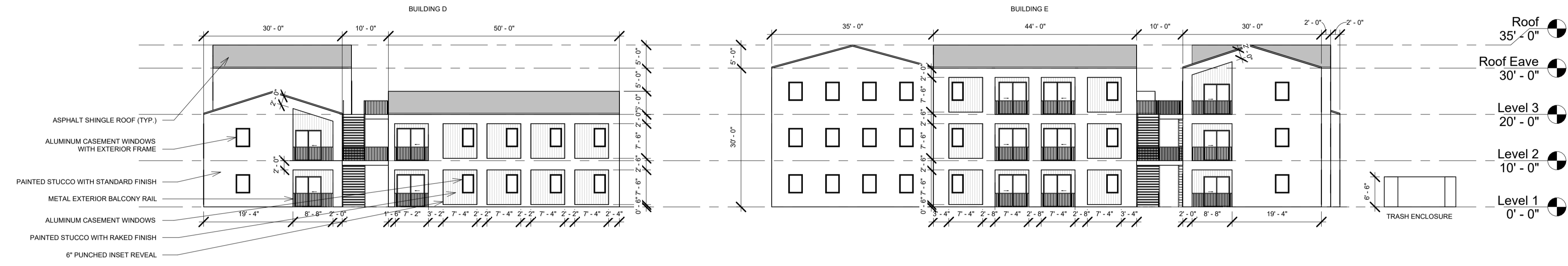
ROOF PLAN

A-104

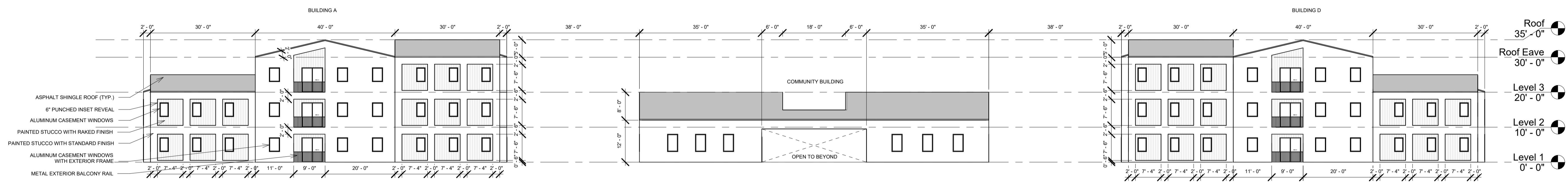




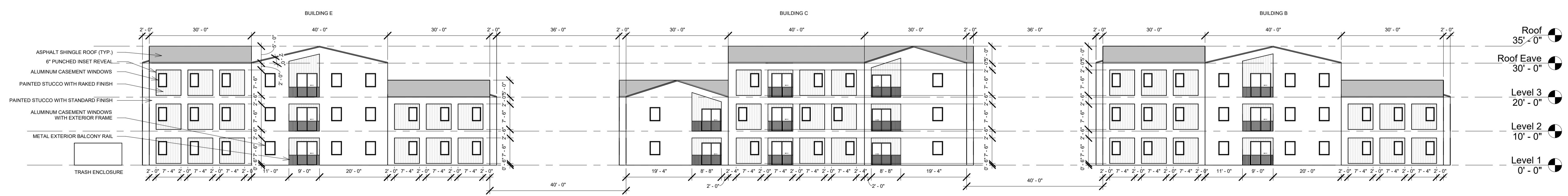
SOUTH ELEVATION 1/16" = 1'-0" 4



NORTH ELEVATION 1/16" = 1'-0" 3



EAST ELEVATION 1/16" = 1'-0" 2



WEST ELEVATION 1/16" = 1'-0" 1

WEST OF FAIRVIEW AFFORDABLE

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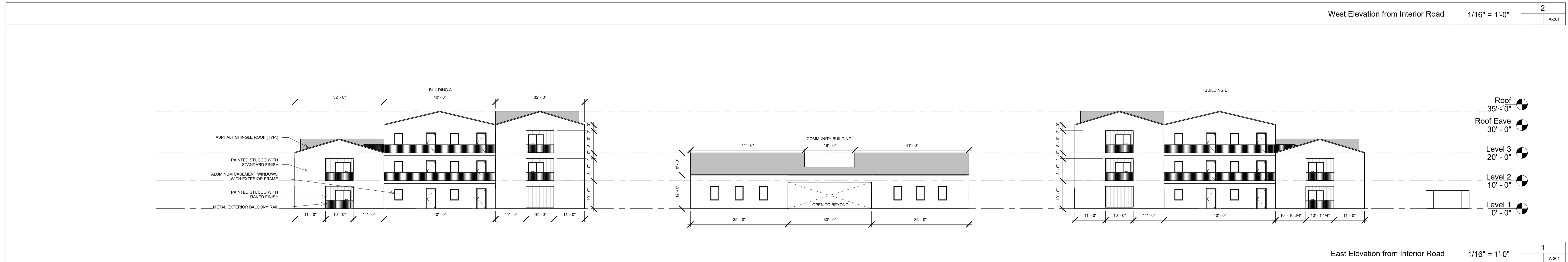
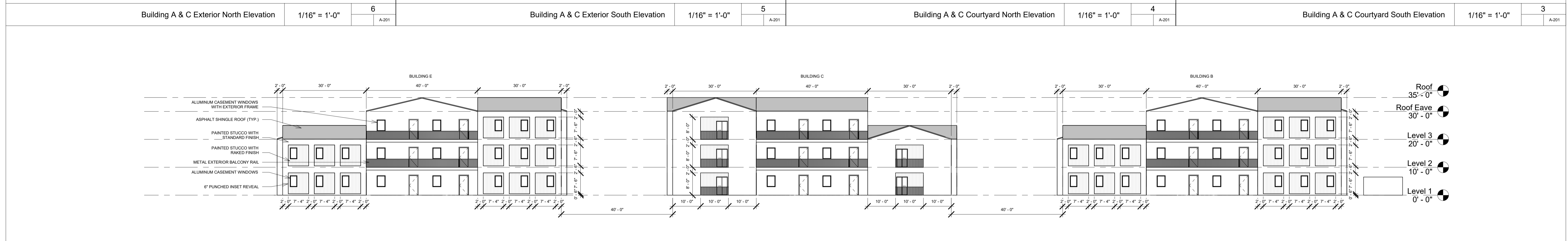
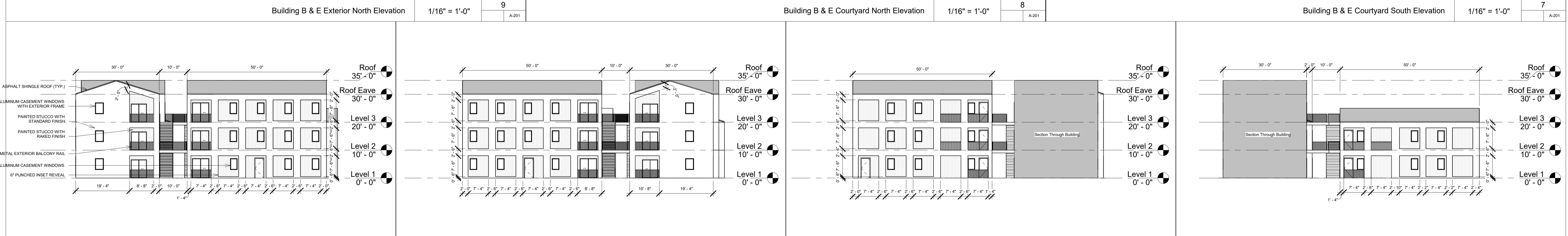
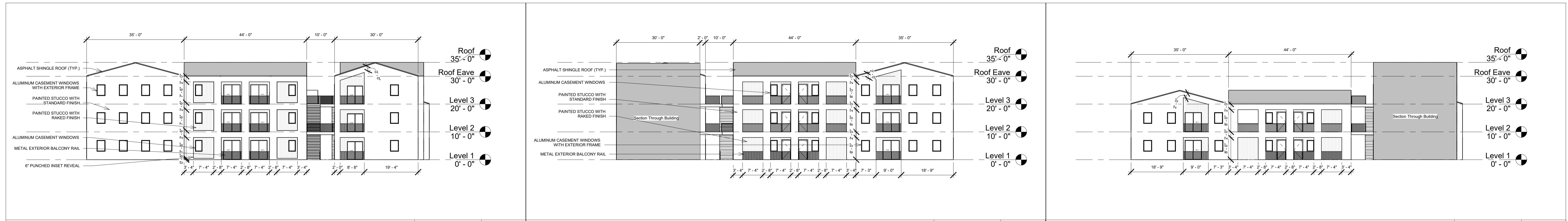
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1/16" = 1'-0"

ELEVATIONS

A-200



WEST OF FAIRVIEW AFFORDABLE

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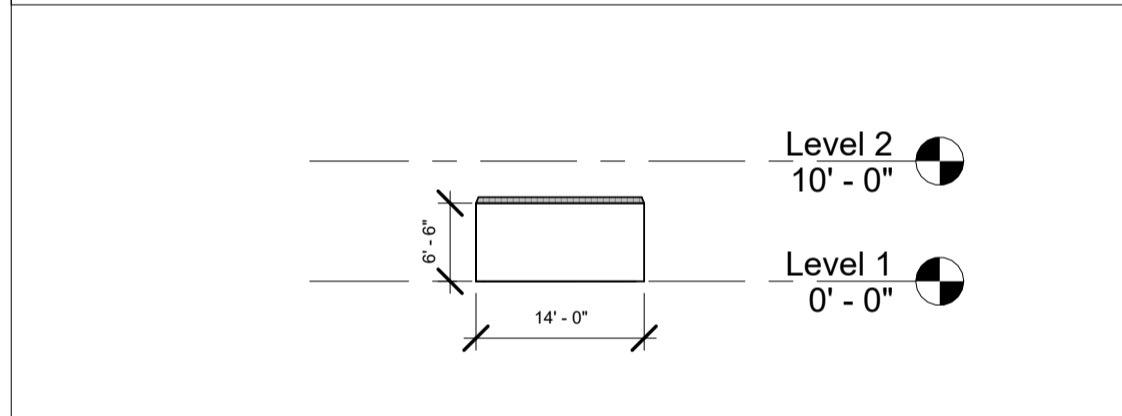
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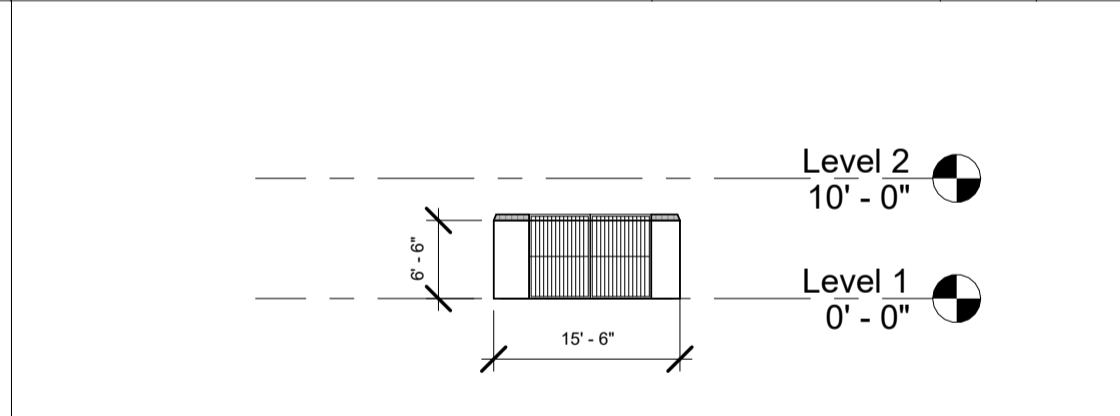
1/16" = 1'-0"

ELEVATIONS

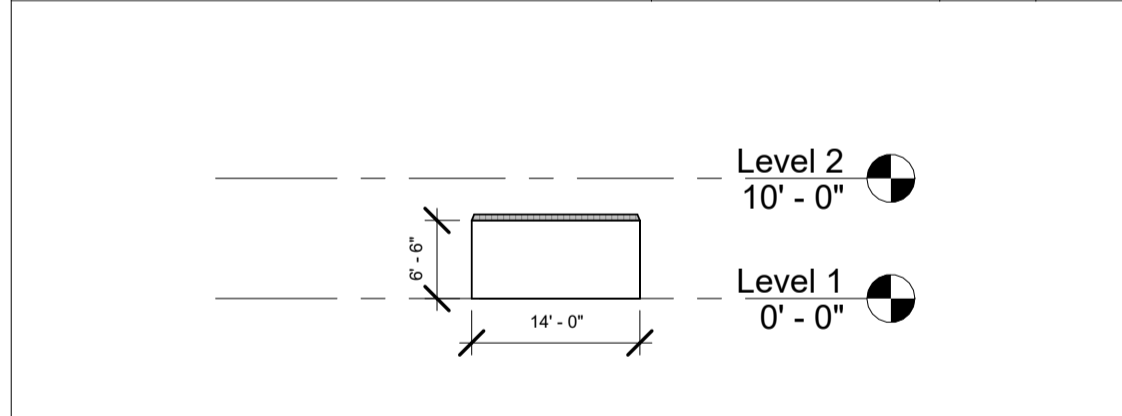
A-201



Trash Elevation West Elevation TYP. 1/16" = 1'-0" 11 A-202

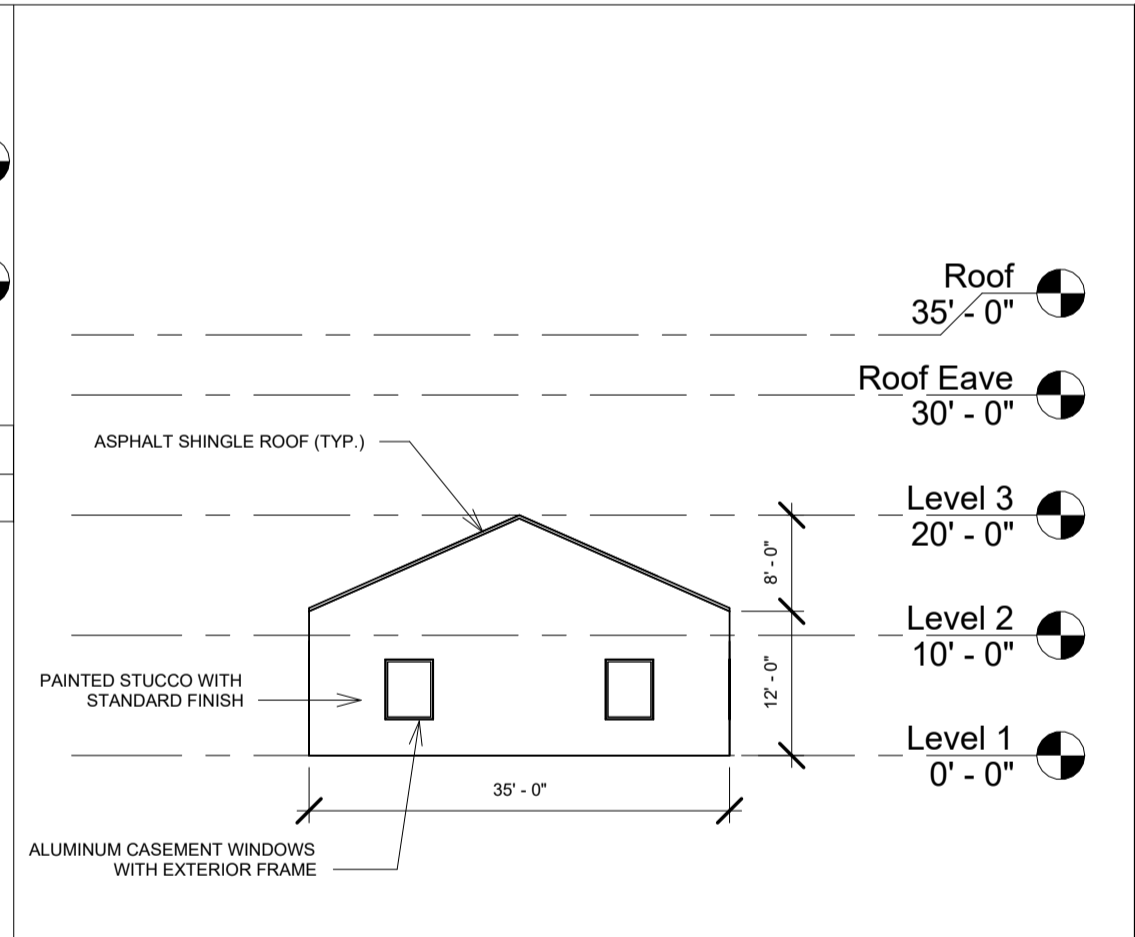


Trash Enclosure South Elevation TYP. 1/16" = 1'-0" 9 A-202

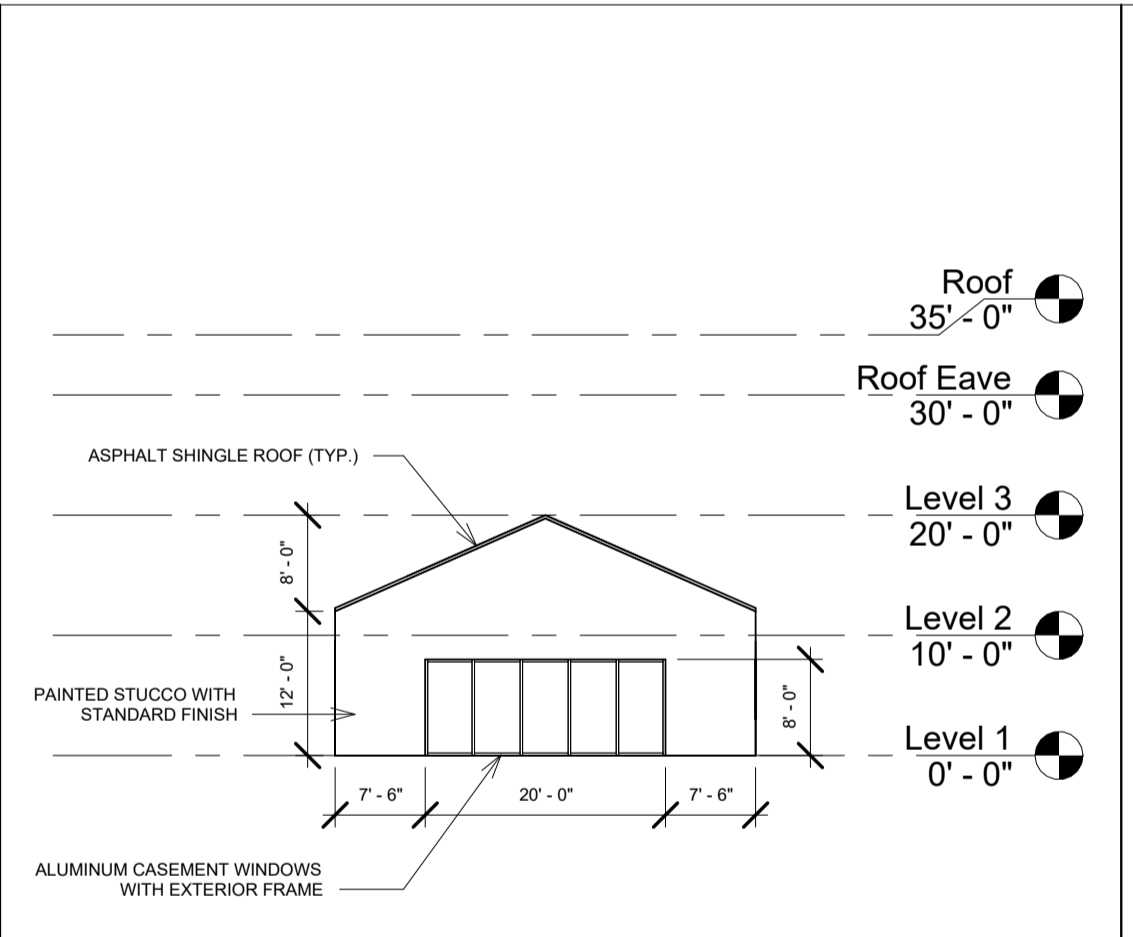


Trash Enclosure East Elevation TYP. 1/16" = 1'-0" 10 A-202

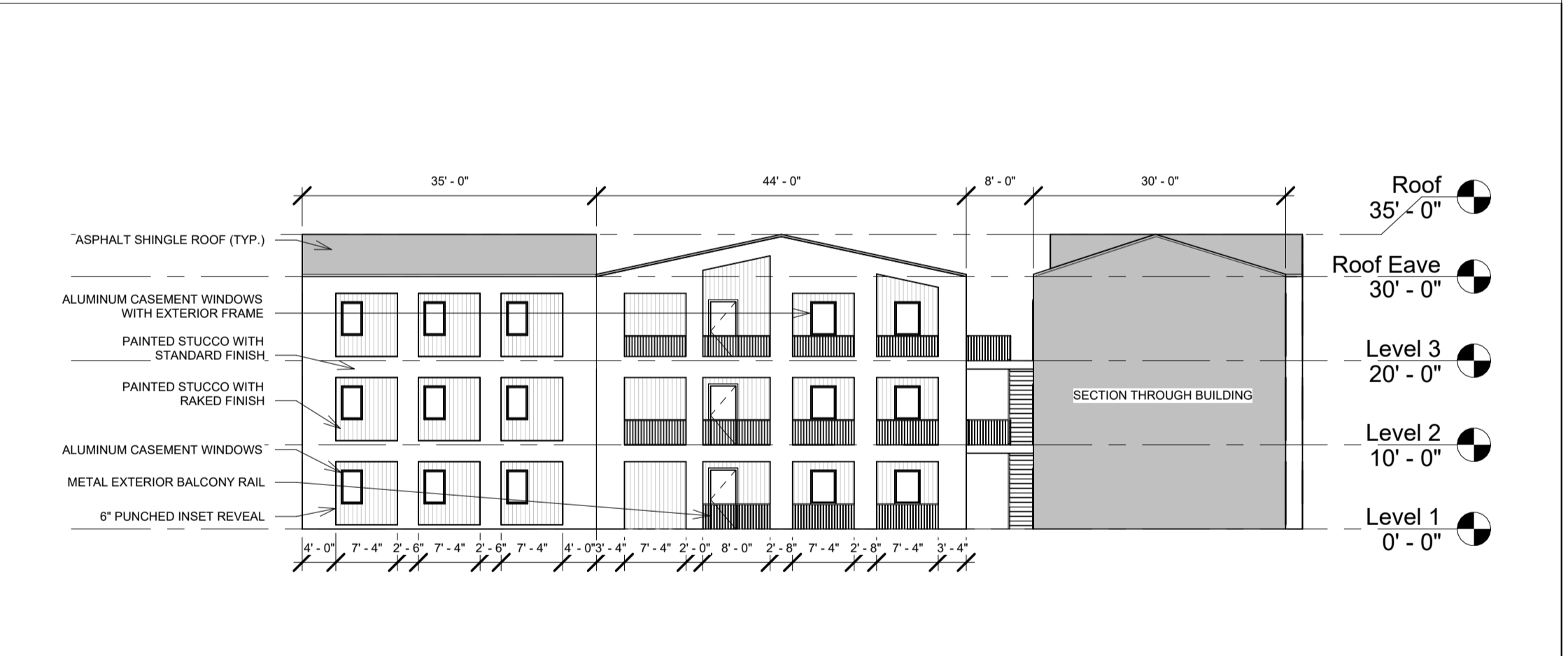
Trash Enclosure North Elevation TYP. 1/16" = 1'-0" 8 A-202



Community Building South Elevation 1/16" = 1'-0" 7 A-202



Community Building North Elevation 1/16" = 1'-0" 6 A-202



Building C Courtyard North Elevation 1/16" = 1'-0" 4 A-202



Building C Courtyard South Elevation 1/16" = 1'-0" 3 A-202



Building C Exterior North Elevation 1/16" = 1'-0" 2 A-202



Building C Exterior South Elevation 1/16" = 1'-0" 1 A-202

WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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1/16" = 1'-0"

ELEVATIONS

A-202

TOTAL FLOOR AREA: 44,048 SF

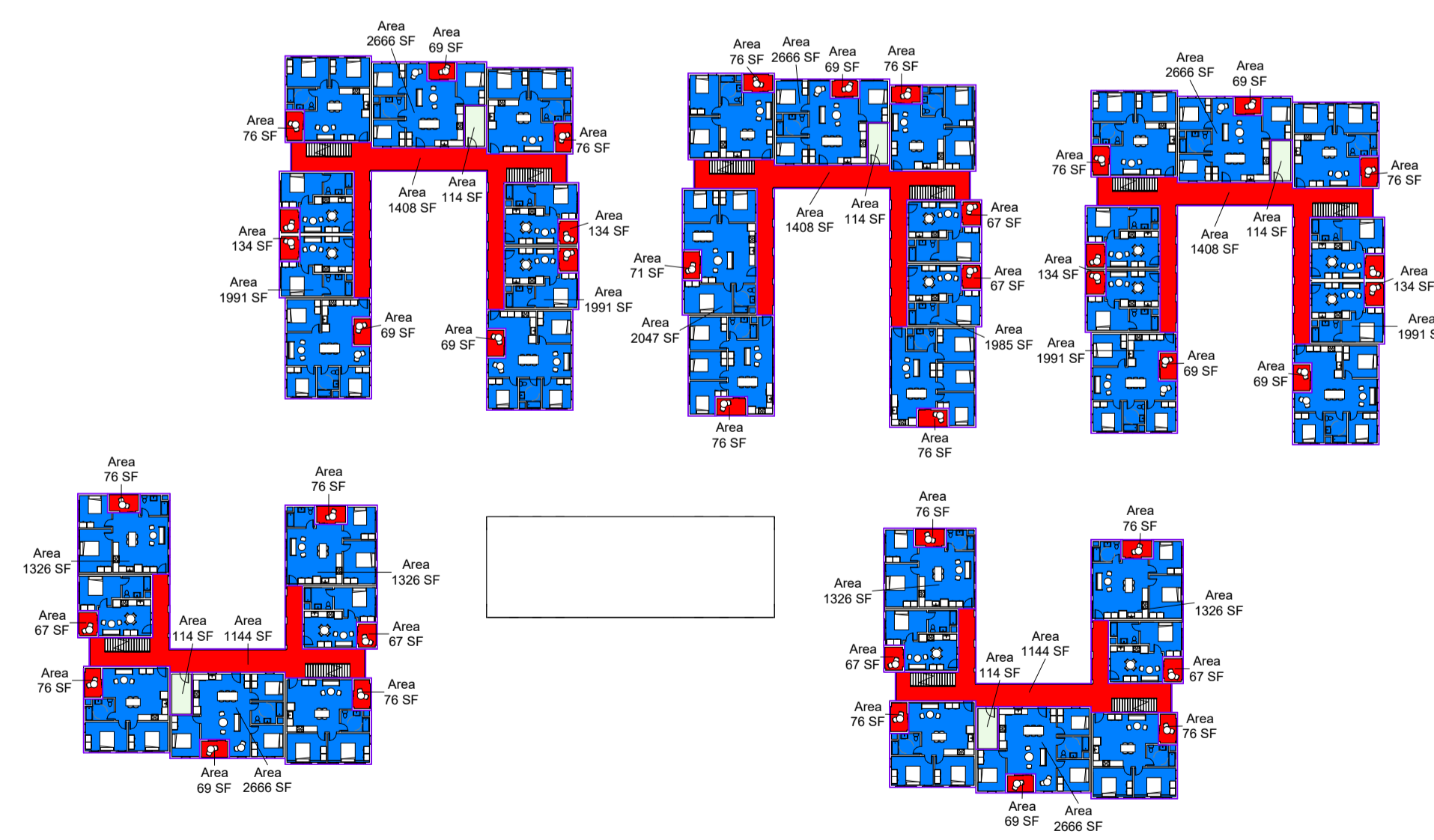
- Building Common Area - Gross SF
- Exterior Area - Gross SF
- Floor Area - Gross SF



Floor 1 Area Plan 1" = 50'-0" 1 A-300

TOTAL FLOOR AREA: 40,530 SF

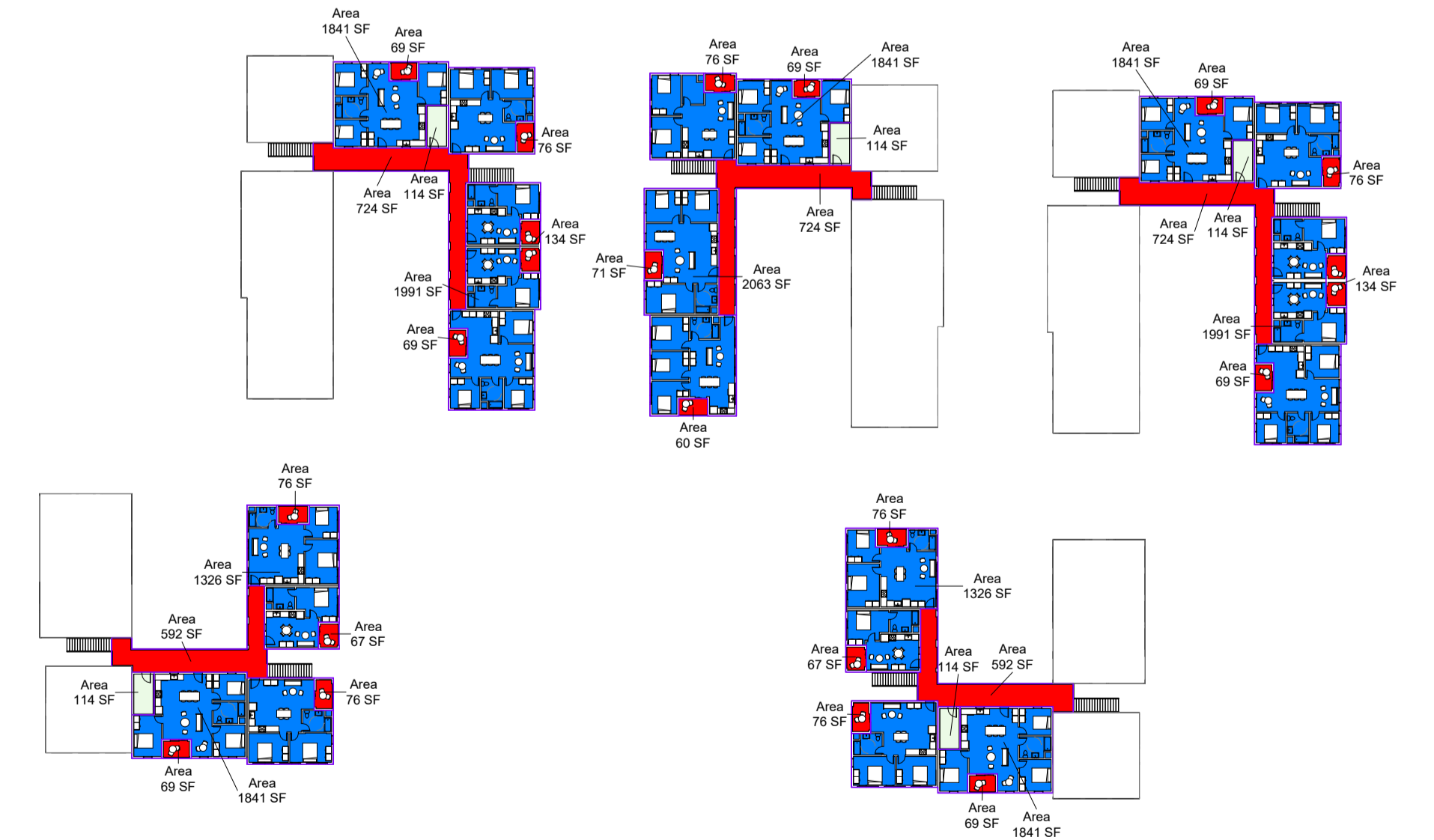
- Building Common Area - Gross SF
- Exterior Area - Gross SF
- Floor Area - Gross SF



Floor 2 Area Plan 1" = 50'-0" 2 A-300

TOTAL FLOOR AREA: 23,374 SF

- Building Common Area - Gross SF
- Exterior Area - Gross SF
- Floor Area - Gross SF



Floor 3 Area Plan 1" = 50'-0" 3 A-300

WEST OF FAIRVIEW AFFORDABLE

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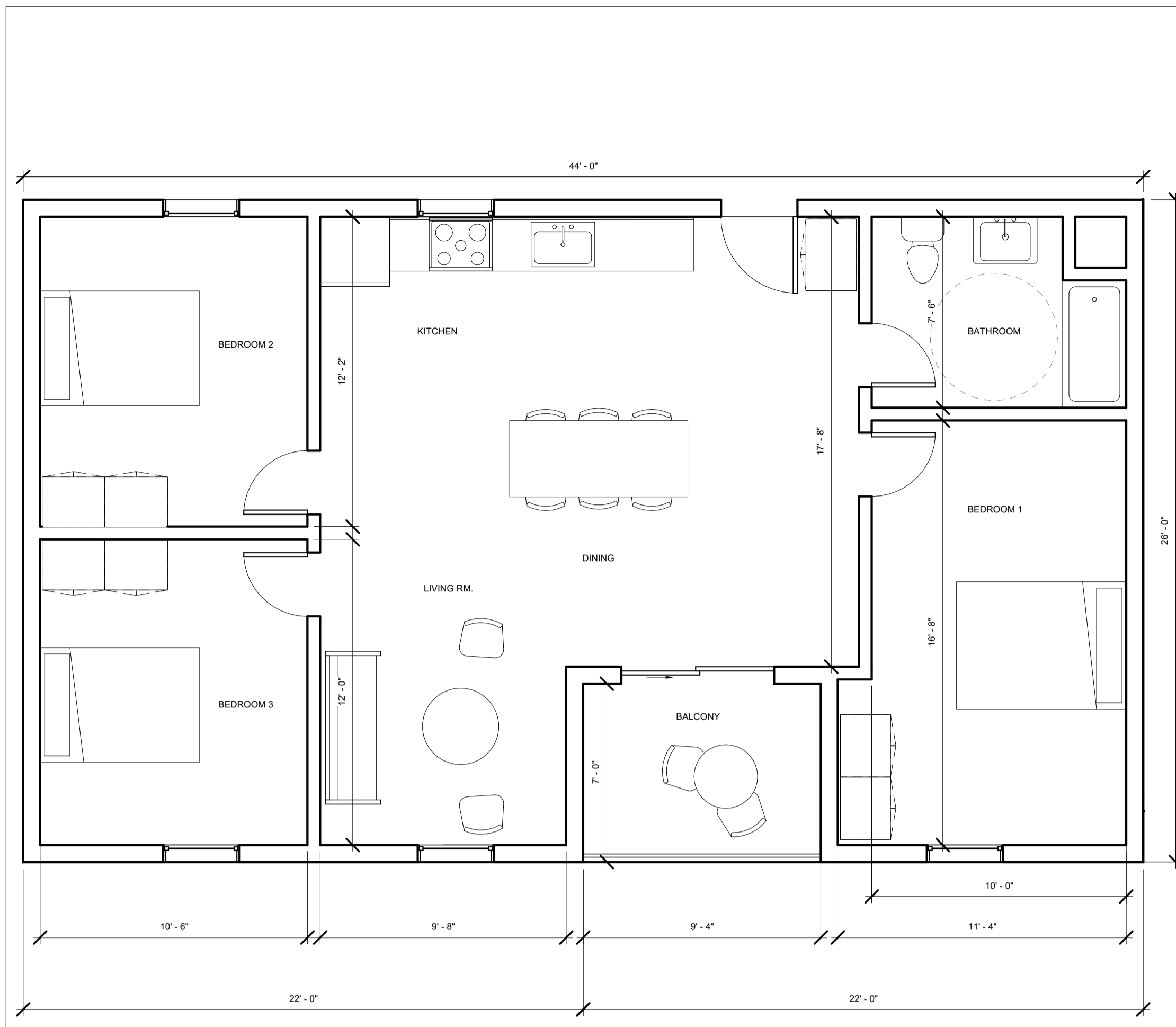
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1" = 50'-0"

AREA PLANS

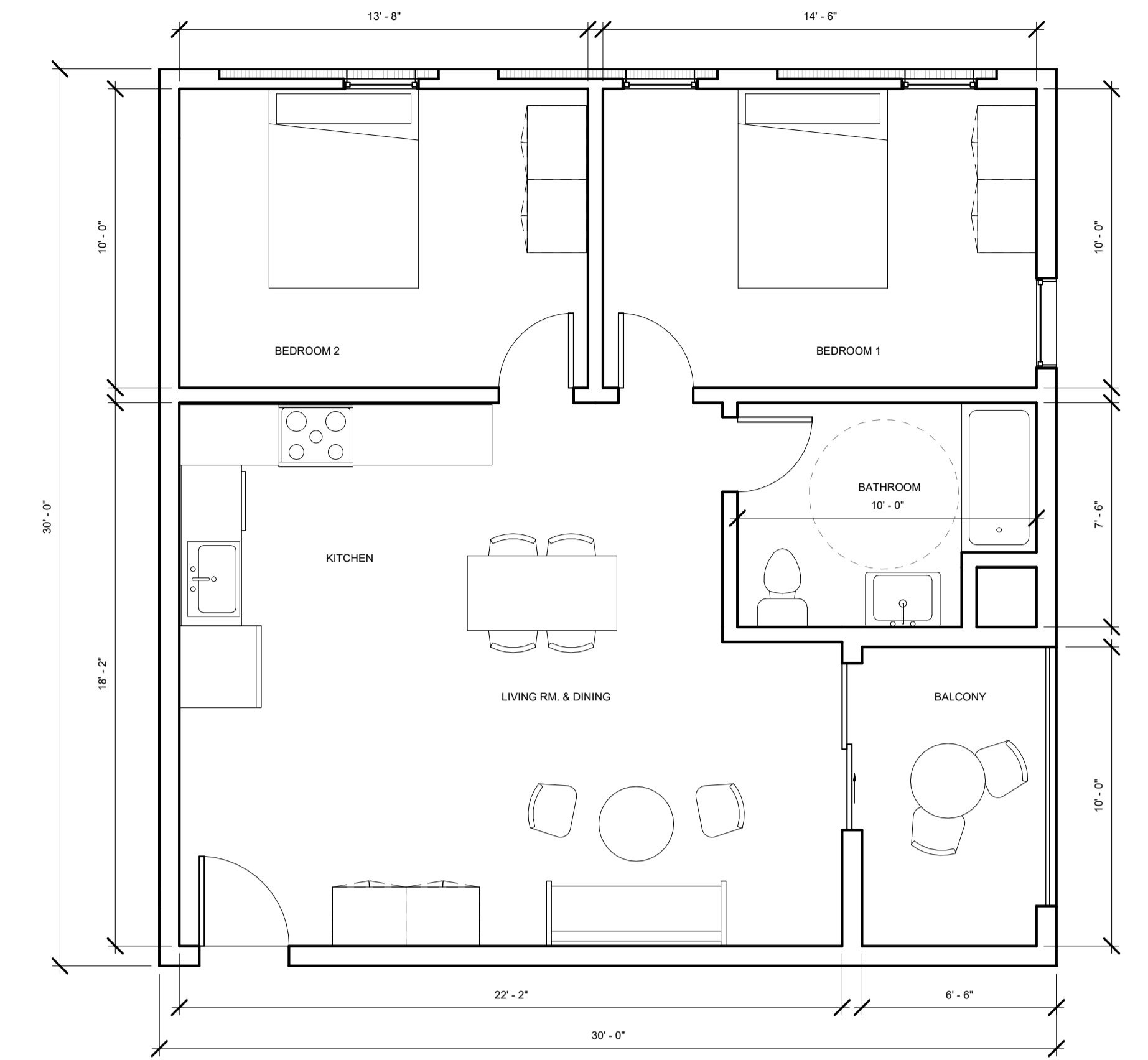
A-300



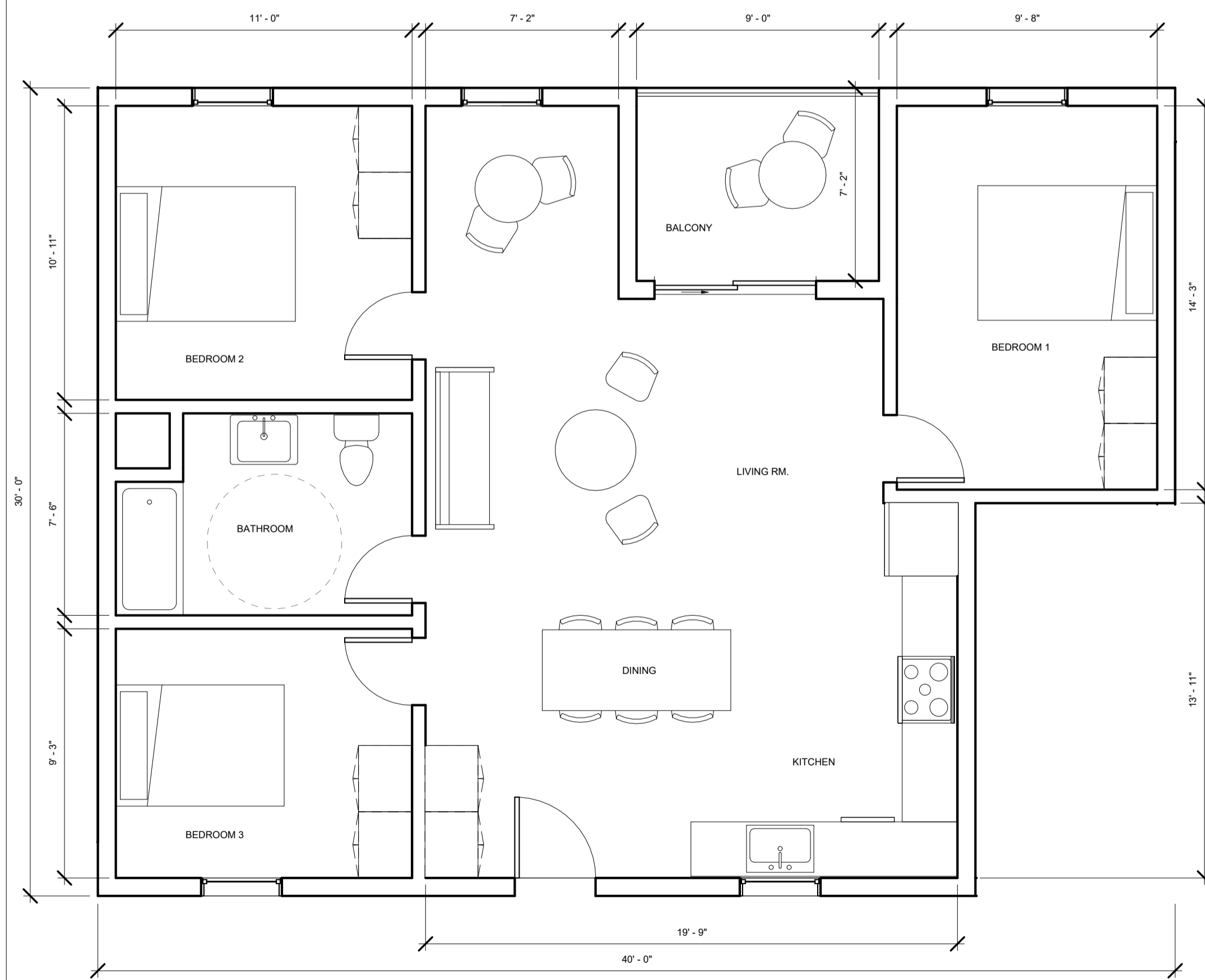
3BD / 1 BA TYPICAL UNIT LAYOUT - 1044 NSF
1/4" = 1'-0"
3D
A-301



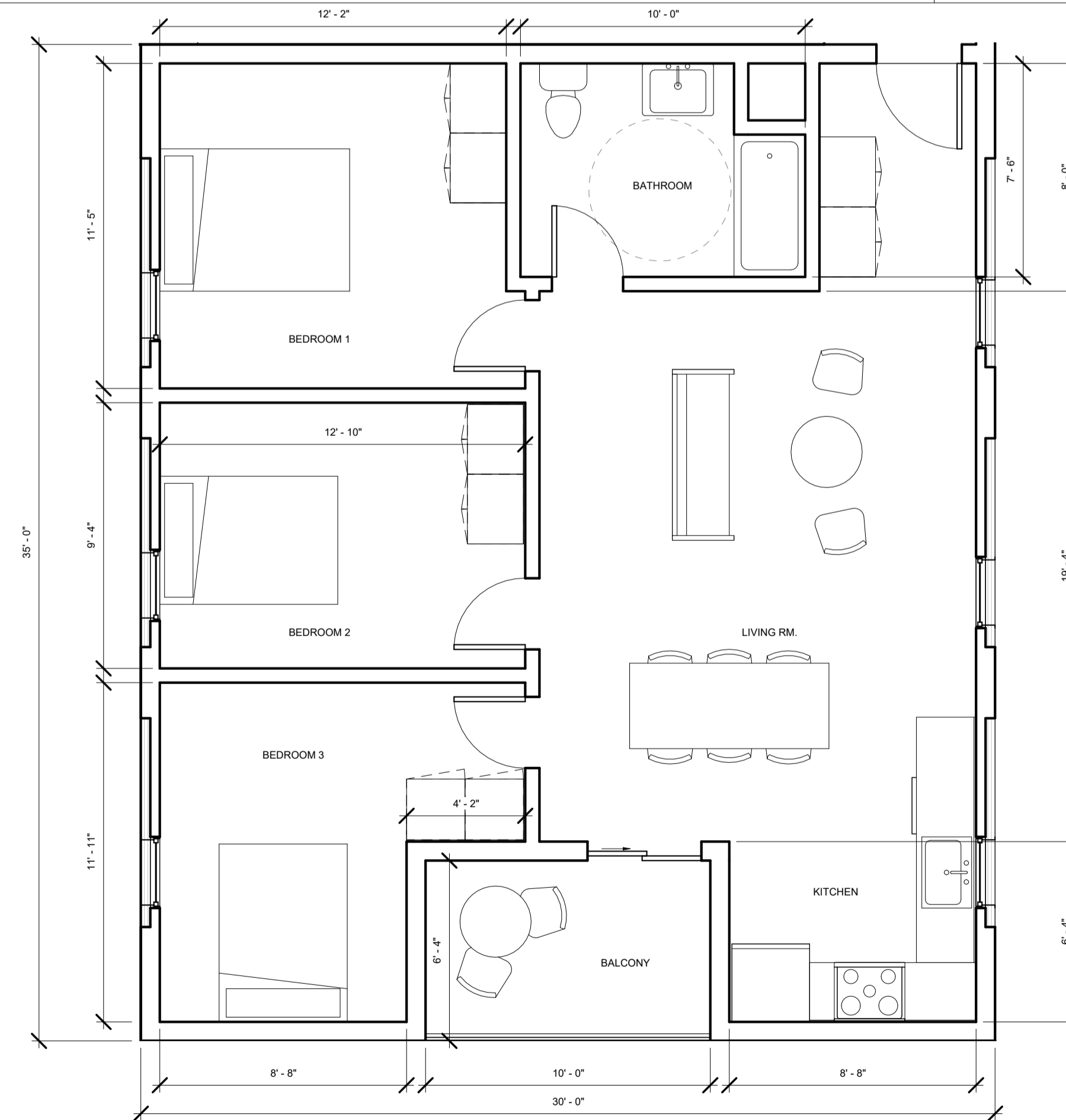
3BD / 1 BA TYPICAL UNIT LAYOUT - 957 NSF
1/4" = 1'-0"
3B
A-301



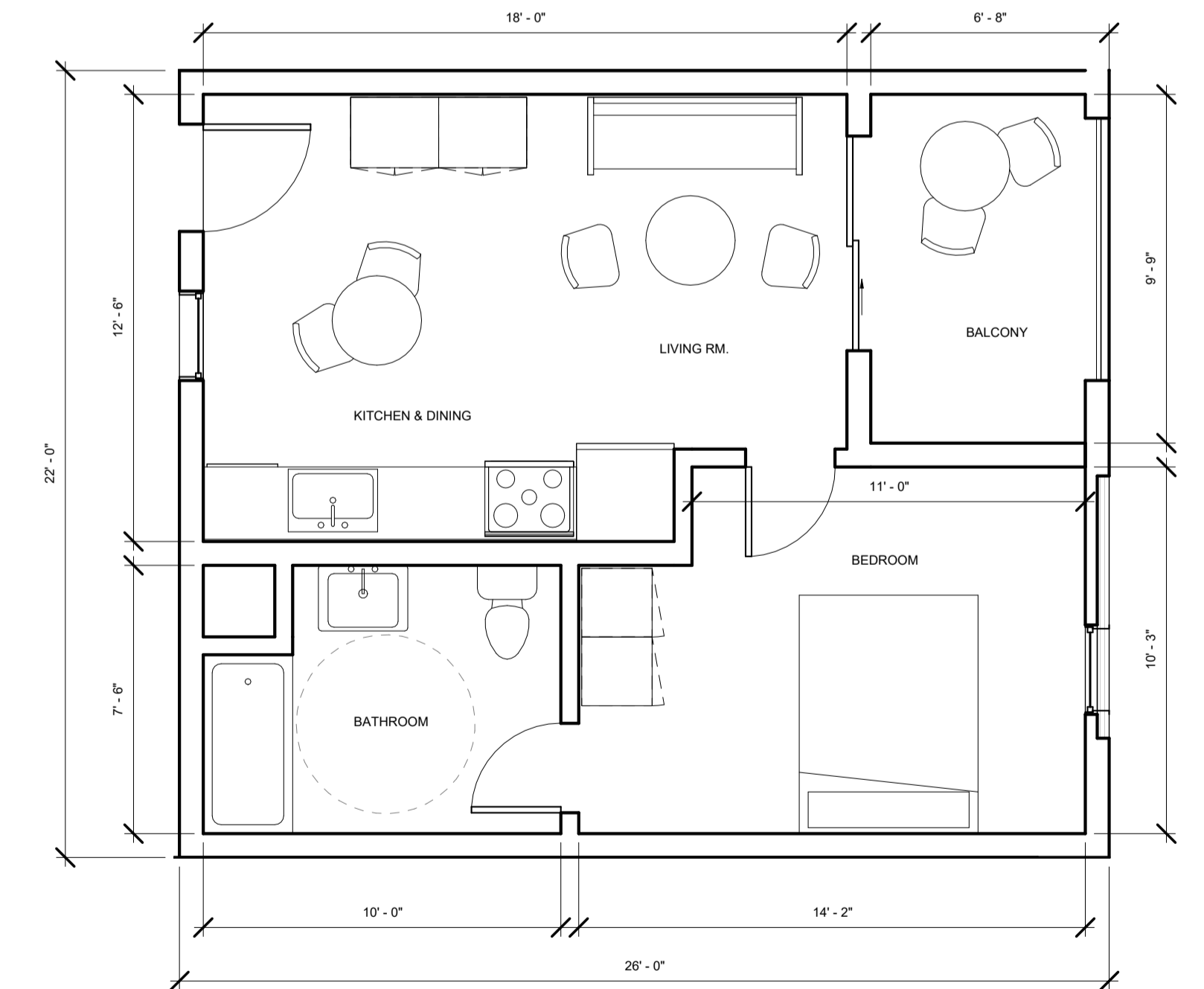
2BD / 1BA TYPICAL UNIT LAYOUT - 818 NSF
1/4" = 1'-0"
2A
A-301



3BD / 1 BA TYPICAL UNIT LAYOUT - 994 NSF
1/4" = 1'-0"
3C
A-301



3BD / 1 BA BLDG C UNIT LAYOUT - 957 NSF
1/4" = 1'-0"
3A
A-301



1BD / 1BA TYPICAL UNIT LAYOUT - 510 NSF
1/4" = 1'-0"
1A
A-301

WEST OF FAIRVIEW AFFORDABLE

LOT 100, CORNER OF AVENIDA CESAR CHAVEZ AND MIMOSA STREET, APN: 0578600460



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1/4" = 1'-0"

UNIT PLANS

A-301