



City of Hollister Planning Department  
339 5th St, Hollister, CA 95023  
June 10<sup>th</sup>, 2025

Dear Planning Staff,

We are pleased to submit updated design renderings for the West of Fairview Affordable Housing project. The revised design reflects several enhancements intended to improve the project's compatibility with the surrounding neighborhood and its overall construction feasibility given current affordable housing funding constraints.

Many of the updates directly respond to feedback received from Planning Commission members, particularly regarding building articulation and roof form. These adjustments help ensure the project's design is more in line with the scale and character of nearby residential neighborhoods, while supporting constructability and performance.

Key design changes include:

- **Interior Units:** Removed the half bathroom from all three-bedroom units
- **Compact Parking Spaces and Enhanced Landscape Integration:** Converted 13 standard parking spaces to compact spaces to minimize asphalt surface area. The total number of parking spaces remain as approved at 192 spaces (127 Standard, 55 Compact, and 10 Accessible parking spaces). Reduced paved areas allow for additional green space, storm drainage and landscaping, improving the pedestrian environment and the project's interface with the public realm.
- **Improved Building Articulation:** We have further broken down the massing of each building, responding to Planning Commission feedback to reduce perceived bulk along the street facing facades and better integrate with the surrounding context. Rooflines now feature more residential slopes and profile, enhancing neighborhood compatibility and improving roof drainage feasibility.
- **Façade Variation and Material Simplification:** Fiber cement paneling has been removed across all buildings. Instead, a combination of standard sand-blasted and raked-finish stucco will be used, with a 6" recess at material transitions to preserve façade depth and definition. Color variation has been introduced through window frames and trim details.
- **Roofing Update:** Roof slopes have been adjusted to allow for adequate drainage and to support overall construction feasibility. In addition, concrete S tiles have been replaced with asphalt shingles to streamline installation, reduce material costs, and maintain a residential character.

All buildings maintain their approved footprints, heights, setbacks, and unit and parking counts. While these changes also enhance cost-efficiency through simplified materials and streamlined construction, our primary goal remains delivering high-quality affordable housing that supports the vision of the Hollister community.



We believe the enclosed updates reflect meaningful progress in both design and feasibility and respectfully request the Planning Department's continued support. Please do not hesitate to reach out to us at [ayuen@co-operations.org](mailto:ayuen@co-operations.org) if you have any questions.

Sincerely,

Alex Yuen, RA

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