



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: August 28, 2025
REPORT # Community Development-2025-51**

AGENDA ITEM: ZONING ORDINANCE AMENDMENT (ZOA 2025-3) – LEGISLATIVE UPDATES, USES AND DEFINITIONS CLEAN-UP

DEPARTMENT HEAD: Rod Powell, Assistant City Manager

STAFF CONTACT: Erica Fraser, Consulting Senior Planner

RECOMMENDED ACTION: Adopt a Resolution recommending City Council approval of the proposed Zoning Ordinance Amendments

CEQA: The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

PROJECT DESCRIPTION: Staff are proposing several amendments to the Zoning Ordinance to comply with recent changes in State Law and to provide clarity and consistency between all use tables and definitions and additional definitions to support the permitted and conditionally permitted land uses to ensure that residential dwellings are included in mixed-use developments.

This requested action is a first step towards staff's goal to provide a comprehensive update of the City's existing Zoning Ordinance and the proposed amendments will provide clarity to the City and the public while staff continue to work on the overhaul.

The Planning Commission reviewed the proposed Zoning Ordinance Amendments during a Study Session on June 26, 2025. No changes were requested. A copy of the prior staff report as well as the red-lined changes can be viewed online by going to the Planning Commission's webpage and selecting the 'Meeting Agenda' option which will take you to a listing of all Staff Reports for the Planning Commission (or by selecting <https://pub-hollister.escribemeetings.com/?Year=2025>).

ANALYSIS: Staff are proposing amendments to the following Chapters in the Zoning Ordinance. For more information on the requested modifications, please refer to the attached June 26, 2025, staff report and the draft modifications (deleted text shown in red and new text underlined and in bold) which may be viewed via the City's website.

- Section 17.02.020, Definitions (entire Chapter is proposed to be repealed and replaced).
- Section 17.02.050(C) (modifications to the allowable uses of land section)
- Section 17.08.010(D) (new definition of Mixed-Use)
- Section 17.24.070(D), Project Sign Notification (existing regulations are to be repealed and replaced).
- Chapter 17.26, Two-Unit Residential Developments and Urban Lot Splits (modifications are related to changes in State Law).
- Chapter 17.34, Density Bonus (modifications are related to changes in State Law).

- All Use Tables
- Section 17.06.020, Home Office Zoning District (changes are related to listing the permitted and conditionally permitted uses in a table).

As discussed during the Study Session, staff used the draft modifications and reformatted each table and section to ensure that there is consistency in the formatting throughout. The proposed format and layout can be viewed in the Ordinance included as Exhibit A to Attachment 1.

Staff's proposed amendments to the Accessory Dwelling Unit Ordinance have been removed from this initial amendment and will be reviewed by the Planning Commission at a later date.

CEQA: The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and any future development projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378).

CONCLUSION: Several of the proposed amendments to the Zoning Ordinance are necessary to address recent changes in State Law. Other proposed amendments seek to provide much needed clarity and to ensure that there are adequate definitions to support each use listed in the Use Tables. These revisions will ensure that the Zoning Ordinance is user friendly for the public as well as staff.

PREVIOUS COUNCIL OR COMMISSION ACTION: None

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

1. Adopt a Resolution recommending City Council approval of the proposed Zoning Ordinance Amendments (Attachment 1) with the draft City Council Ordinance included as Exhibit A; or
2. Adopt a Resolution recommending City Council approval of the proposed Zoning Ordinance Amendments (Attachment 1) with the amendments to the draft City Council Ordinance (included as Exhibit A) made by the Planning Commission; or
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 approval of ZOA 2025-3 with the draft Ordinance included as Exhibit A.
2. June 26, 2025, Planning Commission Staff Report without Attachments.