

PLANNING COMMISSION RESOLUTION NO. 2025-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER
RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO VARIOUS
SECTIONS OF THE ZONING ORDINANCE TO CLARIFY DEFINITIONS AND USE
TABLES ACROSS ALL CITY ZONING DISTRICTS, AS WELL AS TO PROVIDE
MINOR CLARIFICATION AND LEGISLATIVE CONSISTENCY RELATED TO
DENSITY BONUS REFLECTIVE OF CHANGES IN STATE LAW
(ZOA 2025-3)**

WHEREAS, the City occasionally initiates an amendment to the Zoning Ordinance in order clarify provisions in the Zoning Ordinance or to reflect current conditions in the City; and

WHEREAS, staff are requesting amendments to the Zoning Ordinance to address recent changes in State Law, to clarify definitions and use tables, and for consistency throughout; and

WHEREAS, the Planning Commission held a Study Session on June 26, 2025, to discuss the proposed amendments; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 28, 2025, to review the proposed amendments during which all interested parties were heard; and

WHEREAS, a staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Zoning Ordinance amendments; and

WHEREAS, following the public hearing the Planning Commission determined to recommend that the City Council adopt the amendments to the Zoning Ordinance as proposed; and

WHEREAS, 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).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Hollister does hereby recommend the City Council adopt Zoning Ordinance Amendment 2025-3 attached herein as Exhibit A to this resolution.

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