



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: September 25, 2025
REPORT # Community Development-2025-61**

**AGENDA ITEM: 1070 4TH STREET SITE & ARCHITECTURAL REVIEW 2025-1,
DENSITY BONUS 2025-2**

DEPARTMENT HEAD: Rod Powell, Assistant City Manager

STAFF CONTACT: Brendon Coye, Associate Planner

RECOMMENDED ACTION: Adopt a resolution approving Site & Architectural Review 2025-1 and Density Bonus 2025-2 for APN 052-131-033 located at 1070 Fourth Street in the West Gateway Zoning District.

CEQA: This Project is categorically exempt from CEQA pursuant to Section 15332, In-fill Development.

PROJECT DESCRIPTION:

The applicant is proposing to construct a 100% affordable 17-unit, two-building multifamily housing development comprised of one and two-bedroom apartment units. Of the total number of units, 1 unit is designated as very low-income, 13 units are designated for low-income and 3 units designated for moderate income tenants. The project includes onsite parking, a playground, EV charging stations and landscaping. The parcel is located near the corner of San Juan Road, also known as Fourth Street, and Felice Drive in the West Gateway Zoning District. The project plans are included as Attachment 3.

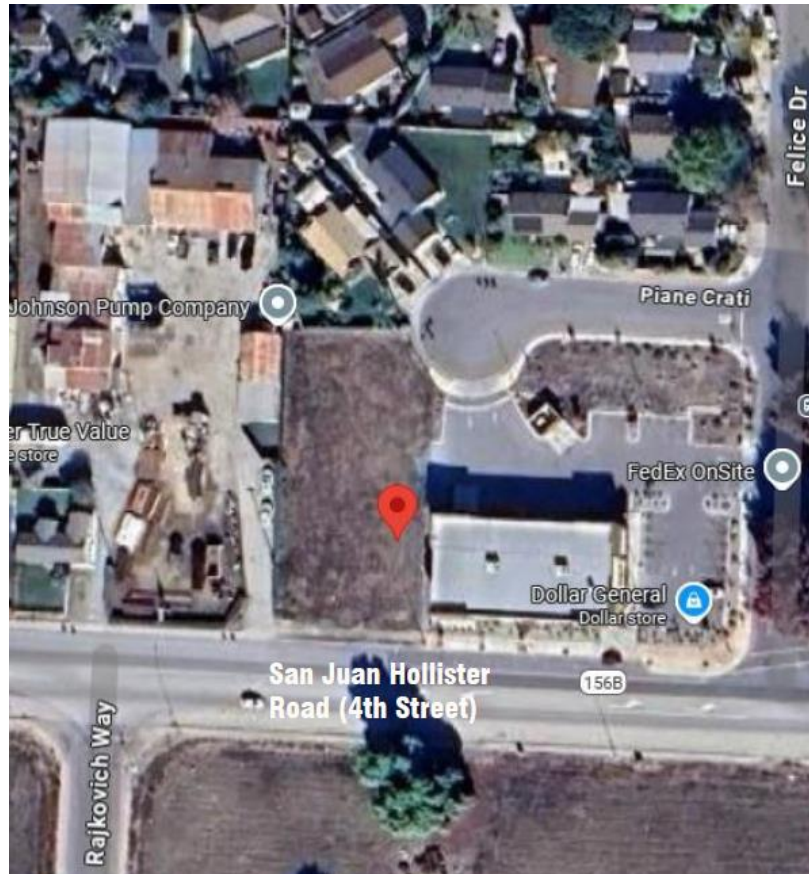
ANALYSIS:

Location

The proposed project site is located at 1070 Fourth Street, northwest of the corner of Fourth Street and Felice Drive on a .52-acre vacant parcel. The project site lies within the West Gateway Zoning District surrounded by residential uses to the north, with commercial uses flanking the property to the east and west. Two vacant parcels reside at the southeast and southwest corners of Rajkovich Way and Fourth Street, south of the project site.

The location of the project site is shown below:

Figure 1: Project Site and the Surrounding Area



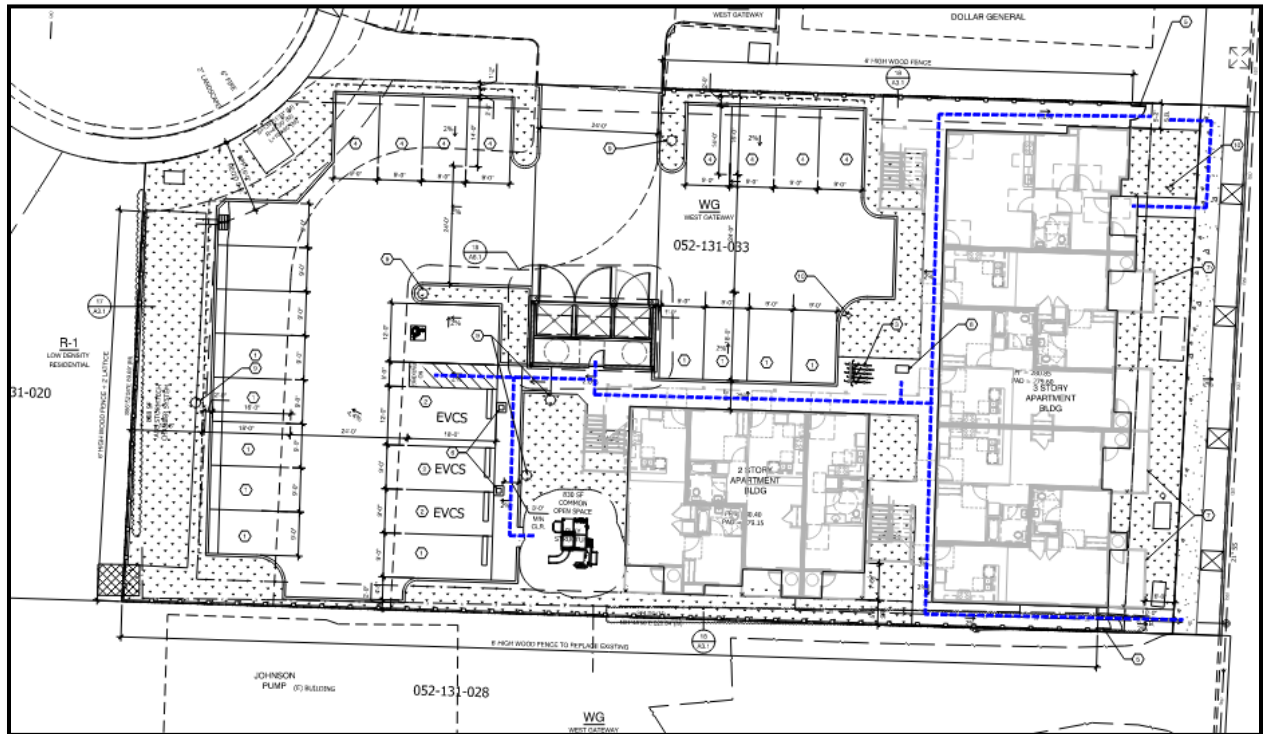
Site Plan:

The applicant is proposing to construct a 100% affordable 17-unit multifamily housing development adjacent to the Dollar General located at the corner of Fourth Street and Felice Drive. The following is an itemized list of improvements included with the proposal:

- One two-story and one three-story multi-family apartment building
- Seven one-bedroom units, ten two-bedroom units
- Deck and porch space for all units
- Twenty-five parking spaces, including one which is accessible and three which provide electric vehicle charging stations.
- Parking access through the Dollar General parking lot
- Five bicycle parking spaces
- 830 square feet (SF) of common open space including a playground
- Landscaping
- Three waste stream trash enclosure

Figure 2: Site Plan

North



Architecture:

The project consists of a two-building multifamily housing development comprised of one 2-story and one 3-story building. The buildings will be finished in smooth plaster finishings with two tone colors. Paint colors proposed are Sherman Williams SW 9109 – Natural Linen and SW 9103 – Farro. Architectural softening features include contrasting color wood trim, accented faux shutters and landscaping planted along the perimeter. Other architectural features include asphalt shingle roofing, vinyl windows, gutters painted to match the wood trim, fiberglass or galvanized doors, a privacy fence and a metal gate. Elevations can be viewed on Sheet A3.1 of the project plan set.

The overall height of the 3-story building is 36' – 6" while the height of the 2-story building to the roof pit is 19' as noted in the project plan set. The project is consistent with the West Gateway Zoning District which allows for heights up to 50'. The south elevations of the 3-story building will be visible from Fourth Street while the north elevations of both the 2-story and 3-story buildings will be visible from Plane Crati Court. As the project site sits adjacent to the Dollar General store, partial views of the east facing elevations of both buildings will be visible from Felice Drive.

Lighting for the project is provided by a combination of flush mounted wall sconces, illuminated bollards and light poles. The flush mounted wall sconces will provide lighting for the building faces and internal pathways while the bollards will illuminate the open space. The parking lot will be illuminated by light poles while a LED light bar will provide lighting for the trash enclosure.

The following elevations show all sides of the 2 and 3-story buildings.

Figure 3 – North Elevations



Figure 4 – South Elevation



Figure 5 – East Elevation



Figure 6 – West Elevation



Access Agreement

Access to the project site will be through the Dollar General parking lot via Piane Crati Court as authorized via the Access Agreement as agreed to in Planning Commission Resolution 2020-7. The Access Agreement provides a non-exclusive easement for vehicle and pedestrian ingress and egress through the north parking lot entrance to the Dollar General property from Piane Crati Court. The Access Agreement was established during the approval of the Dollar General project with the intention to reduce the number of driveway cuts and potential conflicts on Piane Crati Court as well as to reduce the impacts to street parking in the court. Access to the project site conforms to the criteria outlined in the General Plan for the West Gateway Zoning District as the design encourages internal circulation while relocating access away from Fourth Street.

Density Bonus

The project proposes the use of waivers as allowed under Hollister Municipal Code (HMC) Chapter 17.34 – Density Bonus. Per HMC Section 17.34.030(A), to be eligible for a density bonus and incentives, a proposed housing development shall meet one of seven criteria. The project meets 17.34.030(A)(7) -- *One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Health and Safety Code Section 50079.5, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Health and Safety Code Section 50053.*

As such, the following waivers have been approved for the reduction of open space:

Per HMC 17.040.040(D)(3), 500 SF combined total private and common open space per unit is required. 500 SF x 17 units = 8,500 SF of combined total private and common open space. A combined total private and common open space proposed is 2,642 SF. The following is a tabulation of the total required and proposed SF for common and private open space:

Type	Required	Proposed
Total Common Open Space	8,018 SF	1,704 SF
Total Private Open Space	2,640 SF	938 SF

The following is a breakdown of the required and proposed open space:

Type	Required (Per Unit)	Proposed (Per Unit)
Ground Level Private Open Space	250 SF	44 – 100 SF
2 nd and 3 rd Level Private Open Space	64 SF	42 SF – 48 SF

Additional waivers approved for this project include:

Parking Requirements per HMC 17.18.060 – Number of Parking Spaces Required

Unit Type	Required Off-Street Parking (Per Unit)	Total Off-Street Parking Required
One Bedroom (Seven)	1.5	30
Two Bedroom (Ten)	1.5	

Parking Required per HMC 17.34.070 – Parking Requirements in Density Bonus Projects

Unit Type	Required Off-Street Parking	Total Off-Street Parking Proposed
One Bedroom (Seven)	1	25
Two Bedroom (Ten)	1.5	

- Parking: While 30 parking spaces are required, the project proposes 25 parking spaces including those specific to accessible and EV charging parking.
- Parking: Parking is located within the required setback.
- Wall setback: While a 10-foot setback is required for walls with a bedroom and kitchen, 5-foot setbacks are being proposed.
- Floor setback: While none is being proposed at this time, a 5-foot setback for the 2nd floor and a plus 5-foot setback for the 3rd floor are required.

Landscaping:

The project is located in the West Gateway Zoning District and as such the landscaping is consistent with the West Gateway Beautification Plan. The proposed landscaping

includes a variety of deciduous and evergreen trees, shrubs and ground cover in addition to hardscaping utilized in and around the playground and open space areas. All trees, shrubbery and ground cover are chosen based in part on the City of Hollister's Tree Planting Policy as well as the relevant hydro zone and the expectation of the plants to thrive in this environment. The landscaping proposed is drought-tolerant and acts to screen the parking lot and adjoining properties.

The landscaping will be designed to create and enhance the visual quality and natural settings for the project complimenting other developments within the West Gateway Zoning District. Landscaping will be used to screen and soften the project buildings and provide privacy to the common areas such as the playground. All landscaping will meet the requirements set forth in Chapter 17.16.080 – Landscaping design and standards.

Figure 7 -- Landscape



General Plan Compliance:

The West Gateway Mixed-Use designation is intended to foster an attractive entry to the City of Hollister by featuring community shopping, retail and offices with residential uses. The project site is in the West Gateway Zoning District and is designed to conform with the relevant criteria in the Special Planning Areas section of the General Plan. As such, the project directs traffic circulation away from Fourth Street opting for access from Felice Drive through Plane Crati Court. Accessing the project from Felice Drive through Plane Crati Court avoids access from main roads. The City has adopted the West Gateway Beautification Plan which outlines the specific street frontage and access/intersection locations for properties off Fourth Street between Graf Road and Westside Boulevard. This property does not have vehicular access to Fourth Street in that plan, and the site design is consistent with the West Gateway Beautification Plan design.

Zoning Compliance:

The proposed project is compliant with the Mixed-Use Zoning District and the West Gateway Mixed-Use supplemental standards. The West Gateway Mixed-Use supplemental standards encourage the development of multifamily residential buildings near existing residential properties. In compliance with the West Gateway Mixed-Use supplemental standards, the project is located on a vacant parcel between existing single-family residences to the north and south. Additionally, the project is compliant with the Mixed-Use Zoning District supplemental standards as the project includes such elements as attractively landscaped and screened parking lots placed behind buildings while the buildings are oriented providing a sense of natural surveillance.

CEQA:

The proposed project, a multifamily housing development, is exempt from the California Environmental Quality Act pursuant to Section 15332 In-fill Development Projects. The proposed project has been evaluated and has been determined to be consistent with projects characterized under Class 32 as the project is consistent the applicable General Plan designation and all General Plan policies and zoning designations. The development occurs within the city limits on a site of less than 5 acres, and the site has no value when it comes to endangered habitat for rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air, quality, or water quality, and the site will be adequately served by all required utilities and public services.

CONCLUSION:

The applicant is proposing to construct a 100% affordable 17-unit multifamily housing development comprised of one 2-story and one 3-story building. The project includes seven 1-bedroom and ten 2-bedroom units and will consist of one unit for very low income, thirteen units for low-income and three units for moderate income tenants. The addition of a playground and use of landscaping adheres to the Zoning Ordinance while meeting the goals and policies of the General Plan. Conditions of approval have been included to ensure that the project will continue to comply with all Hollister regulations, will not impact surrounding areas, and will maintain an attractive site.

PREVIOUS COUNCIL OR COMMISSION ACTION:

None

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

1. Adopt the following Resolutions:
 - a. Resolution approving Site & Architectural Review 2025-1 (Attachment 1), subject to the findings and Conditions of Approval contained in the draft resolution;
 - b. Resolution approving Density Bonus 2025-2 (Attachment 2), subject to the findings and Conditions of Approval contained in the draft resolution.

2. Adopt the following Resolutions with findings or conditions modified by the Planning Commission:
 - a. Resolution approving Site & Architectural Review 2025-1, with findings or Conditions of Approval modified by the Planning Commission;
 - b. Resolution approving Density Bonus 2025-2, with findings or Conditions of Approval modified by the Planning Commission.
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 approving S&A 2025-1
2. Resolution approving Density Bonus 2025-2
3. Site & Architectural 2025-1 Project Plans
4. Draft Affordable Housing Agreement and Declaration of Restrictive Covenants

GENERAL INFORMATION:

Applicant	Paul Davis 286 Eldorado Street Monterey, CA 93940
Property Owner	Community Services Development Corporation 1101 San Felipe Road Hollister, CA 95023
Location/Address	1070 4 th Street Hollister, CA 95023
Assessor Parcel Number(s)	052-131-033
General Plan Designation	Mixed-Use
Zoning District	West Gateway

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current Use of Property
Project Site	WG	Mixed-Use	Vacant Lot in the West Gateway
North	R1	Low Density Residential	Low Density Residential
South	WG	Mixed-Use	Vacant
East	WG	Mixed-Use	Mixed-Use Commercial and Residential
West	WG	Mixed-Use	Mixed-Use Commercial and Residential