

**PLANNING COMMISSION RESOLUTION NO. 2025-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING DENSITY BONUS 2025-2 TO CONSTRUCT A 100% AFFORDABLE 17-UNIT MULTIFAMILY HOUSING DEVELOPMENT WITH ONE -TWO STORY AND ONE THREE-STORY BUILDING COMPRISED OF SEVEN ONE-BEDROOM AND TEN TWO-BEDROOM APARTMENT UNITS WITH PRIVATE PATIOS AND DECKS, PARKING, TRASH ENCLOSURE, LANDSCAPING, A PLAYGROUND AND A COMMUNITY ROOM LOCATED AT 1070 4<sup>TH</sup> STREET WITHIN THE WEST GATEWAY (WG) ZONING DISTRICT (APN 052-131-033)**

**WHEREAS**, the Applicant, Paul Davis Partnership LLP, has submitted an application for Site and Architectural Review (S&A 2025-1) to construct a 100% affordable 17-unit multifamily housing development which includes one two-story and one three-story building consisting of seven one-bedroom and ten two-bedroom units with private patios and decks, parking, a trash enclosure, landscaping, a playground and a community room located at 1070 4<sup>TH</sup> Street further identified as San Benito County Assessor Parcel Number 052-131-033; and

**WHEREAS**, the Applicant has applied for Density Bonus 2025-2 to approve reductions and waivers for the modification of development standards, minimum parking requirements and setbacks as required by Chapter 17.34 Density Bonus of the Hollister Municipal Code; and

**WHEREAS**, the Applicant has submitted a complete application for the requested entitlements prepared by Paul Davis Partnership LLP, received by the Planning Division on July 9, 2025; and

**WHEREAS**, The California Density Bonus Law (Government Code Section 65915 et seq.) allows developers to seek incentives or concessions from the City in exchange for providing affordable units within their project; and

**WHEREAS**, a staff report was submitted to the Planning Commission of the City of Hollister recommending approval of a Site and Architectural Review and Density Bonus; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on September 25, 2025 to consider Site and Architectural Review 2025-1 and Density Bonus 2025-2, review the City staff report, and receive written and oral testimony for and against the proposal; and

**WHEREAS**, after closing the Public Hearing, the Planning Commission determined that the proposed project qualifies for a Notice of Exemption (NOE) pursuant to Section 15332, Class 32 (In-fill development projects), potential environmental impacts have been evaluated and it has been determined the project is exempt. Furthermore, the

project is consistent with the General Plan Land Use Designation of Mixed Use and the Zoning Designation of West Gateway (WG), the project is located within the City Limits of Hollister on a property with urban services, and the project involves the construction of a multifamily housing development.

**NOW THEREFORE IT IS RESOLVED** that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Density Bonus:

- A. The residential development meets the requirements of Government Code Section 65915 and Chapter 17.34 of the Municipal Code because:
  1. The Applicant is proposing to construct a 100% affordable 17-unit multifamily housing development which includes one two-story and one three-story building consisting of seven one-bedroom and ten two-bedroom apartment units.
  2. Approval of the Density Bonus is consistent with the requirements of Government Code Section 65915.
  3. The Applicant is requesting waivers of development standards (setbacks and open space) for development, and are eligible for an unlimited number of waivers under the density bonus regulations.
  4. The Applicant is requesting a reduction in parking standards (minimum number of required off-street parking spaces) for development which is consistent with the allowable parking ratios for density bonus projects.
- B. The proposed Project provides the required number of Target Units for the proposed affordability type:
  1. The proposed project includes one (1) unit designated to very low-income, thirteen (13) units for low-income and three (3) units designated for moderate income tenants. The project is qualifying for a 100 percent affordable project as all units are made available to very low-income or low-income households with no more than 20 percent of the units being available to moderate-income households. Therefore, the project is eligible for the requested concession/incentive and waivers.
- C. The Applicant is requesting concessions or incentives that the project is eligible for under the Government Code because:
  1. The Applicant is requesting a waiver of the development standards including setbacks and open space

- 2. The Applicant is eligible for a waiver of these development standards pursuant to Government Code Section 65915.

**PASSED AND ADOPTED**, at a regular meeting of the City of Hollister Planning Commission held on this 25<sup>th</sup> day of September 2025, by the following vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

\_\_\_\_\_  
Chairperson of the Planning Commission  
of the City of Hollister

**ATTEST:**

\_\_\_\_\_  
Eva Kelly, Secretary

***Please Note***

*It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.*