

PLANNING COMMISSION RESOLUTION NO. 2025-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER
APPROVING DENSITY BONUS 2025-1 FOR THE EVERGLEN 2 PROJECT
LOCATED AT 241 N. CHAPPELL ROAD (APN 051-230-005)**

WHEREAS, the Applicant, Augie Dent, has submitted an application for a Tentative Map (TM 2025-3) for a 7-lot subdivision with six new lots for new residential dwellings and one existing house to remain on Lot 7 for the Everglen 2 project located at 241 N. Chappell Road (APN 051-230-005); and

WHEREAS, the Applicant proposes to restrict the new dwelling unit on Lot 1 to households with moderate income for a period of 55 years; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by HMM received by the Planning Division on August 27, 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 Tentative Map and Density Bonus; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 25, 2025 to consider Density Bonus 2025-1, 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 project is consistent with the Environmental Impact Report for the Chappell Road Project which was certified by the Hollister City Council on May 18, 2019 (SCH# 2016101044). The EIR analyzed the environmental impacts related to the development of all sites within the Master Plan area (or the Chappell Road Project). The proposed project was included within the area studied in the EIR and is consistent with the development potential studied in the EIR. All mitigation measures contained in the Chappell Road EIR will continue to apply to this project

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 because:

1. The Applicant is proposing to construct a residential subdivision with six (6) new residential lots. The project is a for-sale development and Lot 1 will be restricted to households with moderate income.
 2. Approval of the Density Bonus is consistent with the requirements of Government Code Section 65915.
 3. The Applicant is requesting a waiver of development standards (setbacks) for the development.
- B. The proposed Project provides the required number of Target Units for the proposed affordability Type:
1. The proposed project includes one (1) unit dedicated to moderate income households. This unit comprises 10 percent of the total units in the new development. Therefore, the project is eligible for the requested concession/incentive.
- 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 for the site related to setbacks.
 2. The Applicant is eligible for a waiver of this development standard pursuant to Government Code Section 65915.

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

AYES:
NOES:
ABSTAINED:
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.