

RESOLUTION 2025-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING TO THE CITY COUNCIL APPROVAL OF PREZONING 2025-1 TO PREZONE THE PROPERTY LOCATED AT 1285 MCCRAY STREET (APN 020-100-014) INTO THE GENERAL COMMERCIAL (GC) ZONING DISTRICT (PZ 2025-1)

WHEREAS, on October 15, 2024, the City of Hollister entered into an Agreement for the Purchase and Sale of Surplus Real Property and Joint Escrow Instructions for the Sale of Surplus Property ('Agreement") located adjacent to the property located at 1285 McCray Street; and

WHEREAS, as a part of the terms of the Agreement, the Buyer, who is the owner of the adjacent subject parcel APN 020-100-014, has agreed to annex APN 020-100-014 into the City of Hollister city limits as it is currently an unincorporated "island" surrounded on all sides by incorporated property; and

WHEREAS, as a part of the terms of the Agreement, the City has agreed to facilitate the annexation of the subject property; and

WHEREAS, under the provisions of Section 17.24.250 of the Zoning Ordinance, the City Council authorized the initiation of the application for Prezoning 2025-1 on August 18, 2025 (Resolution 2025-108); and

WHEREAS, under the provisions of Section 17.24.250(C) of the Zoning Ordinance, the Planning Commission is charged with receiving, investigating, and recommending to the City Council the approval, modification, or disapproval of prezoning applications based upon the required findings for approval found in Section 17.24.250(E); and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 28, 2025 to consider the request, review the staff report, and receive written and oral testimony for and against the proposal; and

WHEREAS, after closing the public hearing, the Planning Commission deliberated and determined to make a recommendation to the City Council in accordance with Section 17.24.250.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission does hereby recommend, in accordance with Section 17.24.250, that the City Council take the following actions:

1. Approve the application for Prezone 2025-1 as proposed for the annexation of APN 020-100-014 located at 1285 McCray Street.

2. Adopt a resolution authorizing the submission of an application to annex APN 020-100-014 to the Local Agency Formation Commission.

BE IT FURTHER RESOLVED, that in support of the above recommendation to the City Council, the Planning Commission makes the following findings for Prezone 2025-1:

1. **Finding:** The approval of the project is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines as it involves no expansion of an existing use and involves only a jurisdictional boundary change proposal with no land development or modification to the parcel. There is no proposed development on the parcel to be annexed. There is an existing gas station on the property which is proposed to remain.
2. **Finding:** The amendment is internally consistent with all other provisions of the General Plan because:

The current general plan land use designation of the parcel is General Commercial. The proposed rezoning is to the General Commercial (GC) Zoning District, which is consistent with the general plan designation. The parcel is an existing unincorporated "island" surrounded on all sides by incorporated properties. The annexation of this parcel will eliminate the "island" condition which is consistent with City General Plan guidance as well as with State law as enforced by LAFCO which indicates that islands should not be created.

3. **Finding:** The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare because:

The property is an unincorporated island. The annexation of the parcel will obligate the property owner to contribute toward property taxes in the city. The City has historically maintained surrounding infrastructure on behalf of this property, without the property's contribution toward this maintenance. Annexation will ensure that the fair contribution via property taxes is received in return for ongoing public maintenance for and surrounding this currently unincorporated parcel, which is of public interest to city taxpayers. Additionally, the property is currently served by a septic tank. The regional water board has adopted policies desiring to phase out septic tanks on small parcels. Though the septic tank is currently functional, should it fail in the future, the property would be required to connect to the City's municipal sanitary sewer system. Proactive incorporation of the parcel will allow for administrative connection to the sanitary sewer system in the case of a failure or any other emergency in the future, which will ensure timely facilitation of such a connection – protecting the surrounding properties and public from any prolonged health and safety consequences of such a failure.

The project has been determined to be categorically exempt from CEQA related to any potential environmental impacts (Section 15301, Existing Facilities) because there are no changes to the existing use or site development proposed for the annexed parcel.

4. **Finding:** The affected site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses or development because:

The property contains an existing gas station (Toro Petroleum). No development of the site to be annexed is proposed, and the existing gas station is intended to remain. The proposal will only result in a jurisdictional boundary change.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on the 28th of August 2025 by the following vote:

AYES:	Torres de Luna, Rodriguez, Hernandez, Perez
NOES:	None
ABSTAIN:	None
ABSENT:	Belong

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 and findings 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 Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.