



**STAFF REPORT  
HOLLISTER CITY COUNCIL  
MEETING DATE: October 20, 2025  
REPORT # Community Development-2025-71**

**AGENDA ITEM: AN ORDINANCE APPROVING ZONING ORDINANCE AMENDMENT 2025-3**

**DEPARTMENT:** Community Development  
**DEPARTMENT HEAD:** Rod Powell, Assistant City Manager  
**STAFF CONTACT:** Erica Fraser, Consulting Senior Planner

**RECOMMENDED ACTION:** Adopt an ordinance approving Zoning Ordinance Amendment 2025-3, amending various sections of Title 17, Zoning, to clarify definitions and use tables across all city zoning districts, as well as to provide minor clarification and legislative clean-up related to density bonus and to reflect changes in state law.

**DISCUSSION:** On October 6, 2025, the City Council held a public hearing and introduced an ordinance approving Zoning Ordinance Amendment 2025-3. A second reading and adoption of the ordinance is required.

**FISCAL IMPACT:** None.

**PREVIOUS COUNCIL OR COMMISSION ACTION:** On October 6, 2025, the City Council held a public hearing and introduced the ordinance.

**CEQA:** 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).

**ATTACHMENTS:**

1. Ordinance 1267 approving ZOA 2025-3