



**STAFF REPORT  
HOLLISTER CITY COUNCIL  
MEETING DATE: January 5, 2026  
REPORT # City Manager-2026-02**

**AGENDA ITEM: A RESOLUTION DIRECTING CITY STAFF TO BRING BACK OPTIONS, INCLUDING POLICIES AND A POSSIBLE ORDINANCE THAT CAN ADDRESS COMMERCIAL BUILDINGS THAT ARE VACANT**

**DEPARTMENT:** City Manager

**DEPARTMENT HEAD:** Jim Pia, Interim City Manager

**STAFF CONTACT:** Jim Pia, Interim City Manager

**RECOMMENDED ACTION:** Discuss options for addressing the effects of closed commercial buildings, and authorize staff to work to bring back options, including policies and a possible ordinance that can address commercial buildings that have been closed.

**DISCUSSION:** At the City Council meeting of June 2, 2025, Councilmember Morales requested a future Council agenda item so that Council could direct staff to establish policies or develop an ordinance to address vacant commercial buildings. Following this request, an analysis showed that Hollister Municipal Code Chapter 8.32, also referred to as the Property Maintenance Law, states that “any condition constituting a public nuisance, as defined herein, is injurious and inimical to the public health, safety and general welfare, diminishes property values and degrades the quality-of-life within the city.” In short, the Property Maintenance Law provides the City with the authority to require property owners to abate a public nuisance and to bring enforcement action if the nuisance is not abated.

In terms of policy or ordinance development, other Bay Area cities have used mandatory vacant storefront registration, including fees, and security standards, with the goal toward reducing blight and encouraging building reuse.

It is important to note, while the City has adequate ordinances in place to abate nuisance properties, such enforcement efforts always depend upon the availability of adequate staff and available staff time. Should Council choose to explore policies on vacant commercial buildings, it would be helpful to provide proposed areas that staff can focus on to bring back to the City Council in the coming weeks.

**FISCAL IMPACT:** None

**CEQA:** N/A

**ATTACHMENTS:**

1. Resolution