



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: January 22, 2026
REPORT # Community Development-2025-81**

AGENDA ITEM: REVIEW OF PROPOSED PHASE 3 ZONING ORDINANCE AMENDMENT LANGUAGE OF CITY OF HOLLISTER ZONING ORDINANCE (ZOA 2025-4)

DEPARTMENT HEAD: Rod Powell, Assistant City Manager
STAFF CONTACT: Erica Fraser, AICP, Consultant Planner

RECOMMENDED ACTION: Review the proposed draft Zoning Ordinance amendment language and provide staff with comments.

CEQA: The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

PROJECT DESCRIPTION:

This is the third Study Session for Phase 3 of the revisions to the permitting sections of the Zoning Ordinance.

The following new and revised Chapters are proposed. Those marked with an asterisk (*) were reviewed at a prior study session:

- Chapter 17.02, Title, Purpose and Authority*
- Chapter 17.72, Authority and Development Permit Decisions*
- Chapter 17.74, Permit Procedures*
- Chapter 17.76, Environmental Review
- Chapter 17.78, Appeals*
- Chapter 17.80, General Plan Amendments*
- Chapter 17.82, Specific Plans*
- Chapter 17.84, Zoning Ordinance Amendments
- Chapter 17.86, Prezoning/Annexation
- Chapter 17.88, Development Agreements
- Chapter 17.90, Planned Developments**
- Chapter 17.92, Density Bonus**
- Chapter 17.94, Site & Architectural Review*
- Chapter 17.96, Conditional Use Permits*
- Chapter 17.100, Temporary Use Permits
- Chapter 17.102, Variances
- Chapter 17.110, Reasonable Accommodations
- Chapter 17.112, Nonconforming Uses and Structures
- Chapter 17.118, Enforcement

Discussion of the proposed Chapters will occur in groups within several study sessions to facilitate discussion of each chapter. The two Chapters marked with a double asterisk

were recently adopted (Planned Development) or modified (Density Bonus). As part of this overhaul, these two Chapters will be renumbered and relocated to within the permitting chapters.

Previously, the Planning Commission reviewed the draft Site and Architectural Review and Conditional Use Permit chapters during a Study Session on November 20, 2025. No modifications were proposed.

ANALYSIS: The Chapters to be reviewed during this Study Session are discussed in detail below. Please note that some Chapter or section references are blank at this time and will be completed once the Planning Commission's review of Phase 3 is complete.

Chapter 17.84, Zoning Ordinance Amendments

This Chapter establishes the procedures for amending the text of the Zoning Ordinance and the Zoning Map (or a rezone of a property). An amendment to the text of the Zoning Ordinance may be initiated by Staff, the Planning Commission, or the City Council. An amendment to the Zoning Map, thereby rezoning a property from one zoning district to another, or to modify the boundaries of a zoning district, may be initiated by an applicant, the Planning Commission, or the City Council.

The proposed Chapter generally follows the existing Section 17.02.120, Zoning Map and Code Text Amendments, and State Law.

The draft Chapter is included as Attachment 1.

Chapter 17.86, Prezoning and Annexation

This Chapter establishes the rules and procedures for requesting annexation into the City of Hollister. Prior to application to the Local Agency Formation Commission (LAFCo), Applicants are required to apply to the City for a prezoning of their parcel. This prezone is reviewed by the Planning Commission during a public hearing to then allow the Planning Commission to make a recommendation to the City Council on the request. The City Council renders a final decision.

If the prezone is approved by the Council, the Applicant must then apply for annexation with LAFCo. Upon approval, the prezoning then becomes final and the parcel is then noted as being in the City Limits in the General Plan Land Use Map and a zoning designation is shown on the Zoning Map.

This Chapter generally follows Section 17.24.250, Prezoning Upon Annexation, and State Law. One proposed modification is Section 17.88.080 which expires any prezone if LAFCo denies annexation or if the Applicant fails to submit a complete application to LAFCo. Staff have included this requirement because the City has several prezones for properties that have been in effect for a significant number of years. Some of which prezoned a property to zoning designations that the City no longer exist.

The draft Chapter is included as Attachment 2.

Chapter 17.88, Development Agreements

This Chapter establishes the procedures for the review and approval of Development Agreements as well as the required content for each Development Agreement. Development Agreements are authorized by Government Code Sections 65864 – 65869.5. A Development Agreement is a contract between the City and a developer that sets rules and conditions related to the proposed development project. The Development Agreement can protect the developer from future changes in City regulations, fees or permit requirements that might negatively impact a project and can allow for extended approvals, public contributions, phasing of fees, and other considerations.

The proposed Chapter largely follows Section 17.24.280, Development Agreements and State Law. No significant modifications are proposed.

The draft Chapter is included as Attachment 3.

Chapter 17.100, Temporary Use Permits

Temporary Use Permits are required for temporary uses that are not otherwise allowed for the zoning district in which they are located but should otherwise be allowed on a limited basis to support the City. These uses require review to ensure that the proposed use will not result in any significant noise, safety, or health impacts on the surrounding area.

The City categorizes temporary uses as minor or major uses. Minor Temporary Use Permits are typically reviewed within ten (10) business days, but most are approved at the counter. An example of a Minor TUP is a one-day outdoor sale of flowers.

Major Temporary Use Permits have the potential to result in significant impacts on the surrounding area and require review by the DRC. These permits typically take 45 days for review. An example of a Major TUP is a model home complex for a new subdivision.

The existing regulations can be found in Section 17.24.180, Temporary Use Permits. Recommended edits from staff involve the addition of situations that should be considered and allowed as a temporary uses including temporary parking for an event, major one-day events, outdoor company events, and temporary live entertainment associated with a commercial use.

The draft Chapter can be found in Attachment 4.

CEQA: The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378.

CONCLUSION: Staff request feedback on the draft chapters included in this staff report.

The Planning Commission is invited to ask questions and provide comments during the Study Session. Staff will then take the feedback received during the Study Session and incorporate it into future drafts as necessary.

Staff will bring the next portion of the Phase 3 review to a second Study Session in the near future.

PREVIOUS COUNCIL OR COMMISSION ACTION: None

ATTACHMENTS:

1. Draft Chapter 17.84, Zoning Ordinance Amendments
2. Draft Chapter 17.86, Rezoning and Annexation
3. Draft Chapter 17.88, Development Agreements
4. Draft Chapter 17.100, Temporary Use Permits