

Chapter 17.84 – Zoning Ordinance Amendments

17.84.010 – Purpose

The purpose of this Chapter is to establish procedures for amending the text of the Zoning Ordinance and amending the City of Hollister's Zoning Map.

17.84.020 – Initiation

- A. **Amendments to the Zoning Ordinance.** An amendment to the text of the Zoning Ordinance may be initiated by Staff, the Planning Commission, or the City Council.
- B. **Amendments to the Zoning Map.** An amendment to the City of Hollister's 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.
- C. **Amendments which include a Prezoning or General Plan Amendment.** Amendments to the Zoning Map which include a prezoning shall be initiated in accordance with Chapter 17.86, Prezoning/Annexation. Amendments to the Zoning Map which also include an amendment to the General Plan shall be initiated in accordance with Chapter 17.80, General Plan Amendments.

17.84.030 – Review Procedures

- A. **Application.** An application for an amendment to the City of Hollister's Zoning Map shall be filed and reviewed in accordance with Chapter 17.74, Permit Procedures. The application shall include the required application form, signed by all property owners, together with all information and materials required by the Planning Division and the required application fee.
- B. **Notice.** Notice of the Planning Commission and City Council public hearings shall be provided in accordance with Section 17.74.XXX. Notice of the Planning Commission review of an amendment to the Zoning Ordinance or Map, during a public hearing, shall be published, posted, and mailed 20 days prior to the hearing in accordance with Section 65854 of the Government Code.
- C. **Planning Commission Action.** The Planning Commission shall review amendments to the Zoning Ordinance or Zoning Map and shall make a written recommendation to the Council whether to approve, approve in modified form, or disapprove the proposed amendment, based upon the findings contained in 17.84.040.
- D. **City Council Action.** Upon receipt of the Commission's recommendation, the Council shall make one of the following actions during a public hearing:

1. **Approve.** Approve the amendment as proposed or approve in modified form based upon the findings contained in 17.84.040. If the Council proposes to adopt any substantial modifications to the amendment, which were not previously considered by the Planning Commission during its hearing(s), the proposed modification shall first be referred back to the Planning Commission for further consideration and recommendation.
 2. **Remand.** The City Council may remand the amendment back to the Planning Commission for further discussion or consideration based on feedback by the Council.
 3. **Deny.** The City Council may deny the proposed amendment based upon the findings contained in 17.84.040. No action by the City Council shall also constitute a denial of the proposed amendment.
- E. **Final Action.** Approval or denial by the City Council in accordance with Subsection (D) above is final.

17.84.040 – Findings

- A. **Zoning Ordinance Amendment.** In approving or denying a Zoning Ordinance Amendment, the Planning Commission and City Council shall make the following findings:
1. The proposed amendment is consistent with the General Plan and any adopted specific plans.
 2. The proposed amendment is internally consistent with other provisions of the Zoning Ordinance.
- B. **Zoning Map Amendment.**
1. The proposed amendment is consistent with the General Plan and any adopted specific plans.
 2. The proposed map amendment would be compatible with the existing and planned development in the surrounding area.
 3. The subject site is physically suitable for the proposed land use and intensity of the zoning district proposed for the site.
 4. The proposed amendment would not be detrimental to public interest, health, safety, convenience, or welfare.

17.84.050 – Effective Date

- A. **Effective Date.** A Zoning Ordinance text amendment or a Zoning Ordinance map amendment shall take effect 30 days following adoption of the ordinance by the City Council.

17.78.060 – Record of Amendments

- A. **Zoning Map.** Within 30 days of the effective date of a Zoning Map Amendment, the Planning Division shall modify the City's Zoning Map to reflect the change.