



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: March 26, 2026
REPORT # Community Development-2026-24**

AGENDA ITEM: ZONING ORDINANCE 2026-2 TO REPEAL AND REPLACE THE ZONING MAP CONSISTENT WITH THE 2040 GENERAL PLAN

DEPARTMENT HEAD: Rod Powell, Assistant City Manager

STAFF CONTACT: Eva Kelly, Planning Manager

RECOMMENDED ACTION: Adopt a resolution recommending approval of Zoning Ordinance Amendment 2026-2 to the City Council.

CEQA: The Zoning Map amendments have been prepared consistent with the certified Environmental Impact Report for the Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program (SCH No. 2021040277).

BACKGROUND: The City of Hollister has prepared a comprehensive update to the general plan – the 2040 General Plan – which proposes several amendments to land use designations within the city limits. In response to the proposed adoption of the 2040 General Plan, the City has prepared an ordinance to repeal and replace the Official Zoning Map to ensure that zoning and general plan land use designations are consistent.

Additionally, as part of the ongoing efforts to clarify and overhaul the Zoning Ordinance, this Zoning Map proposes changes to naming conventions for existing zoning designations, described in more detail below. Only amendments to the map abbreviations are proposed, the names of the districts themselves remain unchanged.

In coordination with the proposed text amendments, all residential zoning districts are proposed to be renamed to begin with the prefix “R-“ to provide more clarity and consistency, both on the zoning map, and within the text of the zoning ordinance for reference. Staff are also proposing to eliminate the R2 (Two-Family Residential), R4-20 (High Density Multifamily Residential), and all “PZ” (Performance Overlay) zoning designations.

The R2 is proposed to be eliminated because it is a very limited zoning district that only allows for duplex residential development, and it currently is zoned on parcels with both low density and medium density residential land uses. The density for either low density residential or medium density residential, and the allowed development types from the use tables in the code are more logical for guiding residential development under the new general plan. The current R2 designation is not directly compatible with either the low density residential or medium density residential land uses.

The R4-20 zoning district was intended to provide a minimum density of 20 units per acre on parcels with this zoning designation under the current general plan to satisfy a housing element requirement for assumed affordability. R4-20 differs from the R4 (High Density Residential) zoning district which allows a minimum of 12 units per acre. There are currently no parcels existing with this zoning. The R4-20 is not consistent with any of the densities of the 2040 General Plan as it would cross both the medium density residential

and high-density residential land use designations.

In September 2023, the City Council adopted Ordinance 1237, which repealed the previous zoning ordinance chapter related to the Performance Overlay zoning district and “Planned Unit Development” application process, and replaced the chapter with the current Chapter 17.66 governing the process for Planned Development rezoning. The intention behind the text replacement was both to clarify and expand the flexibility of the Planned Development process to allow for additional land use and regulation amendments to be approved through a rezoning of property, and to expand planned developments to commercial and industrial projects in addition to residential. The adoption of this ordinance paved the way to eliminate the “PZ” zoning districts (R1-L/PZ, R3-M/PZ, and R4-H/PZ) from the zoning map. In their place, this Zoning Map amendment proposes to individually designate previously approved Planned Unit Development projects with their respective project number – for example, the Cerrato Subdivision is proposed to be zoned “PD 2014-1”. This will allow both staff and property owners to more easily identify the approving documents for reference to find their specialized property authorizations and setbacks. Moving forward, new Planned Developments will be designated in the same way as they are approved and rezoned under the provisions of Chapter 17.66.

Table 1 Residential Zoning Districts

Zoning Full Name	Current Zoning Abbreviation	Proposed Zoning Abbreviation	2040 General Plan Land Use Designation
Low Density Residential	R1	R-1	Low Density Residential
Two-Family Residential	R2	N/A	N/A
Medium Density Residential	R3	R-M	Medium Density Residential
High Density Residential	R4	R-H	High Density Residential
High Density Multifamily Residential	R4-20	N/A	N/A
Old Town Medium Density Residential	OT(M)	R-OTM	Medium Density Residential
Old Town High Density Residential	OT(H)	R-OTH	High Density Residential
West Fairview Road	RWF	R-WF	Low Density Residential (West Fairview Road Specific Plan)
Mobile Home Park	RMH	R-MH	Multiple

The Zoning Map Update does not propose any changes to the abbreviations or Zoning District names for any of the commercial, mixed-use, industrial, or special purpose land

use designation names or abbreviations. They are listed for informational purposes below:

Commercial Zones

GC – General Commercial
CO – Commercial Office

Mixed-Use Zones

DMU – Downtown Mixed Use
NMU – Neighborhood Mixed Use
WG – West Gateway
NG – North Gateway
HO – Home Office

Industrial Zones

M1 – Light Industrial
IBP – Industrial Business Park

Special Purpose Zones

A – Airport
AS – Airport Support
OS – Open Space
P – Park
PF – Public Facilities/Institutional

GIS MAPPING: In addition to the adoption of an Official Zoning Map, staff have been working with San Benito County GIS to prepare both a general plan and zoning layer to coincide with the adoption of the 2040 General Plan and Zoning Map amendment. The City currently does not have access to an accurate general plan or zoning layer in the County's WebGIS, which is shared between the City of Hollister, City of San Juan Bautista, and San Benito County jurisdictions. Staff have been working to ensure that the new 2040 General Plan land use designations and the zoning designations proposed by this ordinance are in GIS on a parcel-specific basis.

This will allow property owners to directly select their parcel and see both the current general plan designation and the current zoning for the City of Hollister. Additionally, for the properties with a Planned Development assignment described above, the GIS layer will have the direct reference to the project number connected to the parcel information as well. In the future, we believe that we can directly link the Planned Development documents, such as approving resolutions, project plans, etc., into GIS as well for staff and property owners.

CEQA: The updates to the Zoning Map are consistent with the Environmental Impact

Report that was prepared for the adoption of the 2040 General Plan (SCH No. 2021040277).

CONCLUSION: In conclusion, this Zoning Ordinance Amendment proposes to repeal the existing Zoning Map and replace it with a new Zoning Map that reflects the land uses from the 2040 General Plan. The major changes proposed are:

- Changes to map abbreviations for residential zoning districts to make them more consistent;
- Eliminate the current R2, R4-20, and PZ zoning districts to better reflect the land use designations of the General Plan and ongoing efforts to update and clarify the zoning ordinance; and
- Assign a specific Planned Development (PD) zoning district with its appropriate project number (or approving resolution in the case of former duplicates) for easy future reference;

Additionally, this Zoning Map, if approved, has been translated into an online GIS layer to allow for digital, parcel-specific, identification of zoning and general plan designations for staff and property owners to use.

PREVIOUS COUNCIL OR COMMISSION ACTION:

At tonight's meeting the Planning Commission will also consider a recommendation for the 2040 General Plan, 6th Cycle Housing Element Update, and Zoning Ordinance Amendment 2026-1 which would adopt related text amendments that are consistent with this Zoning Map ordinance.

On December 4, 2024, the City Council certified the Environmental Impact Report for the Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program, which provided the environmental analysis in support of these related zoning amendments.

PLANNING COMMISSION OPTIONS:

The Planning Commission have the following options related to this item:

1. Adopt a resolution recommending approval of Zoning Ordinance Amendment 2026-2 to the City Council as proposed;
2. Adopt a resolution recommending approval of Zoning Ordinance Amendment 2026-2 to the City Council with amendments as may be suggested by the Commission; or
3. Adopt a resolution recommending denial of Zoning Ordinance Amendment 2026-2 to the City Council.

Staff are recommending Option 1 for this item.

ATTACHMENTS:

1. Resolution Recommending approval of ZOA 2026-2
2. Draft Ordinance approving ZOA 2026-2
3. Zoning Map
4. Draft Notice of Determination