

**PLANNING COMMISSION RESOLUTION EXHIBIT A
ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
HOLLISTER APPROVING PHASE 3 OF THE COMPREHENSIVE
ZONING ORDINANCE AMENDMENTS RELATED TO PERMITS AND
PROCEDURES (ZOA 2025-4)**

WHEREAS, the City occasionally initiates an amendment to the Zoning Ordinance in order to clarify provisions in the Zoning Ordinance or to reflect current conditions in the City and to comply with state law; and

WHEREAS, staff is proposing to replace Chapter 17.02, General Provisions and Chapter 17.24, Administration and Enforcement with new Chapters to provide clear and easy to understand requirements for permits as well as permitting procedures; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 26, 2026, and adopted Resolution No. 2026-XX recommending the adoption of Zoning Ordinance Amendment 2025-4 to the City Council; and

WHEREAS, on April 20, 2026, the City Council held a duly noticed public hearing to consider the adoption of Zoning Ordinance Amendment 2025-4; and

WHEREAS, 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).

**NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HOLLISTER DOES
ORDAIN AS FOLLOWS:**

SECTION 1. Chapter 17.02, General Provisions, is hereby repealed in its entirety and replaced with Exhibit A, Title Purpose and Authority, attached to this ordinance and incorporated herein by this reference.

SECTION 2: Chapter 17.03, Zoning Districts and Zoning Map, is hereby added to the Zoning Ordinance as reads in Exhibit B, attached to this ordinance and incorporated herein by this reference.

SECTION 3: Chapter 17.66, Planned Development, is hereby repealed in its entirety.

SECTION 4: Chapter 17.34, Density Bonus, is hereby repealed in its entirety.

SECTION 5: Chapter 17.24, Administration and Enforcement is hereby repealed in its entirety.

SECTION 6: The following new chapters are added to Title 17, Zoning, as they read in Exhibits C through U attached to this ordinance and incorporated herein by this reference:

- Chapter 17.72, Authority and Development Permit Decisions (Exhibit C)
- Chapter 17.74, Permit Procedures (Exhibit D)
- Chapter 17.78, Appeals (Exhibit E)
- Chapter 17.80, General Plan Amendments (Exhibit F)
- Chapter 17.82, Specific Plans (Exhibit G)
- Chapter 17.84, Zoning Ordinance Amendments (Exhibit H)
- Chapter 17.86, Rezoning/Annexation (Exhibit I)
- Chapter 17.88, Development Agreements (Exhibit J)
- Chapter 17.90, Planned Developments (Exhibit K)
- Chapter 17.92, Density Bonus (Exhibit L)
- Chapter 17.94, Site & Architectural Review (Exhibit M)
- Chapter 17.96, Conditional Use Permits (Exhibit N)
- Chapter 17.98, Sign Permit (Exhibit O)
- Chapter 17.100, Temporary Use Permits (Exhibit P)
- Chapter 17.102, Variances (Exhibit Q)
- Chapter 17.104, Ministerial Review (Exhibit R)
- Chapter 17.110, Reasonable Accommodations (Exhibit S)
- Chapter 17.112, Nonconforming Uses and Structures (Exhibit T)
- Chapter 17.118, Enforcement (Exhibit U)

SECTION 7: Section 16.44.080, Improvements, of Title 16, Subdivisions, is hereby renumbered to Section 16.44.090.

SECTION 8. A new Section 16.44.080, Lot Line Adjustments is added to Title 16, Subdivisions, as reads in Exhibit V, attached to this ordinance and incorporated herein by this reference.

SECTION 9. SEVERABILITY. If any part of this Ordinance is held invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of the Ordinance if such invalid portion thereof had been deleted.

SECTION 10. EFFECTIVE DATE. This ordinance shall take effect and be in force thirty (30) days from and after its final passage.

SECTION 11. PUBLICATION. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published in a newspaper of general circulation.

INTRODUCED at a regular City Council meeting on April 20, 2026 and **ADOPTED** as an ordinance of the City of Hollister at a regular City Council meeting on Adoption Date by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Roxanne Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:
Lozano Smith Attorneys at Law

Jennifer Woodworth, MMC, City Clerk

Jennifer P. Thompson, City Attorney

I, JENNIFER WOODWORTH, MMC, City Clerk of the City of Hollister, do hereby certify that the attached Ordinance No. Ordinance Number is an original ordinance, or true and correct copy of a City ordinance, duly adopted by the Council of the City of Hollister at a regular meeting of said Council held on Adoption Date, at which meeting a quorum was present.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Hollister on Adoption Date.

Jennifer Woodworth, MMC
City Clerk of the City of Hollister