

PLANNING COMMISSION RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO THE ZONING ORDINANCE RELATED TO IMPLEMENTATION OF THE GOALS AND POLICIES OF THE CITY'S 6TH CYCLE HOUSING ELEMENT (ZOA 2026-1)

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

WHEREAS, staff is proposing to repeal and replace Chapters 17.04, Residential Zoning Districts, and Chapter 17.08, Commercial Zone Lane Use and Permit Requirements and replace with Chapter 17.04, Residential Zoning Districts, Chapter 17.07, Mixed-Use Zoning Districts, Chapter 17.08, Commercial Zoning Districts, Section 17.16.142, Residential Open Space Requirements, and Chapter 17.30, Design Standards; and

WHEREAS, the purpose of the proposed amendments is to comply with the Housing Accountability Act, remove subjective design standards, comply with state housing law, comply with the upzoning requirements of the City's 6th Cycle Housing Element and 2040 General Plan; and

WHEREAS, the proposed modifications further implement the Goals and Policies of the City's 6th Cycle Housing Element including Housing Element Policy Action H1.3, 6th Cycle RHNA Strategy; Policy Action H2.1, Objective Design Standards; Policy Action H3.1, Variety of Housing Choices; Policy Action H3.8, Remove Development Constraints; Policy Action H5.2, Agricultural and Employee Housing; Policy Action H5.7, Emergency, Transitional and Supportive Housing; Policy Action H5.8, Housing for Persons with Disabilities; and Policy Action H5.10, Residential Care Homes; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 26, 2026 to review the proposed amendments during which all interested parties were heard; and

WHEREAS, a staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the Zoning Ordinance Amendments related to Housing Element implementation; and

WHEREAS, following the public hearing the Planning Commission determined to recommend that the City Council adopt Zoning Ordinance Amendment 2026-1; 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 BE IT RESOLVED, that the Planning Commission of the City of Hollister does hereby recommend the City Council adopt Zoning Ordinance Amendment 2026-1 attached herein as Exhibit A to this resolution.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 26th day of March 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Eva Kelly, Secretary