

## PLANNING COMMISSION RESOLUTION NO. 2026-

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING THE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT REPEALING THE 5<sup>TH</sup> CYCLE HOLLISTER HOUSING ELEMENT AND ADOPT THE HOLLISTER 6<sup>TH</sup> CYCLE (2023-2031) HOUSING ELEMENT IN COMPLIANCE WITH STATE HOUSING LAW

**WHEREAS**, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Government Code Section 65589.5.); and

**WHEREAS**, the Legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Government Code Section 65589.5.); and

**WHEREAS**, the Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years”; and

**WHEREAS**, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period of 2023-2031 to accommodate the City of Hollister’s 6<sup>th</sup> Cycle Regional Housing Need Allocation (RHNA) of 4,163 dwelling units comprised of 423 extremely low, 423 very low, 678 low, 826 moderate and 1,813 above moderate income units; and

**WHEREAS**, to comply with State Housing Element Law, the City has prepared the Housing Element Update for the 2023 to 2031 period; and

**WHEREAS**, the City of Hollister identifies sites that can accommodate housing units meeting the City’s RHNA; and

**WHEREAS**, the City of Hollister has prepared companion Zoning Ordinance Amendments which include the rezoning of parcels identified in the Housing Element (ZOA 2026-2), modifications to residential and mixed-use zoning districts to allow for an increase in density as identified in the Housing Element (ZOA 2026-1), and amendments to the City’s policies and procedures to create ministerial review for projects that are 20% affordable and on sites identified in the Housing Element (ZOA 2025-4) to implement the Goals and Policies of the Housing Element including Policy Action H1.3, 6<sup>th</sup> 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**, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

**WHEREAS**, as provided in Government Code Sections 65352 – 65352.5 the City of Hollister mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and to other entities listed; and

**WHEREAS**, no California Native American tribe requested consultation; and

**WHEREAS**, in accordance with Government Code Section 65585 (b), the City posted the draft Housing Element and requested public comment for a 30-day review period from January 26, 2024 through February 29, 2024 and after responding to public comments, the draft Housing Element was submitted to the State Department of Housing and Community Development (HCD) for its review; and

**WHEREAS**, the City of Hollister posted the revised draft Housing Element for public review and comments May 21, 2024 through May 28, 2024, November 22, 2024 through December 2, 2024, December 8, 2025 through December 15, 2025, and February 4, 2026 through February 11, 2026, following each subsequent revision of the document; and

**WHEREAS**, on February 13, 2026, the City received a letter from HCD providing its findings regarding the draft Housing Element and indicated that the draft Housing Element met the statutory requirements; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with State guidelines require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, pursuant to CEQA and CEQA Guidelines, the City as the Lead Agency prepared a certified Environmental Impact Report for the Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program (SCH No. 2021040277) which includes the upzoning and rezoning required by the 6<sup>th</sup> Cycle Housing Element; 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 City's 6<sup>th</sup> Cycle Housing Element; and

**WHEREAS**, on March 26, 2026 the Planning Commission conducted a duly and properly noticed public hearing to take public testimony and reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the response to HCD's findings, the staff report and all attachments, and oral and written public comments.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The Housing Element substantially complies with State Housing Element Law.
3. The City has prepared companion Zoning Ordinance Amendments (ZOA 2025-4, ZOA 2026-1 and ZOA 2026-2) which implement Goals and Policies of the General Plan and include the rezoning of parcels identified in the Housing Element (ZOA 2026-2), modifications to residential and mixed-use zoning districts to allow for an increase in density as identified in the Housing Element (ZOA 2026-1), and amendments to the City's policies and procedures to create ministerial review for projects that are 20% affordable and on sites identified in the Housing Element (ZOA 2025-4). The Planning Commission reviewed the proposed amendments and recommended the City Council adopt an Ordinance approving the amendments on March 26, 2026.
4. The City of Hollister has prepared and certified the Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program (SCH No. 2021040277).
5. Following adoption of the City's 6<sup>th</sup> Cycle Housing Element, the Community Development Department will transmit a copy of the City's Housing Element and identification of the City's RHNA requirements for lower income dwelling units and the requirement to prioritize sewer and water connections for lower income households to the Sunnyslope Water District and the Public Works Department in the manner provided in Government Code Sections 65357 and 65589.7. A City policy for priority connections will be reviewed by the City Council along with the Housing Element.
6. The Planning Commission recommends that the City Council amend the General Plan to repeal the City of Hollister's 5<sup>th</sup> Cycle Housing Element in

its entirety and adopt the 2023-2031 Draft 6<sup>th</sup> Cycle Housing Element attached hereto as Exhibit A.

7. The Planning Commission recommends that the City Manager or designee be authorized to make minor modifications to the Housing Element to address comments provided by the Department of Housing and Community Development on this Housing Element, provided that the modifications would not exceed the total amount of development accommodated by the General Plan and would not result in new actions by the City that would require a General Fund commitment of greater than \$300,000.

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

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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Chairperson of the Planning Commission  
of the City of Hollister

**ATTEST:**

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Eva Kelly, Secretary