

5th Street Development
1011 Camino Del Mar #258
Del Mar, CA 92014

February 17, 2026

Andrea Grant *via email andrea.grant@hcd.ca.gov*
HCD, Division of Housing Policy Development
651 Bannon Street, Suite 400
Sacramento, CA 95811

Re: Public Comments regarding removal of 2.45 acre site located at 4th St. and Rajkovich Way APN 052-090-045 (the “Property”) from draft Housing Element (ID #RZ-W-8)

The City of Hollister’s (City) 6th cycle housing element was due December 15, 2023, and as a result, the City is out of compliance with Housing Element Law.

On February 11th, 2026, Kimley Horn, on behalf of the city of Hollister, submitted a revised Housing Element for HCD's review. The letter was sent to HCD on the last day of the public review period (published as February the 4th through February 11th, 2026).

The letter to HCD was:

- sent prematurely and not after the public review period – and arguably, during the review period,
- misrepresented public request to remove at least the above referenced property from the element.
- falsely states that the City notified interested parties of the availability of the afore-mentioned February 2026 Housing Element document.
 - On January 29th, 2026, my land use planning consultant met with the Planning Manager (Eva Kelly) and Assistant City Manager (Rod Powell) and discussed/informed them of my intent to submit an application for a commercial project on the 2.45 acre property, consistent with the General Plan and Zoning Code (a discussion that was first introduced to staff/the City in Summer of 2025).

This meeting on January 29th, 2026, also included a discussion about the status of the December 2025 draft Housing Element and its “buffer for VLI households” and was a clear indication to the City that my client should be considered an “interested party” for any future Housing Element communications

In the letter to HCD, Kimly Horn claims that the city did not receive any feedback on the re-submitted February, 2026, Housing Element. Again, this statement is false. The city did receive very specific feedback on the request to remove the above property from the Housing Element sites inventory as a candidate site on two occasions:

- At the City Council meeting on February 2, 2026, at 1:11.21-25 I specifically asked for its removal; <https://www.youtube.com/live/0UQ87Gx3qyA?t=4001s>
- I sent a follow up email to the at 6:53pm on February 2nd, 2026, requesting same. The City confirmed this request would be sent to the clerk.

These two requests both occurred two business days prior to the “formal” public review period commencing.

The City did not notify all stakeholders of the community of the draft’s existence because I was never notified of the existence of the draft or its posting.

I don’t think the actions of the City comports with modern day norms of transparency.

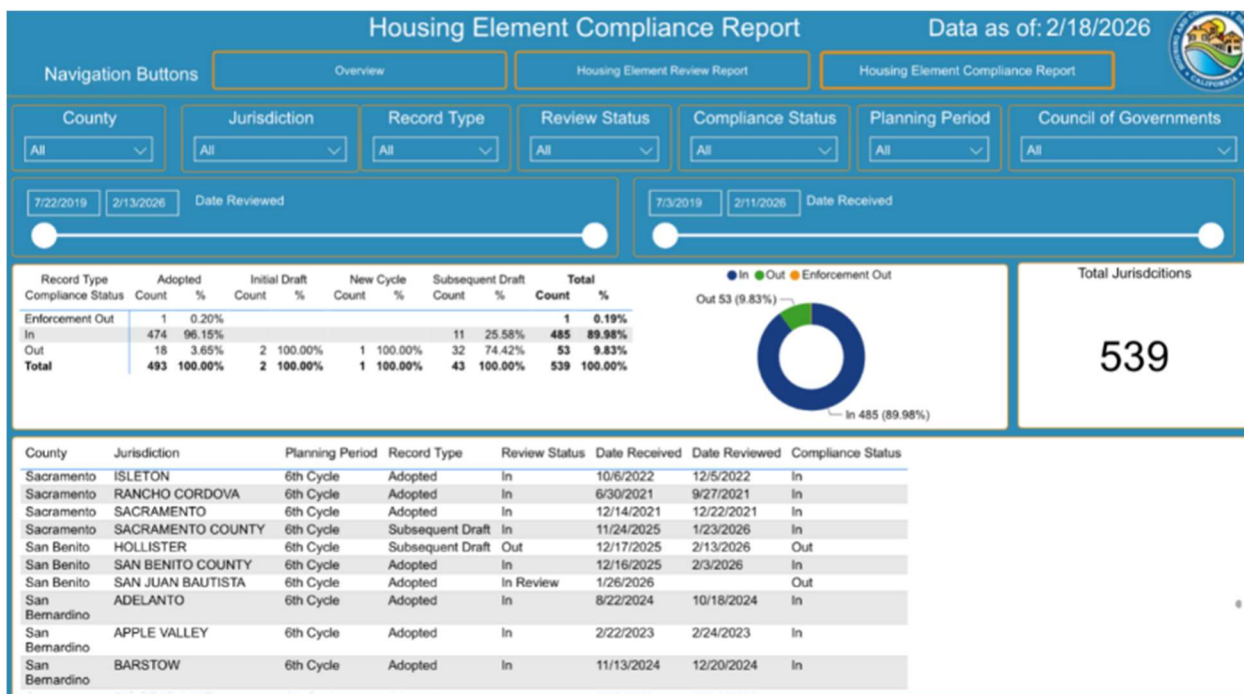
I submitted a development application to the City on February 13, 2026 for the development of a fast-food restaurant and a car wash that also includes a residential studio unit.

I recently reaffirmed my request to remove the property as a candidate site in the sites inventory on Feb 13th at 4:51pm to the City of Hollister and again during the City Council meeting 2/17/2026

While the removal of the site will reduce potential housing sites in the West Gateway area from approximately 19 acres to 16.5 acres and reduce VLI & LI units by 22 (from 137 in the February 2026 draft), the Housing Element (if adopted and certified as herein requested) has an increase in VLI & LI units from 101 units (prior draft) to 115 VLI & LI units.

The removal of the site from the inventory the City still has a healthy “surplus over RHNA” (“buffer”) of over 15% for this specific household income category.

Per the snapshot below, the City is still out of compliance. Could you please confirm the accuracy of the HCD “Compliance Report” (action taken) and the status of any additional drafts that HCD is reviewing (with timing, etc.). Also, could you please provide any letters that have been sent to the City in response to drafts submitted to HCD after December 17th, 2025? Is there one dated February 13, 2026? We are not able to find them posted on the City website. Lastly I would like to know if removing this site from the housing development would delay certification and/or approval by HCD.



Thank You.

February 18, 2026

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Christopher Peto
Manager
5th Street Development
1011 Camino Del Mar #258
Del Mar CA 92014

CC:

Paul.McDougall@hcd.ca.gov. Paul McDougall, HCD, Division of Housing Policy Development

Leslie.Woodman@hcd.ca.gov Leslie Woodman, HCD, Division of Housing Policy Development

david.zisser@hcd.ca.gov. David Zisser, Assistant Deputy Director, Local Government Relations and Accountability

fidel.herrera@hcd.ca.gov Fidel Herrera, Section Chief, Housing Element Implementation, Housing Accountability Unit,