



**City Council of the City of Hollister
Minutes of the Regular Meeting**

**April 20, 2026, 5:30 p.m.
City Council Chamber, City Hall
375 Fifth Street, Hollister, CA 95023**

Members Present: **Roxanne Stephens, Mayor**
 Rudy Picha, District 1
 Rolan Resendiz, District 2
 Dolores Morales, District 3
 Priscilla de Anda, District 4

1. CALL TO ORDER

Mayor Stephens called the regular meeting of the City Council of the City of Hollister to order at 5:48 p.m.

2. ROLL CALL

Mayor Stephens participated remotely under Just Cause Section 54953.8.3 (c)(2). Mayor Stephens announced there was no one in the the room with her over the age of eighteen.

3. PLEDGE OF ALLEGIANCE

Councilmember Picha led the Pledge of Allegiance.

4. COUNCIL BUSINESS

4.1 POLICY FRAMEWORK FOR FISCAL YEAR (FY) 2026-27 BUDGET DEVELOPMENT

City Manager Ana Cortez provided the staff report.

Councilmember Morales requested additional information regarding the breakdown of employee costs to understand what portions are salary, benefits, overtime, etc.

Councilmember Morales requested additional information regarding the recommended 20% reserves stating it is a significant investment at this time.

Councilmember Picha requested additional budgetary information be added to the City's website, including the 10-year Budget by Fund document provided to the Council.

Mayor Stephens opened public comment at 7:24 p.m.

Andres expressed concern regarding penalizing staff that have dedicated years to the City and stating the the City's costs will likely rise due to lawsuits.

Frank Garcia supported providing additional context regarding staff costs, such as rising health costs, inflation, etc.

Dave Brigantino spoke regarding lost economic development opportunities in Hollister and San Benito County due to regulations.

Joe Tonascia spoke regarding the need for the City to make it viable for businesses to come to the City and survive.

Carol Lenoir agreed with the comments shared by Andres.

Neil supported additional economic development in Hollister, especially in the technology sector.

Natalie Day provided comments.

Mayor Stephens closed public comment at 7:42 p.m.

By consensus, the City Council directed staff to move forward with the following budget framework recommendations:

1. Limit General Fund expenses to predictable, consistent sources.
2. Protect 20% General Fund Reserve.
3. Return with additional information regarding rescinding Resolution 2025-127 (adopted 9/15/25) authorizing 2.4M loan from Fund 661 to various funds through the General Fund.
4. Explore potential departmental realignments to eliminate redundancies, reduce excessive costs (overtime, consultants, etc.), secure new partnerships and/or gain efficiency.
5. Return with additional information regarding a proposed allocation of 2-6M for economic development initiatives and staffing, such as what will be possible at different funding levels.
6. Allocate 3M for beautification and quality of life projects.
7. Cover 3M FY25-26 General Fund deficit with FY26-27 revenues.
8. Present the new water rates in the FY26-27 budget to include General Fund repayments over several years.

5. CLOSED SESSION REPORT

City Manager Ana Cortez stated no reportable action was taken in closed session on April 6, 2026.

The City Council recessed at 8:02 p.m. and reconvened at 8:09 with Councilmembers de Anda, Morales, Resendiz, and Mayor Stephens present.

6. SPECIAL ORDERS OF THE DAY

6.1 CALIFORNIA CITIES WEEK PROCLAMATION

Mayor Stephens presented the proclamation.

7. PUBLIC INPUT FOR ITEMS NOT ON THE AGENDA

Andres expressed concern regarding the City's current hiring practices.

Jon Coulter complemented the improvements to the Planning and Building Departments.

Megan Range introduced herself as the new Government Relations representative for Pacific Gas & Electric.

Timothy Pierson expressed concern regarding a recent decision by the Hollister Animal Control to declare his animals as dangerous dogs.

Julio Noriega supported commercial growth in Hollister and complemented the improvements to the Planning and Building Departments.

8. CONSENT ITEMS

Mayor Stephens opened public comment at 8:25 p.m.

There were no speakers for the consent agenda items.

Mayor Stephens closed public comment at 8:25 p.m.

Moved by: Council Member Picha

Seconded by: Council Member Morales

The consent calendar items are approved as presented.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried via roll call vote (5 to 0)

8.1 APPROVE APRIL 6, 2026 REGULAR MEETING MINUTES

8.2 A RESOLUTION APPROVING THE DRAFT ENGINEER'S REPORT FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR LANDSCAPE AND LIGHTING DISTRICT NO. 93-1 FOR FISCAL YEAR 2026/2027

Adopt a resolution approving the Draft Engineer's Report, as filed, for the levy and collection of assessments for Landscape and Lighting District No. 93-1 for Fiscal Year 2026/2027

8.3 A RESOLUTION APPROVING THE REPLACEMENT OF THE PAYROLL MANAGER CLASSIFICATION WITH PAYROLL ANALYST AND TRANSFER THE PAYROLL FUNCTION FROM THE HUMAN RESOURCES DIVISION OF THE CITY MANAGER'S OFFICE TO THE FINANCE DEPARTMENT

Adopt a resolution approving the replacement of the Payroll Manager classification with Payroll Analyst and transfer the Payroll function from the Human Resources Division of the City Manager's Office to the Finance Department.

9. PUBLIC HEARINGS

9.1 A RESOLUTION ADOPTING THE 2040 GENERAL PLAN AND CLIMATE ACTION PLAN

Parks & Recreation Director Charles Wall provided the staff presentation.

Councilmember Morales suggested bringing Policy NRC-3.8 in the Climate Action Plan back at a later date for future review.

Mayor Stephens opened the public hearing at 8:59 p.m.

James Dassel requested the City Council modify the zoning for his parcels near the high school football field to require a lower density.

Dave Brigantino expressed concern regarding the policies governing the Union Road Special Planning Area.

Michael Brigantino expressed concern regarding the policies governing the Union Road Special Planning Area

Karson Klauer expressed concern regarding the lack of a presentation for the General Plan and associated elements.

Joe Tonascia expressed frustration regarding the General Plan Update process and its negative impacts on property owners.

Mayor Stephens closed the public hearing at 9:15 p.m.

Moved by: Council Member Resendiz

Seconded by: Council Member de Anda

1. Adopt a resolution approving the 2040 General Plan; and
2. Adopt a resolution approving the Climate Action Plan.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried via roll call vote (5 to 0)

9.2 A RESOLUTION ADOPTING A GENERAL PLAN AMENDMENT REPEALING THE 5TH CYCLE HOUSING ELEMENT AND ADOPTING THE HOLLISTER 6TH CYCLE (2023-2031) HOUSING ELEMENT IN COMPLIANCE WITH STATE LAW

Mayor Stephens opened the public hearing at 9:31 p.m.

Chris Peto requested the Housing Element be updated to allow for his client's commercial project to move forward.

Mayor Stephens closed the public hearing at 9:35 p.m.

Councilmember Resendiz disclosed he had spoken with Mr. Peto regarding his project.

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Adopt a resolution adopting the City of Hollister's 6th Cycle Housing Element.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried via roll call vote (5 to 0)

9.3 AN ORDINANCE REPEALING THE EXISTING CITY OF HOLLISTER ZONING MAP AND REPLACING WITH ANEW ZONING MAP CONSISTENT WITH THE 2040 GENERAL PLAN (ZOA 2026-2)

Mayor Stephens opened the public hearing at 9:36 p.m.

Chris Peto requested the Council consider the letter submitted regarding his client's property be designated as General Commercial.

Mayor Stephens closed the public hearing at 9:37 p.m.

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Hold a public hearing and introduce an ordinance to repeal and replace the Zoning Map consistent with the 2040 General Plan.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried via roll call vote (5 to 0)

9.4 AN ORDINANCE APPROVING AMENDMENTS TO THE ZONING ORDINANCE RELATED TO IMPLEMENTATION OF THE GOALS AND POLICIES OF THE CITY'S 6TH CYCLE HOUSING ELEMENT (ZOA 2026-1)

Mayor Stephens opened the public hearing at 9:38 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 9:38 p.m.

Moved by: Council Member Resendiz

Seconded by: Council Member Picha

Introduce an ordinance amending the Zoning Ordinance to implement the goals and policies of the City's 6th Cycle Housing Element.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried via roll call vote (5 to 0)

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

Mayor Stephens opened the public hearing at 9:39 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 9:39 p.m.

Moved by: Council Member Resendiz

Seconded by: Council Member de Anda

Introduce an ordinance amending the Zoning Ordinance approving the new permitting Chapters of the Zoning Ordinance and related minor modifications.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried via roll call vote (5 to 0)

9.6 A RESOLUTION ADOPTING THE OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY AND RESIDENTIAL MIXED-USE DEVELOPMENT PROJECTS WITHIN THE DOWNTOWN MIXED USE (DMU) ZONING DISTRICT

Mayor Stephens opened the public hearing at 9:41 p.m.

There were no speakers for this item.

Mayor Stephens closed the public hearing at 9:41 p.m.

Moved by: Council Member Resendiz

Seconded by: Council Member de Anda

Adopt a resolution approving the Objective Design Standards for multifamily and residential mixed-use development projects within the Downtown Mixed Use (DMU) Zoning District.

Ayes (5): Mayor Stephens, Council Member Picha, Council Member Resendiz, Council Member Morales, and Council Member de Anda

Carried via roll call vote (5 to 0)

10. **COUNCIL BUSINESS**

10.1 **RENAMING A CITY PARK AND A CITY AVENUE**

City Manager Ana Cortez provided the staff report and reported the community supported Si Se Puede Park and Camino Campisino.

Mayor Stephens opened public comment at 9:43 p.m.

There were no speakers for this item.

Mayor Stephens closed public comment at 9:43 p.m.

11. **INFORMATIONAL REPORTS**

11.1 **COMMITTEE ASSIGNMENTS**

Receive oral reports from members regarding the activities of various Ad Hoc and Standing City Council Committees.

Councilmember Morales reported 3CE met to discuss the proposed battery storage plant. Integrated Waste Management met and discussed their budget and review of the Joint Powers Agreement.

Councilmember Resendiz reported he attended the San Benito County Council of Governments meeting where the expansion of Highway 2 5 and improvements to the current highway were discussed.

Mayor Stephens also reported on the San Benito County Council of Governments meeting, the recent LAFCO meeting, and her meeting with a representative from Amazon.

Councilmember Picha reported on a meeting he had with Hollister High School Superintendent Shawn Tennenbaum and Karson Klauer regarding the need for an additional high school.

11.2 **COUNCIL REPORTS**

1. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Stephens - Business Advisory Commission Bylaws - Discuss and Update

By consensus, the City Council directed staff to bring an item back to discuss possible revisions to the Business Advisory Commission bylaws.

11.3 CITY MANAGER REPORT

- Rally Promotion Timeline
- Senior Center Status Report
- Sewer
- Water

City Manager Ana Cortez reported she will send a written report to the Council.

12. ADJOURNMENT

Mayor Stephens adjourned the meeting at 10:00 p.m.

Jennifer Woodworth, City Clerk