

RESOLUTION NO. 2009-49

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING GENERAL PLAN AMENDMENT 2009-1**

WHEREAS, the City of Hollister desires to demonstrate to the California Department of Housing and Community Development that there is an adequate inventory of approved and vacant sites in residential and mixed use zoning districts with services available to meet the Regional Housing Needs requirements for the 2002-2008 Housing Element Program Period; and

WHEREAS, the existing inventory and technical information in Appendixes A and B of the adopted Housing Element do not reflect the acres of land that were rezoned to residential and mixed use zoning districts on the zoning map adopted or the zoning ordinance revisions adopted with Ordinance No. 1038 to implement the 2005-2023 City of Hollister General Plan; and

WHEREAS, the text changes proposed for General Plan Amendment 2009-1 which are included in Exhibit 1 updates the technical appendices to the General Plan Housing Element to reflect implementation of General Plan Housing and Land Use programs in compliance with Article 10.6 of the California Government Code; and

WHEREAS, pursuant to section 15306, Information Collection of the California Quality Act, the proposed General Plan Amendment 2009-1 is categorically exempt because the amendment does not alter any general plan policies and programs and merely summarizes data changes from the recently adopted Ordinance 1038; and

WHEREAS, the Planning Commission recommended approval of General Plan Amendment 2009-1 to the City Council with Planning Commission Resolution 2009-6.

NOW THEREFORE IT IS RESOLVED as follows:

1. That pursuant to CEQA Guidelines section 15306 the General Plan amendment is not subject to CEQA because the amendment does not alter policies and program and merely summarizes data changes from recently approved zone changes to implement the General Plan land use plan.
2. That the City of Hollister City Council hereby approves amendments to the General Plan Housing Element Appendixes A and B included with Exhibit A.
3. This General Plan amendment will become effective thirty days after the date of adoption of this resolution.

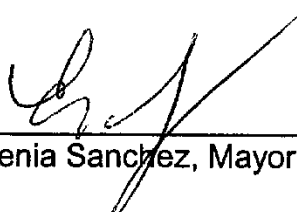
PASSED AND ADOPTED this 20th day of April 2009, by the following vote:

AYES: Council Members Valdivia, Emerson, Gomez and Mayor Sanchez.

NOES: None.

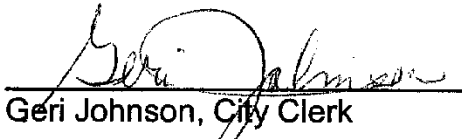
ABSENT: Council Member Friend.

ABSTAINING: None.



Eugenia Sanchez, Mayor

ATTEST:



Geri Johnson, City Clerk

APPROVED AS TO FORM:



Stephanie Atigh, City Attorney

EXHIBIT A

The following text replaces the text in Appendix A, pages A.36 through A.43 of the City of Hollister General Plan and Appendix B

APPENDIX A-1

REGIONAL HOUSING NEEDS DETERMINATION

RHNA Allocations and Sites Inventory Submittal

The City of Hollister falls under the jurisdiction of, the San Benito County Council of Governments (San Benito COG). San Benito County COG uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities (Hollister and San Juan Batista) and unincorporated county. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the housing element is prepared.

Historically, Councils of Government (COG's) prepared RHNAs every five years according to a schedule prepared by the State. However, in 2004, the State legislature extended the 3rd revision Housing Element Update Cycle one year. The City submitted a Draft Housing Element to be reviewed by the State of California, HCD on March 30, 2004 and resubmitted a draft in March of 2008. A comment letter was received on June 16, 2008 from the California Department of Housing and Community Development (HCD). The letter raised an issue related to recently enacted Senate Bill 2133 (Florez). The new legislation stipulates that a local agency's inventory of sites to meet the 'new construction' requirement for Regional Housing Needs Allocations must rely on approved sites or sites that are zoned for residential use and available for construction. The sites inventory in Appendix B in the March 2008 submittal to HCD identified numerous sites that still needed to be rezoned to a residential land use. However, the Hollister City Council approved a revised Zoning Ordinance (Ordinance 1038) and accompanying map on December 15, 2008. The following discussion provides documentation that by rezoning sites in accordance with the General Plan residential densities and the default densities prescribed by the California Department of Housing and Community Development; the City has satisfied the requirement for zoned sites to meet the New Construction need in Table A22 below.

Income Group Goals

For purposes of this submittal, the City has taken into account the requirement to address the extremely low income category. The purpose of the income group goals is to ensure that each jurisdiction within a COG attains its share of the state housing goal without any relative disproportionate distribution of household income groups. The following household income groups are defined according to the HUD Median Family Income (MFI) and Income Limits Table: Extremely Low Income (generally less than 30% of MFI); Very Low (generally less than 50 percent of MFI), Low (generally between 50-80 percent of MFI), Moderate (generally between 80-120 percent of MFI) and Above Moderate (greater than 120 percent of AMI).

Hollister RHNA (2000-2009)

The 2000-2009 Council of San Benito County Governments Regional Housing Needs Allocation (RHNA) identifies that 9.5% percent of the households in Hollister are classified as extremely low-income, 9.5% percent of households have been determined to be very low-income, 19% percent have been determined to be low income, 23% percent have been determined to be moderate income and 39% percent have been determined to be above moderate income. In establishing the percentage of extremely low income households, following the California HCD recommended methodology, half of the very low income have been estimated to be extremely low income.

Construction needs are derived from the Council of San Benito County Governments population and household growth projections. The income group proportions are then applied toward the construction need, which results in a goal for the number of housing units by income group within the City of Hollister.

For the period 2000-2009, the City of Hollister has been given a construction need of 3,154 new housing units. The specific need by income group is depicted in the following table. Units allocated in the Remaining Need category are determined utilizing the same percentages as provided by the COG in determining the original need.

TABLE A22
HOLLISTER REGIONAL ALLOCATION (2000-2009)

Income Group/Percent of Households	Construction Need	Units Approved	Remaining Need
Extremely Low -9.5%	300	56	244
Very Low - 9.5%	300	57	243
Low - 19%	599	113	486
Moderate - 23%	725	368	357
Above Moderate - 39%	1,230	626	604
Total	3,154	1220	1934
Source: San Benito COG, HCD/City of Hollister			

AVAILABLE RESIDENTIAL ZONED LAND

In addressing the estimated housing needs identified in the Housing Needs Assessment section of this housing element, State law requires that this element contain "An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment..." This inventory must identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

According to the State Department of Housing and Community Development's "Housing Resources - Q&A," - "The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels."

The City has demonstrated site suitability, according to HCD guidelines (further discussion below), and has a goal and a vision for a mixture of income levels across zoning districts in the City. City policies have been adopted to support this vision. Based on the needs in the City, and staff's knowledge of the types of projects the City will support, as well as interest from developers in affordable and other mixed use projects, the City has determined that all income categories, including the lower income categories are needed in each of the identified zoning districts. Recent development interest also supports the development of units in both the lower income and higher income categories in the higher density districts. Units across income categories have been identified according to local development history and the vision for the City's future development pattern, including an adaptive reuse program in the downtown areas.

In response to the March 2004, State of California HCD letter for the 2000-2009 Housing Element update, an analysis of the residential development potential of vacant land was performed by the City of Hollister. The inventory of available land has been revised based on the results on the City's analysis to accommodate the number of units identified in Table A22 above. Additional detailed tables are provided in Appendix B that includes supplemental information for zoned parcels in each of the following districts.

- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed Use (HDR)
- Mixed Use, West Gateway
- Downtown Commercial Mixed Use (DMU)(HDR), suitable for future adaptive reuse (upper floor residential)

All parcels in each of the six zoning districts are located within the existing Hollister City limits.

WHERE CAN WE PUT NEW HOUSING?

Approved Development Projects

A building moratorium was in effect in the City of Hollister since May, 2002 due to inadequate sewerage capacity. Prior to the imposition of the building moratorium, 1200 new housing units had been approved and/or allocated for development. These projects are expected to be constructed now that the new sewerage treatment plan has been completed in December 2008.

- Vista Meadows. This approved 72-unit very low-income senior housing project is being developed by South County Housing, one of the largest non-profit developers of affordable housing in the region. The 3-acre site is located on Park Street and is zoned R-3S.
- Westside Apartments. This approved project is being developed by Community Services Development Corporation (CSDC), a non-profit affordable housing developer located in Hollister. This project included a combination of approvals: 1) lot consolidation; 2) transfer of 11 allocations for housing from a code enforcement action; 3) demolition/relocation of residents at Palm Court and

- reconstruction of eleven existing rental units on a nearby one-acre site 4) new construction of eleven units. The project is located between on Westside Boulevard, Line Street and San Juan Road that is zoned R-3. The development will serve 22 large low-income families and 11 senior apartments. The project will contain 22 three and four-bedroom units, outdoor common space, and a play area for children. The RDA provided a \$1 million low-interest loan to this project.
- Hillview. South County Housing is developing 25 single-family houses for low-income households on this two-acre site on Buena Vista Road. The development density will be 8 units per acre. Homes are expected to be approximately 1,800 square feet with lots sizes ranging from 4,700 square feet to 7,500 square feet. This property is zoned R-1/L -PZ.
- Estancia Senior Village. Warmington homes is developing a planned unit development (PUD) housing project targeted to the senior market on a 24.40-acre site zoned R-3PD. The project will contain 166 market rate units approximately 1,544-to 2,156 square feet in size. Average lot size would be 4,321 square feet at a density of 6.8 units per acre market-rate housing affordable to moderate income households.
- West of Fairview. Award Homes is developing 677 housing units on 125 acres zoned West Fairview Road District (RWF) in the West of Fairview Specific Plan Area. There will be 517 single-family dwelling units, 100 apartment units with 50 multifamily rental units designated very low-income, 50 multifamily units designated as low-income units and 30 garden homes will be reserved for moderate-income households.
- Intravia Duplex. A duplex has been approved on San Benito Street in the Central Residential (RD) District. The two market-rate units will be affordable to moderate-income households.
- Brigantino Unit 3. An approved 14 lots subdivision for market rate homes with an average density of 6.5 units per acre
- Market Rate Lots. There are 232 market rate dwelling units that can be constructed from the following developments: Anderson Homes - 6; Walnut Park 13 - 20; Eden West - 55; Hillock Ranch - 41; La Baig -45, Las Brisas Phases 7 & 8 - 17; Palmtag Subdivision - 2; Walnut Park Units 8A and 8B - 32, Valley View Phases 3 &6 - 14.

Additional Housing Capacity

The Hollister city Council, on December 15, 2008 approved the revised Zoning Ordinance (Ordinance 1038) and accompanying map. By rezoning sites in accordance with the General Plan residential densities and the default densities prescribed by the California Department of Housing and Community Development, the City has satisfied the requirement for zoned sites to meet the New Construction need in Table A22.

For the 2000-2008 period, the City is not relying on non-vacant (mixed use reuse) sites, nor is the City relying on areas in the Sphere of Influence. Therefore, no schedule of annexations or other programs specific to annexation are required. Appendix B includes inventories of vacant residential and the new mixed use land use designation based on General Plan Land Use Map 2 and the City of Hollister zoning map. . In addition to the 1,200 dwelling units that have been developed as lots and/or approved for development or with allocations, there is capacity for over 2320 housing units in the city limits for a combined capacity of 3,520 units. Table A23 below summarizes the inventory of zoned residential sites and residential development capacity by zoning district. The identified sites are available for immediate development from a zoning and development standpoint. Further, the Cease and Desist order issued by the Regional Water Quality Control Board was lifted on December 5, 2008, meaning the properties are no longer constrained by a lack of sewer treatment capacity. The majority of the developable land would be at sites with densities greater than eight units per acre. The ability to develop lands with higher development densities will fulfill Housing Element goals and programs to stimulate construction of a variety of housing types and more multi-family housing for all segments of the community.

Subsequent to adoption of the new Zoning Ordinance and map (rezoned sites), the revised RHNA Sites Inventory (in Appendix B, Table B-2) utilizes the minimum densities within each Zoning district to calculate "realistic" capacities for new units, with the exception of the low density district which is based on historic development densities (see Appendix B, Table B-3).

In accordance with Government Code Section 65583.2 (c)(3)(B), the City is able to demonstrate the suitability of the higher density zones for the development of affordable housing, i.e. housing planned for in the higher density zones is suitable to provide housing in the lower income categories, thereby meeting the "appropriate zoning" test as outlined in the HUD guidelines. Table A23 on the following page summarizes the minimum and maximum densities permitted each residential zoning district.

Table A23:
Additional Housing Capacity Resulting from Lands Zoned for Residential Land Use

Zoning District	Existing Vacant Land Area (Acres)	Calculated "Realistic" Capacity
R1/PZ Low Density/Single Family Performance Overlay Zone (1 to 8 units per acre)	83	415 (1)
R3/PZ Medium Density Residential Performance Overlay Zone (8 to 12 units per acre)	69.15	553
R4/PZ High Density Residential Performance Overlay Zone (12 to 23 units per acre)	44.77	417.6
Neighborhood Mixed Use (250 to 35 units per acre) (Total 17.24 acres)	8.6 (2)	560
West Gateway Mixed Use (20-35 units per acre) (Total 57.8 acres)	28 (2)	215
Downtown Mixed Use (25- 40 units per acre)		
Reuse of Existing Upper level buildings	115	115
Infill of vacant/underutilized lots (3.66 acres)	1.8 (2)	45
Total	236	2320

Notes:

- (1) Capacity based on historic development patterns (See Table B-3 of Appendix B)
- (2) Total vacant acreage reduced by 50% because the zoning provides for a combination of commercial and high density residential land uses.

All parcels in the sites inventory are located within the City limits of Hollister, with utility service and other city services readily available, subject to the extension of service laterals only. With the lifting of the restrictions on the City Wastewater Treatment Plant, the City has adequate sewer capacity to serve identified projects.

The majority of sites in the inventory are vacant and free of encumbrances that would limit the properties' ability to be developed; remaining non-vacant parcels are noted as such. All non-vacant parcels noted in the inventory have been accounted for, with the appropriate consistent methodology applied, either to utilize no unit calculation for the parcels where appropriate (five parcels in the WG-HDR), either for upper floor units in the Downtown Commercial (City survey), or non-vacant parcels in the Mixed Use (HDR) under the control of the Redevelopment Agency (and currently undergoing environmental review for demolition). In accordance with Program HKK, the newly adopted Zoning Ordinance identifies flexible development standards to facilitate development of infill (non-vacant) parcels. The Growth Management rating scale will also serve to incentivize and act as a catalyst to encourage the adaptive reuse of such non-vacant infill parcels.

Low Density and Medium Density Residential: Realistic density calculations for the Low Density (single family 1-6 UPA) and Medium Density (8-16 UPA), zoned land also rely on the lowest allowable density, as per the zoning. However, for Low Density, an adjustment has been made based on the historical development densities of single family projects recently completed in Hollister (see Appendix B, Table B-3). Therefore, the realistic capacity has been calculated based on 5 units per acre for the LDR parcels, rather than the lowest allowable density of 1 unit per acre, as per the zoning. The City fully expects these development trends to continue on future projects because the maximum density has been increased from six units per acre to eight units per acre in the R1 zoning district, and to be a realistic predictor of land development patterns as the City continues to grow.

High Density Residential- HDR. Future development of parcels zoned HDR have been calculated based on the lowest allowable density for a total of 417 units, with one exception, a site on North Street. As a general rule, the City of Hollister has a generally flat topography; however, the North Street site is located on a small hill known as Park Hill. The resulting site slopes act as a constraint to development at this location; therefore, the City has reduced the realistic capacity at this location by approximately 45% percent (the calculation based on 12 units per acre, the minimum density, would otherwise be 270 units). This reduction makes allowance for the

necessary infrastructure and site standards (increased setbacks and reduced heights) due to the slope, and seismic preparedness requirements such as more stringent construction standards leading to higher costs of construction, and site separation requirements, leading to reduced densities.

The High Density Residential Zoning Districts have the lowest cost of construction per unit and would therefore offer some built in market incentives for very low and low-income construction, although the City's development strategy includes moderate and above moderate income units in the high density residential districts as well. In anticipation of their development strategy in the mixed use districts, the City has made further reductions in the calculated capacity of the mixed use zones (equating to 50% of the total acreage). Calculations based strictly on the minimum allowable densities in the mixed use zones would allow for a *greater* number of units; however, the City is mandating a reduction to allow for commercial development in addition to residential development. Calculations are shown in Table B-2 of Appendix B.

Mixed Use

The City established new Mixed Use residential land use designations in the 2005-2023 General Plan. The City adopted a zoning ordinance and accompanying map to implement the new general plan designations. The new mixed use zoning district encourages retail ground floor uses with a mix of office and residential uses on one to two floors above the ground level, commercial and high density residential development. The new mixed use zoning districts of Neighborhood Mixed Use (25-35 units per acre) West Gateway Mixed Use (20-35 units per acre) and Downtown Mixed Use (25-40 units per acre) fall within the Redevelopment Agency Project Area.

The inventory in Appendix B, Table B-2 of mixed use sites bases the residential capacity on two factors. First, it is presumed that at least one half of the vacant lands will be used for commercial land uses. Second, the development from the reduced acreage is based on the 'realistic' capacity. In order to provide further assurance that mixed use districts will yield residential development, the City (HE program H.D.c) requires annual monitoring of development in mixed use areas and for the City to initiate a rezoning to high density residential if commercial development will constrain residential growth.

The newly established mixed use zoning districts implement Housing Element Program H.W Establish mixed-use development standards. The districts include standards to facilitate affordable housing development in mixed-use zones, such as second and third stories on buildings with commercial use at ground level and offices and housing above. The City also adopted a new Growth Management Rating Scale including the following incentives:

- A. Provide flexibility in applying parking standards based on the development's location and the type and size of the housing units, and allow commercial and residential users to "share" parking requirements.
- B. Award height limit bonuses, especially in Downtown.
- C. Allow flexibility in applying development standards (FAR, lot coverage) based on the location, type, and size of the units, and the design of the development.
- D. Encourage housing by allowing the residential component of a mixed use development to be "additive" rather than within the established FAR for that zone.
- E. Allow tandem parking or off-site parking leases.
- F. Review Public Works, Building, Housing and Fire standards to reduce or eliminate impediments to mixed-use development where it is possible and appropriate.

Neighborhood Mixed Use and West Gateway Mixed Use: All parcels zoned Neighborhood Mixed Use and West Gateway Mixed Use districts in the inventory are larger than 3.1 acres; lot consolidation is not necessary to facilitate development of these parcels. The sites are large enough to support projects serving the housing needs of the community, including the ability to serve lower income households, without the need for lot consolidation techniques or parcel assemblage.

Two parcels located on Prospect are under the ownership of the City Redevelopment Agency. Both parcels currently contain existing vacant structures, and are currently going through the environmental review (CEQA) process to permit demolition of the vacant structures, to be done by the Agency. According to City of Hollister staff, the CEQA process is anticipated to be complete by April 2009.

Completion of this process will enable private redevelopment projects to proceed unencumbered. Elements of Program HW (Mixed-Use standards) have since been incorporated into the adopted 2008 Zoning Ordinance, and allow flexible parking standards, variable setbacks, and an allowance for height bonuses. The City expects that such allowances will act as an incentive for the completion of projects in the Mixed Use (HDR) districts.

Downtown Commercial Mixed Use (DMU-HDR): The City's projected unit capacities for sites in the Downtown Commercial Mixed Use (DMU-HDR), specifically for *upper level* residential units, based on the following methodology. The City passed Measure Y in November 2008, exempting the downtown from the Measure U (Growth Management) housing allocation requirements. The City's identified capacity of second floor units is based on a voluntary first hand inventory of upper floors in the downtown, done by the City in the summer of 2008 and other an estimate from other unsurveyed buildings with potential for re-use. The survey was based on data from the Hollister Redevelopment downtown Association, the site visits, and responses from property owners that elected not to participate with the survey, assessor data and staff knowledge...

There is also additional housing capacity some vacant lots and partially developed properties in the Measure Y exemption area. Implementation of the newly adopted Mixed Use standards in Hollister will provide incentives for the completion of projects in the Downtown Commercial Mixed Use (DMU-HDR) district, carrying out the City's vision for the downtown core. Application of the appropriate historical building codes will further ease the development of properties that would otherwise face higher costs due to stricter code requirements.

For those properties where owners responded to the City's request for information, (shaded rows of Table C-1 of Appendix B) the survey determined that in the immediate near term, there is a capacity for 115 units subject only to ministerial building permits for re-use of upper floors, i.e. no discretionary review. These units are available for immediate development. Further capacity exists for an additional 46 units from former or less active car lots or parking areas on private property, utilizing a consistent projected unit size of 800 to 1000 square foot studios, (see Exhibits C-1 and C-2, site specific inventory sheets) demonstrating the City's efforts in determining upper floor spaces and capacity.

As future reserve (not included in this inventory, but shown in the table with an equivalent of "0" units), two remaining cannery location parcels in the Downtown Commercial Mixed Use (DMU-HDR) sub-table, the City proposed to use a calculated realistic capacity based on the minimum allowable density in the district. Going forward, the City will continue to mandate that 50% of the acreage be utilized for residential.

Density Bonus:

The City's new Zoning Ordinance, along with the Density Bonus program will serve to incentivize development of the HDR parcels. Several parcels in the High Density (HDR) district are 1 acre or smaller; therefore, the City encourages lot consolidation to permit such development to advance. The City's support of the consolidation of small lots into larger parcels is evidenced by a recent demolish and rebuild project, the Westside Apartments. By consolidating several smaller lots into one, the project utilized a density transfer, gaining 11 additional units. A direct result of one of the City's goals, the new Zoning Ordinance supports interconnections between properties, resulting in increased projects involving combined lots. Flexible zoning standards such as stepped back second floors, reduced setbacks, and parking placed behind the building also provide additional opportunities to develop such projects. All parcels in the HDR district are eligible to participate in the City's Density Bonus Program. The City's Growth Management allocation program awards points for projects that provide a density mix with housing for lower income groups, including extremely low income households, acting to further incentive and encourage higher density projects, including projects involving lot consolidation.

Annexation:

Although the City of Hollister has ample residentially zoned land within the city limits to meet the 2000-2008 new construction needs, the City recognize the need to annex land in order to be able to satisfy the demand for housing in the future. The City also desires to eliminate unincorporated islands planned for residential development. The Hollister City Council will consider a Resolution acknowledging the need for future annexations. Further, the City has begun a process to contact property owners within the Sphere of Influence to solicit interest in annexation and to communicate to property owners the City's expectation for growth, unit calculations, etc.

APPENDIX B SITES INVENTORY

Inventory of vacant residential lands in the City limit:

The Hollister City Council repealed and replaced Title 17, the City of Hollister zoning ordinance and map with Ordinance 1038 in December of 2008. The properties were rezoned in accordance with the 2005-2023 City of Hollister General Plan standards. Table B-1 is a summary table that demonstrates that the City of Hollister has satisfied the requirement for zone sites to meet the 2003-2008 Regional Housing need requirement. Table B-2, a five (5) page table, contains acreage totals for each new residential and mixed commercial and residential zoning district with development potential in the City of Hollister. The identified residential sites are available for immediate development from a zoning and development standpoint. Further, the Cease and Desist order issued by the Central Coast Regional Water Quality Control Board was lifted on December 5, 2008, meaning the properties are no longer constrained by a lack of sewer treatment capacity. The table lists detailed parcel information including the assessor parcel number, acreage, the General Plan designation, the Zoning District per Ordinance 1038 (adopted December 2008), properties with constraints (e.g. already developed for a commercial uses in a mixed use district), densities allowed and calculated capacities.

Calculated Development Capacity: The calculated development capacity in Table B-2 is based on the minimum density allowed in the applicable zoning district with three exceptions.

The first exception is for the Low Density Residential R1 zoning district which allows densities ranging from one to eight units per acre. The City of Hollister has not approved one acre or one-half acre subdivisions. Table B-3 summarizes average densities from recently approved subdivisions, which ranged from 3.3 to 6.38 units per acre. Table B-2 applies an average development density of 4.5 dwelling units per acre to vacant lands in the R1 Performance Overlay zoning district.

The second exception is for the Mixed Use zoning districts. These districts were previously in an industrial or commercial zoning district. It is presumed that one-half of the vacant land in the mixed use zoning districts will be developed for commercial uses. Therefore, the calculated realistic capacity is based on the minimum density allowed in the mixed use district and one half of the amount of the vacant land. Housing Element Program H.D a requires that the City of Hollister annually monitor

the ratio of commercial to residential development in each mixed use area. If up to 50% of the vacant land is developed for commercial land uses, the City will be required to rezone vacant residential lands to the R4 High Density Residential Zoning District. The amount of land to be rezoned will be based on a standard to assure construction of a minimum of 1 dwelling units per 5,000 square feet of commercial space that has been developed since 2005.

The third exception is the Downtown Mixed Use zoning district. There is capacity for residential reuse in the upper floors of existing buildings in the historic Downtown Hollister. A voluntary survey of the upper floors of several buildings was conducted in the summer of 2008. Based on the data obtained from the surveyed and unsurveyed buildings with under-utilized upper floors, there is an estimated potential for up to 115 units. There is also additional capacity for an additional 45 units from infill development of vacant or underutilized parcels in this zoning district.

TABLE B-1
RHNA Sites; Units Summary

	Remaining Need	LDR	MDR	HDR	Mixed Use	West Gateway	Downtown Upper Level & Infill	Revised Capacity	Remaining Need
AM	604	261	328	25	50	50	10	724	0
Mod	357	154	104	25	50	120	40	493	0
Low	486	0	120	100	50	180	40	490	0
VLI	243	0	0	145	50	150	35	365	0
ELI	244	0	0	122	15	60	35	247	0
	1,934	415	552	417	215	560	160	2,319	0

Table B-2
RHNA Sites (2000-2009), Incorporated City Limits
(Revised January, 2009)

Low Density Residential (LDR)*

Assessor Parcel Number	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Capacity based on Historical Density
20-19-8	Cienega	11	LDR	R1-L/PZ	None	0	1-6	49.5
20-19-9	Cienega	11.25	LDR	R1-L/PZ	None	0	1-6	50.625
52-28-1	South Street	4.12	LDR	R1-L/PZ	None	0	1-6	18.54
52-32-1	Buena Vista	5	LDR	R1-L/PZ	None	0	1-6	22.5
52-32-7	Buena Vista	4.27	LDR	R1-L/PZ	None	0	1-6	19.215
54-32-20	Hillcrest Rd	0.47	LDR	R1	None	0	1-6	2.115
54-50-19	NA	0.5	LDR	R1	None	0	1-6	2.25
57-44-2	nr Valleyview	0.8	LDR	R1	None	0	1-6	3.6
58-06-01	Westside	5	LDR	R1	None	0	1-6	22.5
58-06-10	Westside	1.95	LDR	R1	None	0	1-6	8.775
58-05-41	Westside Line	1.25	LDR	R1-L/PZ	None	0	1-6	5.625
58-05-34	Westside Line	3.45	LDR	R1-L/PZ	None	0	1-6	15.525
19-31-59	Santa Ana/Brig	22	LDR	R1	None	0	1-6	99
19-31-51	Santa Ana/Brig	12	LDR	R1	None	0	1-6	54
Subtotal		83						415

* See text discussion regarding historical densities in LDR.

Table B-2
RHNA Sites (2000-2009), Incorporated City Limits
(Revised January, 2009)

Medium Density Residential (MDR)

Assessor Parcel Number	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
20-22-18		1.7	MDR	R3	None	0	8-12	13.6
52-23-2	Buena Vista	9	MDR	R3-M/PZ	None	0	8-12	72
54-35-31	Meridian/Hillcrest	45.5	MDR	R3-M/PZ	None	0	8-12	364
57-37-16	Union Road	12.95	MDR	R3-M/PZ	None	0	8-12	103.6
Subtotal		69.15				0		553.2

Table B-2
RHNA Sites (2000-2009), Incorporated City Limits
(Revised January, 2009)

High Density Residential (HDR)								
Assessor Parcel Number	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
52-2-2	Line St.	0.82	HDR	R-4-H/PZ	None	0	12-35	9.84
52-2-3	Line St.	0.6	HDR	R-4-H/PZ	None	0	12-35	7.2
52-2-4	Line St.	0.3	HDR	R-4-H/PZ	None	0	12-35	3.6
52-2-5	Line St.	0.54	HDR	R-4-H/PZ	None	0	12-35	6.48
52-2-6	Line St.	1	HDR	R-4-H/PZ	None	0	12-35	12
52-3-6	Line St.	0.2	HDR	R-4-H/PZ	None	0	12-35	2.4
52-3-8	Line St.	0.24	HDR	R-4-H/PZ	None	0	12-35	2.88
52-3-9	4th/Line	0.2	HDR	R-4-H/PZ	None	0	12-35	2.4
53-33-1	Locust	3.6	HDR	R-4-H/PZ	None	0	12-35	43.2
53-33-3	Locust	1.23	HDR	R-4-H/PZ	None	0	12-35	14.76
53-37-2	North St.	22.47	HDR	R-4-H/PZ	Slope/Fault	0	12-35	150
57-23-13	Ladd Lane	6	HDR	R-4-H/PZ	None	0	12-35	72
57-25-8	Valleyview/Aspen	3.14	HDR	R-4-H/PZ	None	0	12-35	37.68
57-344-620	Sunnyslope Rd.	1.61	HDR	R-4-H/PZ	None	0	12-35	19.32
57-344-630	Sunnyslope Rd.	1.63	HDR	R-4-H/PZ	None	0	12-35	19.56
57-44-1	Valleyview	1.19	HDR	R-4-H/PZ	None	0	12-35	14.28
Subtotal		44.77				0	12	417.6

Table B-2
RHNA Sites (2000-2009), Incorporated City Limits
(Revised January, 2009)

Mixed Use, West Gateway, (WG)(HDR)

APN	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
West Gateway								
52-7-12	Fourth St	1.95	WG	WMU	None	0	20-35	39
52-7-6	Jan/Wests	0.48	WG	WMU	None	0	20-35	9.6
52-7-7	Jan	0.24	WG	WMU	None	0	20-35	4.8
52-7-8	Jan	0.24	WG	WMU	None	0	20-35	4.8
52-8-1	Fourth St	3.3	WG	WMU	None	0	20-35	66
52-9-43	Fourth St	8	WG	WMU	None	0	20-35	160
52-9-44	Fourth St	0.4	WG	WMU	Commercial Use	0	20-35	0
52-9-45	Vacant	2.5	WG	WMU	None	0	20-35	50
52-9-46	Vacant	3.8	WG	WMU	None	0	20-35	76
52-131-210	Fourth St	1.6	WG	WMU	None	0	20-35	32
52-131-280	Fourth St	1.6	WG	WMU	None	0	20-35	32
52-18-5	Fourth St	4.6	WG	WMU	None	0	20-35	92
52-9-8	Fourth St (truck)	5.5	WG	WMU	None	0	20-35	110
52-9-14	Fourth St	13.73	WG	WMU	None	0	20-35	274.6
52-9-49	CSHO	1.6	WG	WMU	Commercial Use	0	20-35	0
52-9-50	Fourth Street	0.5	WG	WMU	Commercial Use	0	20-35	0
52-9-17	Fourth St.	2	WG	WMU	Mobile Home Park	0	20-35	0
52-9-52	Fourth St	1	WG	WMU	Commercial Use	0	20-35	0
52-30-01	Jan Avenue	4.8	WG	WMU	None	0	20-35	96
		57.84				0		1,047
					1/2 acres**	28	20	560

** Assume one half area will be developed for housing in mixed use district

Table B-2
RHNA Sites (2000-2009), Incorporated City Limits
(Revised January, 2009)

Mixed Use (HDR)

APN	Location	Acres	General Plan	Zoning Ord. 1038	Constraints	Rezone Acres	Allowed DU/Acre	Calculated "Realistic" Capacity
Other								
56-25-19	Prospect	3.36	MU	NMU	Demolition*	0	25-35	84
56-25-24	Prospect	3.1	MU	NMU	Demolition*	0	25-35	77.5
57-7-54	Sunnyslope Rd.	6.97	MU	NMU	None	0	25-35	174.25
57-23-19	Cushman Dr.	3.84	MU	NMU	None	0	25-35	96
Subtotal		17.27						431.75
	1/2 acres**	8.6					25-35	215

* Redevelopment Agency owned demolition environmental review in progress.

** Assume one half area will be developed for housing in mixed use district

Table B-2
RHNA Sites (2000-2009), Incorporated City Limits
(Revised January, 2009)

Downtown Commercial Mixed Use (DMU)(HDR)
Suitable for Future Adaptive Reuse

APN	Location	Acres	General Plan	Zoning (Pending)	Constraints	Rezone Acres	Allowed DU/Acre	Realistic Capacity
Multiple	Upper Level		DM	DMU	Cost remodel	0	25-35	115***
54-07-01	McCray Street	3.25	DM	DMU	portion vacant			8
54-19-09	1st Street	0.5	DM	DMU	Com/Vacant	0	25-35	8
54-19-08	140 San Benito	0.29	DM	DMU	vacant		25-35	2
54-19-11	204 San Benito	0.48	DM	DMU	car lot		25-35	4
54-22-15	near 33 San Benito	0.04	DM	DMU	com. parkinglot		25-35	2
54-22-08	33 San Benito	0.16	DM	DMU	com. parkinglot		25-35	2
54-11-01	4th/Monterey	0.23	DM	DMU	com. parkinglot		25-35	4
54-11-02	375 4th	0.4	DM	DMU	com. parkinglot		25-35	4
54-13-02	3rd/Monterey	0.15	DM	DMU	vacant		25-35	2
54-13-01	3rd/Monterey	0.15	DM	DMU	vacant		25-35	2
56-02-04	805-813 San Benito	0.28	DM	DMU	com. parkinglot		25-35	6
56-3-04	East - cannery*	1.36	DM	NMU		0	25-35	0
56-3-2	East - cannery*	1.8	DM	NMU	Active use	0	25-35	0
		3.66				0		
		1.8		1/2 acres				46
								Total 160

* Development of these sites is constrained by the presence of existing uses.

*** Estimated near term re-use of upper floors from Measure Y

Exemption based on summer 2008 inventory of Upper Level Floors in Downtown

Note: Calculated realistic capacity utilizes the lowest allowable density in each zoning designation according to the recently adopted Zoning Ordinance (see text discussion of allowed density ranges).

TABLE B-3
Lot sizes and development density (Subdivisions approved between 1994 and 2007)

SUBDIVISION NAME OR FILE NUMBER	DATE APPROVED	NUMBER OF LOTS	GROSS ACRES	AVERAGE SIZE (SQUARE FEET)	DENSITY UNITS/ACRE
TM 93-1 Valley View Estates	1994	459		6400	6.38
TM 97-4 Cerra Vista Unit IV	9/4/1997	20	4.38	7,550	5.8 (net)
TM 98-1 Scott Ranch	6/29/98	75	22.5	8,423	3.33 (net)
TM 98-3 Las Brisas Unit 8	4/24/98	22	4.35 Net 3.8	7,524	5.78 (net)
TM 98-4 Anderson Homes Los Altos	3/10/99	8	2.3	9,957	4 (1)
La Baig (Note: information from recorded map)	Recorded 12/28/00	41		</= 6050 sq ft. = 22 6,050 - 7,000 = 14 7961 = 1 10-11,000 sq. ft. = 2	
Las Brisas #8	Recorded 10/2000	22		6000-6500 = 4 6500 - 7500 = 14 7500 - 8500 = 4 11-12,000 = 1	
Valley View Phase 6	Recorded 9/9/00			6,000 - 7,000 = 83 7,000 -10,000 = 12	
TM 99-2		6	3.18	12,015	3.6 (net) (2)
TM 2000-2 Walnut Park 8B	7/700	27	5.69 4.4 net acres	7,094	6.1 (net)
TM 2005-1 Award Home West of Fairview	6/27/07	667 100 apts 60 garden 507 sfd	4.46 4.5 acres	Majority sfd lots 5,000, 5,500 to 6,000 except knuckles corner	21.7 13.3 5.38 (3)

1. Two lots with flood easements were larger - 11,357 and 13,999 square feet. Other lots in the subdivision ranged between 6,774 and 9,203 square feet in size.
2. Subdivision near a creek with flood and slope easements on some lots. Subdivision is within the West of Fairview Specific Plan which has an overall development density of 5.4 dwelling units per acre.

TABLE B-4
Hollister Upper Floor Inventory (2008)

Agree to Participate?	APN	Note	Address	Business Name	Property Owner	Owner Address	City	State	Zip
No			101 Fifth St	Coast Counties Glass Inc	Robert A. Corotto 2005 Trust	291 Blossom Ln	Hollister	CA	95023
			101 Fifth St	Mitch Dabo Associates	Robert A. Corotto 2005 Trust	291 Blossom Ln	Hollister	CA	95023
			101 Fifth St	KB Legal Service	Robert A. Corotto 2005 Trust	291 Blossom Ln	Hollister	CA	95023
			101 Fifth St	Tom Olson	Robert A. Corotto 2005 Trust	291 Blossom Ln	Hollister	CA	95023
N/A			104 Second St		Gisela Cheek		Hollister	CA	95023
N/A			125 San Benito St		James R. and Barbara M. Gentry		Hollister	CA	95023
N/A			126 East St		Manuel G. Valenci		Hollister	CA	95023
N/A			1280 San Juan Rd	Hollister Super, Inc.	Jim Gibson				
N/A			130 Fifth St	Maverick Welding Supply	Juventino Rodriguez	1131 Wood Ct	Hollister	CA	95023
N/A			139 Fourth St	Thunder Road Motorcycles	George E. Huston Trust	1810 Prune St	Hollister	CA	95023
N/A			140 Fifth St		Juventino Rodriguez	1131 Wood Ct	Hollister	CA	95023
N/A			153 Fifth St	Apostolic Bible Learning Ctr	Apostolic Assembly of Faith in	10807 Laurel St	Rancho C	CA	91730
No	054-090-007		201 Fifth St	Whiskey Creek Saloon	Arthur M. Mendoza	3027 San Juan	Santa Clara	CA	95051
N/A			201 Sixth St	Cheung Sheng	Mason L. Kussart		Hollister	CA	95023
N/A			202 Fifth St	French's Kitchen & Bath Coll	Janet & Mitt French	PO Box 1302	Hollister	CA	95024
N/A			204 Hawkins St	Lynn's Liquors	Lynn Lake				
N/A			204 Third St		Armando J. and Eulogia L. Perez		Hollister	CA	95023
N/A			206 Fifth St	Country Groomers	Hong Trust	4964 Moorpark	San Jose	CA	95129
N/A			208 Sally St		Ralph and Elena Torres		Hollister	CA	95023
N/A			210 Sally St		Joe P. and Guadalupe S. Angulo		Hollister	CA	95023
N/A			211 Fifth St	Hileman Chiropractic	James A. & Jerry T. Muenzer	221 Fifth St	Hollister	CA	95023
N/A			211 Sixth St	Technique Studio	Michelle Damian-Degnan	340 Travertine C	Redding	CA	96003
N/A			211 Third St		Elsie Rossi, et al.		Hollister	CA	95023
N/A			214 Fifth St	Hollister Barber Shop	Michelle & Perry Timothy	210 Daffodil Dr	Hollister	CA	95023
N/A			215 Fifth St	B&R Barber Shop	James A. & Jerry T. Muenzer	221 Fifth St	Hollister	CA	95023
N/A			216 Fifth St		Michelle & Timothy Perry	210 Daffodil Dr	Hollister	CA	95023
N/A			216 Third St		Joseph A. and Gabrielle Motte		Hollister	CA	95023
N/A			217 Fifth St		James A. & Jerry T. Muenzer	221 Fifth St	Hollister	CA	95023
N/A			217 Fourth St	San Benito Glass	Betty L. Brown Trust	1240 Santa Ana	Hollister	CA	95023
N/A			217 Seventh St	McKinnon Lumber Company	Barrett Trust	1821 Highland	Hollister	CA	95023
No			218 Fifth St	Michelle's Studio	Michelle & Timothy Perry	210 Daffodil Dr	Hollister	CA	95023
			219 San Benito St		Don R. and Carole N. Appling		Hollister	CA	95023
No			219 South Street	Luminaries	Mar Eshai Shimun XXII Emmu	311 Athena Way	Hollister	CA	95023
No			220 Fourth St		Bondy Boscacci		Hollister	CA	95023
No			220 1/2		Mary M. Rowe	5420 Pacheco	Hollister	CA	95023

TABLE B-4
Hollister Upper Floor Inventory (2008)

Yes			321 First Street	Vacant	K/S Market Inc.	P.O. Box 499	Hollister	CA	95023
N/A			221 Fifth St	Muenzer's Cyclery & Sports	James A. & Jerry T. Muenzer	221 Fifth St	Hollister	CA	95023
No			222 Fifth St	Rowe Upholstery	Mary M. Rowe	5420 Pacheco Rd	Hollister	CA	95023
No		Used for office s	225 Sixth St	Lombardo & Gilles, PC	Beancounters Building	PO Box 2137	Hollister	CA	95023
			225 Sixth St	Professional Computer Solu	Beancounters Building	PO Box 2137	Hollister	CA	95023
			225 Sixth St	Pacific Finance Company	Beancounters Building	PO Box 2137	Hollister	CA	95023
			225 Sixth St	MJM Computers	Beancounters Building	PO Box 2137	Hollister	CA	95023
			225 Sixth St	Hoge Fenton Jones & Appel	Beancounters Building	PO Box 2137	Hollister	CA	95023
No		Office	230 Fifth St	Irma's Fashions	Irma & Olga Bertuccio	230 Fifth St	Hollister	CA	95023
No	054-120-014		230 Third St	Progreso Tamale Parlor	Aurelio and Patsy Zuniga	1674 Severinsen	Hollister	CA	95023
			231 San Benito St		Don R. and Carole N. Appling		Hollister	CA	95023
			232 First St		Alan, Stephen, Mitchell, Thomas, et al.		Hollister	CA	95023
			234 Fifth St		Karim Malek	1402 Newfound	Hollister	CA	95023
			240 Fifth St	Garcia's Jewelry	Karim Malek	1402 Newfound	Sunnyvale	CA	94087
		Office	243 Sixth St	South Valley Internet	William Martin Jr.	PO Box E	Gilroy	CA	95021
		new po	243 Sixth St	Serene Home, Inc.	William Martin Jr.	PO Box E	Gilroy	CA	95021
		Loma Prieta building	243 Sixth St Ste 220	Bianchi, Kasavan & Pope, LL	William Martin Jr.	PO Box E	Gilroy	CA	95021
			243 Sixth St Ste 220	Bianchi Kasavan & Pope, LL	William Martin Jr.	PO Box E	Hollister	CA	95023
			243 Sixth St Ste 220	Bianchi Kasavan & Pope, LL	William Martin Jr.	PO Box E	Hollister	CA	95023
			243 Sixth St Ste 220	Bianchi Kasavan & Pope, LL	William Martin Jr.	PO Box E	Hollister	CA	95023
			249 San Benito St		Don R. and Carole N. Appling		Hollister	CA	95023
			310 First St		A Part Righetti Bros		Hollister	CA	95023
			320 Sally St		Leonso M. and Ercilia G. Espinosa		Hollister	CA	95023
			320 San Benito St	Bank of America	Bank of America NT & SA, Tax	401 N. Tryon St	Charlotte	NC	28255
No			321 Fifth St	Winn & Co. Insurance Broke	John R. Winn	PO Box 228	Hollister	CA	95023
Yes	541300130		310-314, 334, 336 Fo	Pinnacle Building	K&S Properties	650 San Benito	Hollister	CA	95023
No			330 Fourth St		Mound Lodge No. 166 IOOF	P. O. Box 1224	Hollister	CA	95023
No			334 Fifth St	The Exchange in Hollister	Julia Maheu	1854 Cushman	Hollister	CA	95023
No		Exist	335 San Benito St	Isabella's Hair Salon	Greg Dolan				
N/A			335 Sixth St	Chrs Black Photography	Steve Perricomb				
			336 Fifth St	Granada Theatre	Julia Maheu	1854 Cushman	Hollister	CA	95023
			338 Fifth St	Wireless Communications	Julia Maheu	1854 Cushman	Hollister	CA	95023
Yes			339 Fifth St	YMCA of San Benito County	City of Hollister	375 Fifth St	Hollister	CA	95023
No		Office	339 Seventh St	FAST Travel	Jerry Renz	339 Seventh St	Hollister	CA	95023
		today	339 Seventh St	Professional Property Manag	Jerry Renz	339 Seventh St	Hollister	CA	95023
			339 Seventh St	Bob G. Ross	Jerry Renz	339 Seventh St	Hollister	CA	95023

TABLE B-4
Hollister Upper Floor Inventory (2008)

		339 Seventh St	United Valley Insurance	Jerry Renz	339 Seventh St	Hollister	CA	95023
		339 Seventh St		Jerry Renz	339 Seventh St	Hollister	CA	95023
		339 Seventh St	Comfort Zone Massage Ther	Jerry Renz	339 Seventh St	Hollister	CA	95023
		339 Seventh St		Jerry Renz	339 Seventh St	Hollister	CA	95023
		339 Seventh St		Jerry Renz	339 Seventh St	Hollister	CA	95023
		339 Seventh St	Pinnacle Trading Internation	Jerry Renz	339 Seventh St	Hollister	CA	95023
N/A		340 Fifth St		Julia Maheu	1854 Cushman	Hollister	CA	95023
N/A		340 Sixth St	Social Vocational Services	Social Vocational Services Inc	2790 Skypark D	Torrance	CA	90505
		340 South St	The Rose Hair Salon	Rosalia Ortiz	340 South St	Hollister	CA	95023
No	Account	341 First St	Grace & Associates	James A. and Pauline Ames, et al.				
		342 Fifth St	Beauty Secrets	Lui and Hue Thi Venator	3105 Meadow L	Hollister	CA	95023
		342 1/2 Fifth St		Lui and Hue Thi Venator	3105 Meadow L	Hollister	CA	95023
N/A		343 Sixth St	Tranquility Day Spa	Steve Perricone				
N/A		344 Fifth St	Success Hair Design	Lui and Hue Thi Venator	3105 Meadow L	Hollister	CA	95023
		345 Fifth St	Law Office of Arthur Cantu	Martha R. Terry		Palo Alto	CA	94306
		345 Fifth St	Gary K. Mayeda OD	Martha R. Terry		Hollister	CA	95023
		345 Fifth St	Stephen W. Penn, Attorney	Martha R. Terry		Hollister	CA	95023
		345 Fifth St	Pads Construction	Martha R. Terry		Hollister	CA	95023
		345 Fifth St	Virginia R. Caverio DDS	Martha R. Terry		Hollister	CA	95023
		345 Fifth St	Patrick Marshall, Attorney	Martha R. Terry		Hollister	CA	95023
		345 Fifth St	Robbins & Strunk, Attorney	Martha R. Terry		Hollister	CA	95023
		345 Fourth St		City of Hollister	375 Fifth St	Hollister	CA	95023
N/A		345 Sixth St	Paul W. Balbas & William G.	Richard J. Beale	1665 Wedgewo	Hillsborough	CA	94010
		349 San Benito St	Novias la Princesa	Frances Bishop	347 San Benito	Hollister	CA	95023
N/A		350 Fifth St	Paxton O'Brien Attorneys, LL	John Obrien	423 Sixth St	Hollister	CA	95023
N/A		350 Sixth St	Hollister Free Lance	Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		352 South St		Emma Rayas		Hollister	CA	95023
N/A		355 San Benito St	Home Expressions & Antiqu	Frances Bishop	347 San Benito	Hollister	CA	95023
N/A		357 Fifth St	American Red Cross	Fulton J. Picetti		Hollister	CA	95023
		360 Hill St		Lelia Gee		Hollister	CA	95023
N/A		363 Seventh St	Black-Cooper-Sander Funer	Bernard & Ruth Habing	731 Fifth St	Gilroy	CA	95020
		364 South St		Cecil W. and Enes M. Vallejo		Hollister	CA	95023
N/A		365 Fourth St	Gavilan Community College	Billy Avera	375 Fifth St	Hollister	CA	95023
N/A		365 Sixth St	Hollister Vision Center	Richard and Alice Koleszar	365 Sixth St	Hollister	CA	95023
		370 Fifth St	Sandy Rose Insurance	Richard and Alice Koleszar		Hollister	CA	95023
		370 Hill St		Asael G. and Christina R. Gutierrez, et al.		Hollister	CA	95023
		372 Fourth St	New Harvest	Ray or Joyce Espinosa	24720 Foothill D	Salinas	CA	93908

TABLE B-4
Hollister Upper Floor Inventory (2008)

N/A		City Hall	375 Fifth St	City of Hollister	City of Hollister	375 Fifth St	Hollister	CA	95023
			375 Fourth St		Charles R. and Barbara J. Haw	2720 Arlington D	Hollister	CA	95023
			375 Sixth Street		K&S Properties, Inc	650 San Benito	Hollister	CA	95023
			378 Fifth St		Barsi Partners Lp	995 Woodland L	Hillsborough	CA	95023
N/A			378 Fifth Street	Redbeard Communications,	Gregg Hoffman		Hollister	CA	95023
			38 Hill St		Ruben N. and Eriinda R. Haro		Hollister	CA	95023
N/A			380 Fourth St	Cozy Cup Cafe	Ray or Joyce Espinosa	24720 Foothill D	Salinas	CA	93908
N/A			39 Monterey St		Pete and Mary DeLaRosa		Hollister	CA	95023
N/A			390 Fifth St	Superior Court Family Law F	Mrs. John Coughlin	350 Fifth St	Hollister	CA	95023
N/A			390 Seventh St	Monterey Plaza Medical Clin	Norman L. and Sharyl Currie	5331 Southside	Hollister	CA	95023
N/A			394 South St		Violet F. Gooch		Hollister	CA	95023
No			396 Fourth St	Antique cars, antiques, multi	Dante Baines/WWG Group Inc			CA	95046
	541300030		396 Fourth (Alley)		Dante Baines/WWG Group Inc			CA	95046
			4 San Benito St		Howard Martin		Hollister	CA	95023
			40 Thompson St		Pedro R. and Tomasa G. Alvidrez		Hollister	CA	95023
			400 San Benito		J.B. Howard		Hollister	CA	95023
			401 San Benito St	New Life Fellowship	Carmen Gabriele Evangelistic	401 San Benito	Hollister	CA	95023
			402 Sally St		Jack and Cecilia I. Smiley		Hollister	CA	95023
			41 Santa Ana Rd		Michael A. Dias		Hollister	CA	95023
			411 San Benito St	Mariposa Tax Service	Clarice Filice	850 Calais Dr	Hollister	CA	95023
			414 San Benito St		Adolf Sanchez, et al		Hollister	CA	95023
	054-120-032		419 San Benito St		Charlotte Magallanes	30 Rustic St	Hollister	CA	95023
			421 East St	Paine's Restaurant	John Kouretas	421 East St	Hollister	CA	95023
			424 East St		George E. and Ruth L. Huston	1810 Prune St	Hollister	CA	95023
No			427 San Benito St	Cheap Seats Pub & Grub	Lynn Lake	204 Hawkins St	Hollister	CA	95023
			430 San Benito St		Billy Avera	375 Fifth St	Hollister	CA	95023
			431 Monterey St		Mrs. John Coughlin	350 Fifth St	Hollister	CA	95023
Yes	054-120-007		436 San Benito St	Design Line & Ganger Print	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
	054-120-007		437 San Benito St	New Image	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
			438 San Benito St		Billy Avera	375 Fifth St	Hollister	CA	95023
No	054-120-007		439 San Benito St	Hot Pockets	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
	054-120-007		441 San Benito St	Kias	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
	054-120-007		443 San Benito St	Gabriel Ibarra Bail Bonds	Joseph A. Sanchez	1021 Apple Ct #	Hollister	CA	95023
No	541110023		452 San Benito St	The Vault Restaurant (closed)	Velazquez/Lab LLC	452 San Benito	Hollister	CA	95023
	54120008		445 San Benito St	Wells Fargo Home Mortgage	Karim Malek	1402 Newfound	Sunnyvale	CA	94087
			455 San Benito St	Kathy Tiffany, ASID	Karim Malek	1402 Newfound	Sunnyvale	CA	94087
					Odin J. and Nancy D. Butler		Hollister	CA	95023

TABLE B-4
Hollister Upper Floor Inventory (2008)

		500 San Benito St	The Broken Wing	Tim Lantz	2005 Jeanie Ln	Gilroy	CA	95020
	54090001	501 San Benito Street	Grace & Albert Attorneys at	Ignacio Velasquez & Vince Mid	28 Barbras Ct	Hollister	CA	95023
	54090001	501 San Benito Street		Ignacio Velasquez & Vince Mid	28 Barbras Ct	Hollister	CA	95023
	54090001	501 San Benito Street	Polaris Law Group	Ignacio Velasquez & Vince Mid	28 Barbras Ct	Hollister	CA	95023
	54090001	501 San Benito Street	Citi Financial	Ignacio Velasquez & Vince Mid	28 Barbras Ct	Hollister	CA	95023
	54090001	501 San Benito Street	Mitchell Law Firm	Ignacio Velasquez & Vince Mid	28 Barbras Ct	Hollister	CA	95023
	54090001	501 San Benito Street		Ignacio Velasquez & Vince Mid	28 Barbras Ct	Hollister	CA	95023
		510 San Benito St	San Benito Billards	Steve & Susan De La Torre	655 Ridgemark	Hollister	CA	95023
		512 San Benito St	Taqueria Villa de Jerez	Steve and Susan De La Torre	655 Ridgemark	Hollister	CA	95023
		520 San Benito St	Discotecta Y Video	Sergio & Amalia Avila Gonzale	520 San Benito	Hollister	CA	95023
		521 Monterey St	Hollister United Methodist Ch	Ardyss Golden	521 Monterey St	Hollister	CA	95023
		526 San Benito St		Mildred L. Ivelich	825 Duncan Ave	San Juan	CA	95045
		530 San Benito St	Jan Ivancovich Drafting	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	San Benito Bank-Downtown	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	A Cut Above	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	Johnnie's Barber Shop	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		530 San Benito St	SBC Farm Bureau	SBC Farm Bureau	530 San Benito	Hollister	CA	95023
		5335 Monterey St		Millard F. and Doris B. Hoyle, Trs		Hollister	CA	95023
		535 Monterey St		Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		535 San Benito St	Maddux Jewelry	Richard J. & Linda M. maddux	535 San Benito	Hollister	CA	95023
No	storage	542 San Benito St	Enterprise Electric Company	Robert W. and Minnie May Ya	542 San Benito	Hollister	CA	95023
		544 San Benito St		K&S Properties & Realty	850 San Benito	Hollister	CA	95023
		544 San Benito St		K&S Properties & Realty	850 San Benito	Hollister	CA	95023
		545 Monterey St	Law Office of George A. Bar	Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		549 San Benito St	Penny Wise Drug	Stephen Rosati	815 Seventh St	Hollister	CA	95023
		551 East St		Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		554 Fourth St		Bondi Emil Boscacci		Hollister	CA	95023
		56 South St		Tri Valley Growers		Hollister	CA	95023
		561 East St	Autoworks	Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		565 Monterey St		Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		575 Monterey St	Stewart Weisman, MD	Hoyle Family Trust	1521 Cienega R	Hollister	CA	95023
		575 San Benito St	Wachovia bank	Catherine Dabo	1901 Harrison S	Oakland	CA	94612
		601-A San Benito St	The Elegant Touch	William Martin Jr.	PO Box E	Gilroy	CA	95021
		801-B San Benito St		William Martin Jr.	PO Box E	Hollister	CA	95023
N/A	054-050-006	810 San Benito		K&S Properties & Realty	850 San Benito	Hollister	CA	95023
N/A	054-050-006	810 San Benito St	Kelly's Gift Place	K&S Properties & Realty	850 San Benito	Hollister	CA	95023
No	054-050-006	Dance 818 San Benito St	West Coast Music & Dance	K&S Properties & Realty	850 San Benito	Hollister	CA	95023

TABLE B-4
Hollister Upper Floor Inventory (2008)

	054-050-006	Lesson	618 San Benito St	Schleeter's Academy of Man	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
N/A	054-050-006		620 A San Benito St	Sne's Apparel & Shoes	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		Office	615 San Benito St	Pallacio Day Spa	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615 San Benito St		Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615 San Benito St		Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615 San Benito St	DMB Associates, El Rancho	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615-B San Benito St	Wachovia Home Loans	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615-C San Benito St	Edward Jones Investments	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
			615-D San Benito St	Hard Times Café	Kathina Fzeto	PO Box 1767	Gilroy	CA	95021
	054-060-003		625 San Benito St	Angelica's Beauty Salon & B	Daniel and Minerva Corral Tru	620 B St	Hollister	CA	95023
	054-060-003		627 San Benito St		Daniel and Minerva Corral	620 B St	Hollister	CA	95023
		New po	628 San Benito St	The Fireplace Depot	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		Loma	649 San Benito St		City of Hollister	375 Fifth St	Hollister	CA	95023
		Prieta	650 San Benito St	K&S Properties & Realty	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		offices	650 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
		upstairs	650 San Benito St	Presidential Protective Servi	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	SBC Chamber of Commerce	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Mid State Mutual Insurance	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Wolcom, Inc	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Attitudes and Images	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St		K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			650 San Benito St	Calvista Insurance Agency, I	K&S Properties & Realty	650 San Benito	Hollister	CA	95023
			651 East St		Plaza Henry	2049 Fourth Ave	Sacramen	CA	95818
			653 East St		Plaza Henry	2049 Fourth Ave	Sacramen	CA	95818
			653 South St		Robert W. and Minnie M. Yant		Hollister	CA	95023
			701 San Benito Street		Victor M. Arreola	PO Box 2586	Hollister	CA	95024
No		Pizza	710 San Benito St	Jessie's Family Food N Fun	Brar Jagsir Singh	710 San Benito	Hollister	CA	95023
			710 San Benito St		Brar Jagsir Singh	352 Hill St	Hollister	CA	95023
			713 San Benito St	Metropolis	Eugene M. Leichte Trust	PO Box 938	Millbrae	CA	94030
			715 Sally St		Peter and Anna Paura		Hollister	CA	95023
Yes			719 San Benito St	Richard W. Shelton Insurance	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Community Foundation for S	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Loma Prieta Building	Angela Shelton	700 Line St	Hollister	CA	95023

TABLE B-4
Hollister Upper Floor Inventory (2008)

			719 San Benito St	KBK Insurance Agency	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Lineage Financial	Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St		Angela Shelton	700 Line St	Hollister	CA	95023
			719 San Benito St	Dilyse	Rick & Angela Shelton	700 Line Street	Hollister	CA	95023
No	054-010-016	Res. Tr	722 San Benito St	Country Rose Gallery & Fram	Tony LoBue & Marie Peterson	200 Tres Pinos	Hollister	CA	95023
	054-010-016		726 San Benito St		Tony LoBue & Marie Peterson	200 Tres Pinos	Hollister	CA	95023
Yes	054-020-004		727 San Benito St		Black Sage Family Ltd	731 San Benito	Hollister	CA	95023
			730 San Benito St	Faultline Coffee Roasting &	Claire Del Curto	2200 Santa Ana	Hollister	CA	95023
	054-020-004		731 San Benito St	Drapool-Teszert	Black Sage Family Ltd	731 San Benito	Hollister	CA	95023
	054-020-005		737 San Benito St	AJ Sushi Restaurant	Vision Planning Inc.	1800 E. Sahara	Las Vegas	NV	89104
	054-010-017		738 San Benito St	Timber & Textiles	Frank P. Borelli Jr.	72 Nevada St	Hollister	CA	95023
	054-010-017		748 San Benito St		Frank P. Borelli Jr.	72 Nevada St	Hollister	CA	95023
	054-010-017		750 San Benito St	Raven's Pet Shop	Frank P. Borelli Jr.	72 Nevada St	Hollister	CA	95023
	054-010-017		758 San Benito St	Brothers Market	Frank P. Borelli Jr.	72 Nevada St	Hollister	CA	95023
			759 San Benito St	Hollister Muffler and Quick L	Catherine Dabo Trust	830 Fifth St	Hollister	CA	95023
N/A			800 San Benito St	Intero Real Estate Services	Marilyn Ferreira				
			800 San Benito St	Marilyn Ferreira-Intero Real	Marilyn Ferreira				
			800 San Benito St		Marilyn Ferreira		Hollister	CA	95023
N/A			801 San Benito St	Sam's Liquor Store	Catherine Dabo				
N/A			813 Washington St		Gilio G. and Catherine H. Ferraro TRS		Hollister	CA	95023
N/A			819 Washington St		Gilio G. and Catherine H. Ferraro, TRS		Hollister	CA	95023
N/A			830 Fifth St		Catherine Dabo		Hollister	CA	95023
N/A			843 San Benito St	Hollister Flowers & Gifts	Fernando Gonzales	1280 San Juan	Hollister	CA	95023
N/A			853 San Benito St	Ridgemark Realty	Tim Lantz	2005 Jeanie Ln	Gilroy	CA	95020