

RESOLUTION NO. 2005- 160

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER ADOPTING THE 2005-2023 HOLLISTER GENERAL PLAN

WHEREAS, the City of Hollister desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 et seq) and covers the topics of land use, housing, circulation, open space, conservation, recreation, and noise; and,

WHEREAS, the General Plan represents the most direct expression of local control, setting forth the community's Vision for the future of Hollister and the means to accomplish that Vision; and,

WHEREAS, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long-term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

WHEREAS, City staff and consultants held 2 visioning sessions, then the General Plan Steering Committee reviewed and considered background documents relevant to the preparation of the Draft Hollister General Plan, including Preliminary Drafts for Land Use, Housing, Circulation, Noise, Safety and Open Space; and,

WHEREAS, full public involvement in the preparation of the Draft General Plan Revision has been ensured through duly noticed Steering Committee Study Sessions, community meetings, Planning Commission meetings, public hearings and other means; and,

WHEREAS, the Steering Committee held 7 duly noticed study sessions on the "Working Draft" General Plan and the Planning Commission hosted 3 duly noticed workshops on the "Draft" General Plan; and,

WHEREAS, the City has maintained the General Plan on the City of Hollister web site, providing online access to public forum dates, documents, maps, and other information, and the opportunity to provide comments and suggestions; and,

WHEREAS, the Draft General Plan has been referred to other public agencies for review and comment as required by State law; and,

WHEREAS, on October 27, 2005, the Hollister Planning Commission conducted a public hearing on the General Plan as required by State law and, by a 5-0 vote, recommended to the City Council the adoption of the General Plan; and,

WHEREAS, a comprehensive Final Environmental Impact Report (EIR) on the General Plan has been prepared by the City and certified by the City Council; and,

WHEREAS, the City Council has determined that the Final Environmental Impact Report provides a complete and adequate assessment of the potential impacts of implementing the General Plan; and,

WHEREAS, the City Council has adopted a Statement of Overriding Considerations which states the City's reasons for accepting various significant and unavoidable environmental impacts resulting from implementation of the General Plan; and,

WHEREAS, on November 21, 2005, the City Council conducted a public hearing to receive and consider testimony on the proposed General Plan; and,

WHEREAS, on November 21, 2005 the City Council closed the public hearing, deliberated and determined to accept the Planning Commission recommendation with the changes contained in the Errata and with an additional change to Map 6 (Phasing Strategy).

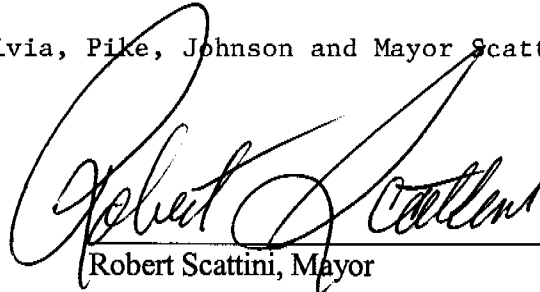
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hollister hereby adopts the 2005-2023 Hollister General Plan (Exhibit 1) and directs staff to make all final changes contained in the Errata (Exhibit 2) and make copies available to the public.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hollister on the 5th day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini
NOES: None.

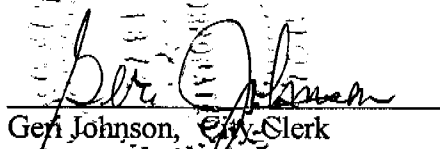
ABSTAIN: None.

ABSENT: None.



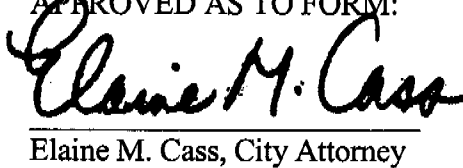
Robert Scattini, Mayor

ATTEST:



Gen Johnson, City Clerk

APPROVED AS TO FORM:



Elaine M. Cass, City Attorney

EXHIBIT 1

(A link to the 2005-2023 General Plan can be found at the bottom of the City of Hollister home page: www.hollister.ca.gov)

CITY OF HOLLISTER

General Plan

October 2005
FINAL DRAFT

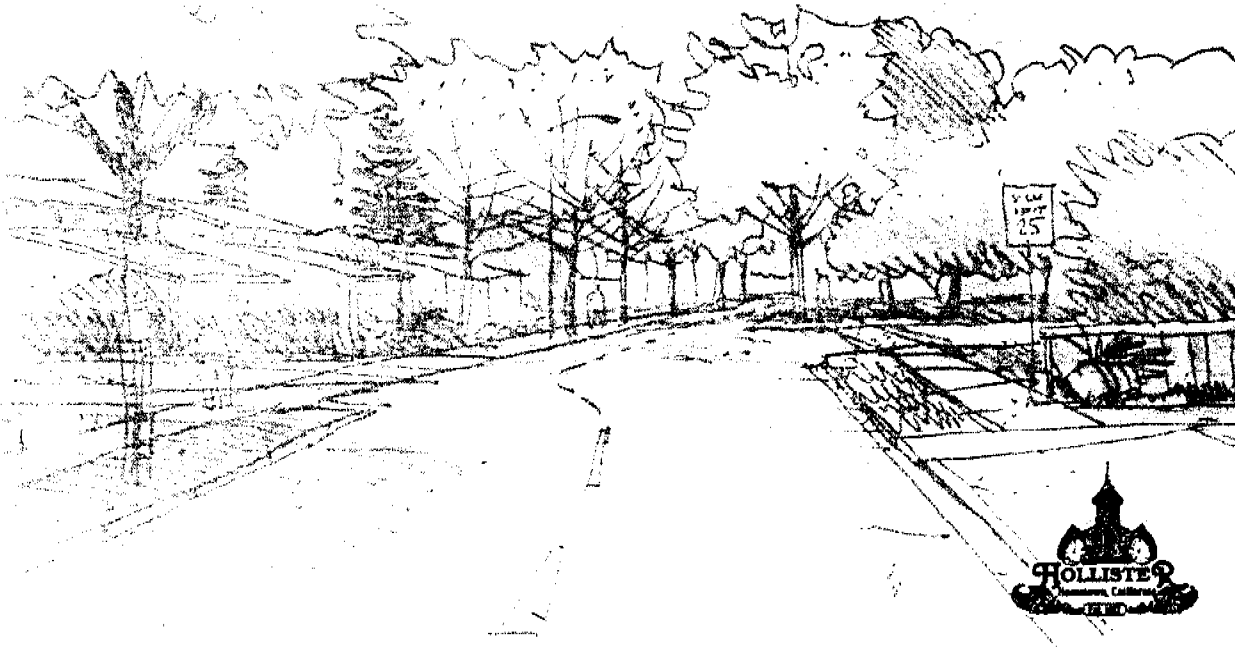
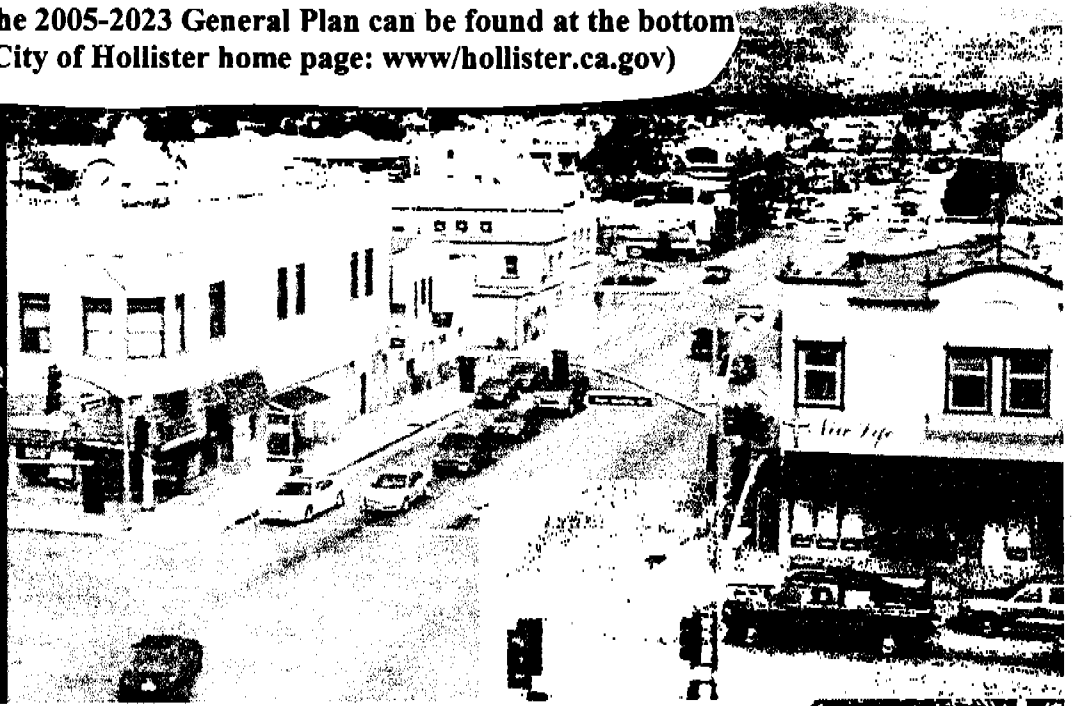


EXHIBIT 2

FINAL 2005-2023 Hollister General Plan

Errata

December 5, 2005

Chapter One – Land Use and Community Design Element

From Planning Commission – Changes to Hollister General Plan Goals (page 1.7)

Add a new goal, “Provide for an environment that encourages healthy living”

Chapter Two – Land Use and Community Design Element

From Planning Commission – Changes to Map 2 Land Use Plan (page 2.5)

Designate the Low Density Residential parcel west of Highway 25, east of the designated school, and south of the 2005 SOI as Mixed-Use.

Designate the Low Density Residential and General Commercial parcels west of Highway 25, south of Union Road and between the 2005 SOI and Planning Area as Mixed-Use.

Designate the Medium Density Residential parcel in the North Gateway Overlay area as North Gateway Commercial.

From Planning Commission – Rework Industrial Land Use Designation (page 2.10)

From City Council – Change to Map 6 Phasing Strategy (page 2.21)

Designate the Phase 4 Hart property, north of Vista Hill Park, to Phase 1.

Industrial

This designation provides for a range of uses, from business and research parks, large individual corporate establishments, professional and administrative offices and industrial complexes. Examples of allowed uses in this category are computer software companies, research laboratories, copying services, printing companies, warehousing, offices, equipment manufacturing and repair and trucking operations. Other permitted uses include limited commercial uses that serve industrial and employment centers.

Industrial areas that fall in the North Gateway Overlay district will also allow limited commercial uses with frontage along Highway 25 to serve passing motorists. The design guidelines described in the "Special Planning Areas" section of this element stipulates additional criteria that development within the North Gateway must meet.

From FEIR – Add New Implementation Measure Under 1-Year Time Frame (page 2.44)

LU.D(2) Initiate a Process to Amend the AMBAG Forecasts. Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations.

From FEIR – Add New Implementation Measure Under 2-Year Time Frame (page 2.45)

LU.H(2) Develop Guidelines for the Preparation of Lighting Plans. In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require design guidelines to include the following provisions for lighting plans:

- a. All light sources should be fully shielded from off-site view.
- b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
- c. Escape of light to the atmosphere should be minimized.
- d. Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons.
- e. On-demand lighting systems should be encouraged.
- f. Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.

Chapter Three – Housing Element

Add the following text under Housing Element Goals and Policies after the last goal (page 3.9)

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program. Assumptions are based on past program performance, infrastructure constraints, construction trends, land availability, and anticipated future program funding. The City's housing policies and implementing programs are grouped by the housing goals described in this section. (See the Appendix for a Summary of Housing Element Programs and Objectives).

From Planning Commission – Add New Policy Under Goal H3 (page 3.17)

H3.9 Encourage Site Planning Conducive to Physical Activity. Encourage design and site planning of residential developments that have features and amenities that support physical activities.

Expand Implementation Measure H.B (page 3.26)

H.B Expand Sewer and Water System Capacity to Meet Housing Needs. Develop a long-term wastewater treatment program that allows the City to resume construction activity and provides adequate capacity to meet projected housing needs. Identify additional water sources in order to provide adequate water for the additional development projected under the General Plan (see programs in the Community Services and Facilities Element).

Pursuant to the Regional Water Quality Control Board Cease and Desist Order R3-2002-0105, the City of Hollister cannot issue building permits for any development that will increase use of capacity at the City's Wastewater Treatment Facility. The City has been working with San Benito County and the San Benito County Water District to develop a Water and Wastewater Master Plan for the areas within and around the City of Hollister. As part of this plan, the City of Hollister Wastewater Treatment Facility will be identified as the primary facility to serve this area. It is anticipated that this plan will be completed in late 2006 and the City of Hollister Wastewater Treatment Facility Improvements are scheduled for completion in December 2007.

Eight to six months prior to the lifting of the RWQCB Cease and Desist Order, the City Council will act on a development schedule for all projects that have received allocations or are otherwise exempt from the City's growth ordinance. The City will also act on a schedule for the processing of building permits, final maps and tentative maps. The goal of this schedule shall be to address staffing needs and to start processing development requests in anticipation of the lifting of the RWQCB Order so that the first phase of development permits can be issued once the order is lifted. Preference shall be given to projects that are 100% affordable.

Implementation is expected to occur between April and June 2007. Issuance of 300 to 500 building permits for new dwelling units is expected to occur within a year after the RWQCB Cease and Desist Order is lifted and 220 to 320 for the subsequent years until the reserve allocations are exhausted.

Add New Implementation Measures Under 1-Year Time Frame (page 3.27)

H.C(2) Modify the Zoning Ordinance to Encourage Affordable Housing. The City will implement the following Zoning Ordinance changes by April 2007 in order to support the development of affordable housing in the City, and especially for lower income housing that will meet the RHNA:

- (a) Reduce the minimum parcel size for lots containing second units within the residential districts within, and adjacent to the City's downtown.
- (b) Create a new residential zoning district that includes a minimum new parcel size of 5,000 sq. ft. and permits zero lot line development on 4,000 sq. ft. lots.
- (c) Create a new Mixed-Use Zoning District that sets development standards for residential development with a minimum of 1 dwelling unit per 5,000 sq. ft. of commercial space.
- (d) Consider in-lieu fees or reduced parking requirements for high-density development projects and residential dwellings in the Downtown Commercial/Mixed-Use District.
- (e) Rezone properties to comply with the 2005 General Plan.

The City anticipates the development of 50 new second dwelling units in 2008 to 2009. An additional 30 to 40 dwellings units would be expected to be developed in the City's Downtown Commercial/Mixed-Use Designation.

H.C(5) Modify the Zoning Ordinance to Give Priority to Encourage Lot Consolidation for Affordable Housing. The City will develop criteria and mechanisms to encourage lot consolidation that increases development flexibility and helps achieve the City's affordable housing goals.

H3.D Revise Impact and Planning Fees. Assess the feasibility of establishing fees on a sliding scale so that smaller units, including multi-family and second units, are charged lower fees while maintaining adequate funding levels for infrastructure and public services. Complete feasibility study by January, 2007; implement recommended impact and planning fees by June, 2007.

H.I(2) Develop an Amnesty Program for Second Units. The City will develop an amnesty program by June 2007 to legalize existing unauthorized dwelling units within the City residential zoning districts that have been in existence for 10 or more years. This program will allow some exceptions to the City zoning and building standards but will require units to comply with health and life safety standards. The City anticipates 50-100 dwelling units to be retained and upgraded between 2007 and 2009.

H.Q Establish Resale Controls and Rent and Income Limits. Through the City's Redevelopment Agency, implement resale regulations for very low, low and moderate-income units that are developed under the City's new mandatory inclusionary program and assure that these units remain at an affordable price level. As necessary, identify an appropriate non-profit or government agency to monitor affordable rental housing created through the inclusionary program. *(Move from 5-Year Time Frame)*

Add New Implementation Measures Under 2-Year Time Frame (page 3.29)

H.C(3) Increase Allocations for Affordable Housing. The City will increase the number of allocations reserved for affordable, senior and special needs housing from 40 to 60.

H.C(4) Implement the Growth Management Ordinance to Give Priority to Affordable Housing. The City will develop rating criteria for the Growth Management Ordinance by September 2007 to give priority to projects that include affordable housing. The weighting for affordable housing should increase based on the percentage of the project that will be affordable and for varying degrees of affordability. *Delete Program H.S on page 3.33.*

H.I(3) Inventory Vacant Buildings in the Downtown. The City/Redevelopment Agency will inventory vacant buildings in the downtown and develop a program to provide financial assistance for the provision of affordable dwelling units within the Downtown Commercial /Mixed Use Designation.

Add New Implementation Measures Under 5-Year Time Frame (page 3.29)

H.W(2) Annex Up to 50 Acres of Land for Residential Development. Within 5 years of the lifting of the RWQCB Cease and Desist Order, the City of Hollister shall seek to annex up to 50 acres of land designated for Medium and High Density Residential Development and located within the City's 2005 Sphere of Influence, with minimum development densities of 10 dwelling units per acre for the Medium Density development and 25 dwelling units per acre for the High Density developments. This will facilitate the development of 500 to 800 dwellings affordable to lower and moderate incomes. The City expects this action to occur between January 2009 – 2013.

H.W(3) Modify the Growth Management Ordinance After the Expiration of Measure U. Within six months of the expiration of Measure U, the City will consider amending the Growth Management Ordinance to exempt very low and lower-income affordable housing units and new dwelling units in the Downtown Commercial/Mixed-Use Designation. Implementation is expected to occur 5-years after the RWQCB Cease and Desist Order is lifted. (Anticipated date – January 2013).

Modify Implementation Measures Under On-Going Time Frame beginning on (page 3.34)

H.Z Conduct an Annual Housing Element Review. Develop a process for the assessment of Housing Element implementation through annual review by the Hollister Planning Commission and City Council in conjunction with State requirements for a written review by July 1 of each year (per Government Code Section 65583(3)). Provide opportunities for public input and discussion in the review and establishment of annual work priorities for staff, Planning Commission, and City Council. Submit an annual general plan progress report to HCD by October 1 as required pursuant to Government Code Section 5400.

H.DD Identify New Sites for Multi-Family Infill Housing When Opportunities Arise. Identify additional sites for multi-family land use for the development of affordable and special needs housing where opportunities are available that will not dramatically change the visual characteristics or livability of an area. Such sites may include, but are not limited to: *(add new "g.")*

- g. Provide information on housing opportunity sites that are prioritized for development according to the City's phasing strategy. Inform the development community about changes in the growth management and allocation process that encourage mixed use, senior, and affordable units, and exempt second units and legally restricted affordable units from growth control limits. Upon adoption of new land use and

growth control measures, prepare a press release for distribution to the local media. On an annual basis, mail information on housing opportunity sites and incentives for development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide information at the planning counter and by request to all interested parties.

H.EE Implement Monitoring Systems. Annually monitor and update housing development accomplishments, including housing type and affordability level of housing units approved and built during the planning period. Monitor general housing conditions and track the number of housing units rehabilitated and replaced against housing program objectives. Maintain an up-to-date inventory of vacant land for distribution to developers and non-profit organizations; mail this inventory to private and non-profit developers on an annual basis and provide this information at the planning counter and by request to all interested parties.

H4.X Apply Density Bonus Zoning and Other Incentives for Affordable Housing Development. Encourage an increase in the supply of well-designed housing for very low, low and moderate-income households. Provide the following possible financially equivalent incentives for developments containing a significant percentage of very low or low-income units on-site: (*modify "e."*)

- e. **Coordination.** Coordinate with service providers and other agencies as necessary to create opportunities for the development to be built. In concert with Program H.DD, Identify New Sites for Multi-Family Infill Housing When Opportunities Arise, annually mail information on incentives for affordable housing development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide such information at the planning counter and by request to all interested parties.

Adopt Density Bonus Ordinance by December, 2006. In concert with Program H3.F, complete feasibility study by January, 2008 and implement recommended impact and planning fees by June, 2008. Develop incentive package for affordable housing development, including fast track processing and flexible development standards, by October, 2008 and conduct information campaign immediately thereafter. 2004-2009.

H.FF Implement Plan to Expend Funding Resources. Establish specific uses of housing funds and/or land donations generated through the inclusionary housing program, and designate the Redevelopment Housing Coordinator position to manage the program. Establish a plan by January 2008 and update annually thereafter.

Chapter Four – Circulation Element

From FEIR – Add New Policy Under Goal C3 (page 4.35)

C3.2 Rail Corridor Planning. The City will coordinate with appropriate agencies to assure that development projects planned adjacent to or near the rail corridor will be planned with safety of the rail corridor in mind. (Lead Responsibility: Engineering)

From FEIR – Add New Implementation Measure Under On-going Timeframe (page 4.48)

C.H Collaborate with Caltrans during development review. Coordinate with Caltrans and other appropriate agencies to consider pedestrian circulation patterns/destinations and plan for grade separations, improvements to existing at-grade rail crossings, and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

Chapter Five – Community Services and Facilities Element

From FEIR – Add New Policy Under Goal CSF4 (page 5.22)

CSF4.10 Solid Waster Management. Coordinate with the County of San Benito in addressing solid waste management needs consistent with the Hollister General Plan. (Implementation Responsibility - City Manager's Office)

From Planning Commission – Add New Policy Under Goal CSF4 (page 5.24)

CSF4.15 Develop Public Information Campaigns. Collaborate with schools, governmental agencies and community organizations to expand existing programs and establish new outreach campaigns to promote physical activity and nutritious meals.

Add New Implementation Measure Under 3-Year Time Frame (page 5.31)

CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs. Coordinate with San Benito County and San Benito County Integrated Waste Management to expand landfill capacity beyond the currently expected life of the John Smith Road Landfill. (Implementation Responsibility - City Manager's Office)