

RESOLUTION NO. 98-38

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HOLLISTER ADOPTING
THE FIRST AMENDMENT TO THE
WEST FAIRVIEW ROAD SPECIFIC PLAN**

WHEREAS, the City Council, in 1994, adopted the West Fairview Road Specific Plan, which establishes a planning document to implement the City General Plan for the specific planning area; and,

WHEREAS, under State law, amendments to the Specific Plan are authorized by local agencies; and,

WHEREAS, the City Council has directed that an amendment to the Specific Plan be initiated that will modify the Plan development standards and update the affordable housing program; and,

WHEREAS, the Planning Commission, at its meeting of January 22, 1998, conducted a public hearing to consider the amendment to the West Fairview Road Specific Plan, and recommend, to the City Council, that the amendment be approved; and,

WHEREAS, information brought forward at the public hearing demonstrated the need for amending the Specific Plan; and,

WHEREAS, it has been determined that the amendment to the Specific Plan is in conformance with the City General Plan.

WHEREAS, it has been determined that in accordance with Section 15182 of the State California Environmental Quality Act (CEQA) Guidelines the amendment is exempt from the Act in that a previous Final Environmental Impact Report (FEIR) has been certified for the West Fairview Road Specific Plan.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Hollister does hereby adopt the First Amendment to the West Fairview Road Specific Plan, as set forth on Exhibit A attached, incorporated herein by reference.

The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Hollister held on the 17th day of February, 1998, by the following vote:

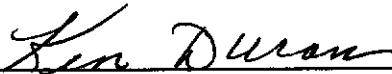
AYES: Councilmembers Scott, Felice, Stevenson, and Mayor Duran.

NOES: None.

Resolution No. 98- 38
Page 2 of 4

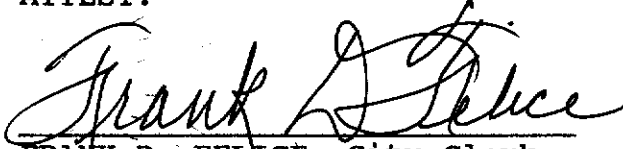
ABSENT: Councilmember Boomer.

ABSTAIN: None.



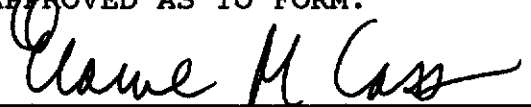
KEN DURAN, Mayor

ATTEST:



FRANK D. FELICE, City Clerk

APPROVED AS TO FORM:



ELAINE M. CASS, City Attorney

EXHIBIT A

**FIRST AMENDMENT
WEST FAIRVIEW ROAD SPECIFIC PLAN**

Paragraph 1 on page 22 of the Specific Plan is amended to read as follows:

The remainder of the West Fairview Specific Plan area may be developed at densities that yield a maximum project gross density of 5.4 dwelling units per acre. A mix of housing types is allowed to achieve this density. For example, an individual parcel may include a combination of standard lots (6,000-8,000 sq. ft.), small lot single family and duette units. The mix of housing types on any Specific Plan parcel shall be subject to the limitations as set forth by Policy 6.1.4 in Chapter 6.0 of this Plan, with the intention that the smaller lot single family and duette units are not concentrated in any given area or on any given parcel. In addition, all housing proposed is subject to City design review and approval. Such a housing type mix will provide a refreshing deviation from standard subdivisions and provide a range of housing types for all income levels. Community design policies defined in Section 6.0 of this Plan ensure that future developments on all Specific Plan parcels will be mutually compatible.

Subsection 3.2 of Section 3 (AFFORDABLE HOUSING PROGRAM), on pages 28 and 29 of the Specific Plan, is amended as depicted on Attachment 1.

Action Statement b. of Policy 6.1.2., on page 57 of the Specific Plan, is amended to read as follows:

- b. The development standards for Duettes, Senior and Multiple Family housing, as set forth in Section 6.3 of this Plan, are specifically intended to be located in

those areas designated for Medium Density Residential in Figure 2.1, Land Use Plan.

Policy 6.14, on pages 57 and 58 of the Specific Plan, is amended to read as follows:

Policy 6.14 The balance of the Specific Plan area designated for residential uses may be developed with a mix of housing types and densities.

- Actions:
- a. In all residential areas not designated for large lots, medium density or parkland in Figure 2.1, Land Use Plan, residential use may include the housing types and densities identified in Section 6.3 of this Plan, subject to the limitations set forth in b. below.
 - b. At least sixty-five percent of the lots authorized must be 6,000 sq. ft. or more. The remaining thirty-five percent of the lots authorized may be lots between 5,000 and 6,000 sq. ft., as well as duette lots of 8,000 sq. ft. No more than half of lots within the thirty-five percent smaller lots shall be less than 5,500 sq. ft. The housing types and densities may not exceed 5.4 units per gross acre project-wide.

Sub-section 6.3 of Section 3 (DEVELOPMENT STANDARDS), on pages 71 through 76 of the Specific Plan, is amended as depicted on Attachment 2.