

RESOLUTION NO. 98-59

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HOLLISTER APPROVING A REVISION
TO 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 previously 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 recommended, to the City Council, that the amendment be approved; and,

WHEREAS, the City Council conducted a duly noticed public hearing at its meeting of February 17, 1998 to consider the Plan Amendment, and adopted, by Resolution No. 98-38, the First Amendment to the West Fairview Road Specific Plan; and,

WHEREAS, the City Council, at its meeting of March 2, 1998, directed that staff prepare a revision to the First Amendment that would delete the provision for the zero lot line development standard; and,

WHEREAS, the City Council conducted a duly noticed public hearing on March 16, 1998 to consider the revision; 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 revision to the First Amendment to the West Fairview Road Specific Plan, as set forth on

Exhibit A attached, incorporated herein by reference.

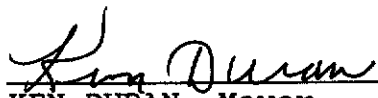
The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Hollister held on the 16th day of March, 1998, by the following vote:

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

NOES: None.

ABSENT: None.

ABSTAIN: None.



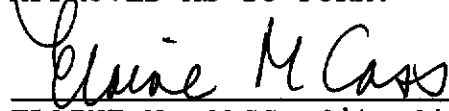
KEN DURAN, Mayor

ATTEST:



FRANK D. FELICE, City Clerk

APPROVED AS TO FORM:



ELAINE M. CASS, City Attorney

EXHIBIT A

**FIRST AMENDMENT
WEST FAIRVIEW ROAD SPECIFIC PLAN
Revised 3/16/98**

All references to zero lot line developments or standards contained within the adopted Specific Plan are hereby deleted.

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.

3.2 AFFORDABLE HOUSING PROGRAM

The City of Hollister seeks to achieve a balanced community with housing available to all economic levels, with priority given to those persons who currently reside or are employed within the City of Hollister or San Benito County. As part of this overall goal, the City believes that a decent home in a suitable living environment should be made available to its residents who have incomes in the lower and median income ranges. The purpose of the Affordable Housing Program described here is to encourage diverse housing types in the West Fairview Specific Plan are that provide a range of housing costs.

The Affordable Housing Program for the West of Fairview Specific Plan also includes housing affordable to low and median income households. Using current State standards, housing is considered affordable when a household pays no more than 30% percent of its gross monthly income for housing which includes, mortgage principle and interest, property tax and assessments, fire and casualty insurance, homeowner association fees, and a reasonable amount for utilities.

Affordable Housing Program Policies

The primary purpose of the following Affordable Housing Program policies is to provide housing within the Specific Plan area affordable to the citizens of the City of Hollister and San Benito County. The design criteria defined in Section 6.0, Community design, will ensure that architectural design and treatment of affordable units is visually compatible with market rate units.

Goal: Housing affordable to a range of income groups.

Objective 1: A housing program for the Specific Plan area that ensures provisions of housing affordable to low and median income groups.

Policy 3.1.1 Based on a density of 5.4 dwelling units per gross acre, a total of ten (10) percent of all dwelling units constructed shall be available to the public at affordable rates.

Actions: a. The City shall require ten (10) percent of all dwellings units constructed within the Specific Plan area to be subject to affordable housing rate standard set forth below at the time of sale.

Percent of Dwelling Units	Affordable to those Earning the following percentage of County Median Income.
3%	< 80%
7%	81% to 100%

Policy 3.1.2 Those citizens who reside or are employed in the City of Hollister or the County of San Benito will have first priority obtaining affordable housing units, unless otherwise determined by the City.

Policy 3.1.3 Each property owner and successor identified in this plan shall provide their proportionate share of affordable housing as defined by Policy 3.1.1.

Action: a. A proportionate share of affordable units should be provided in each development phase. Timing of affordable unit construction within each phase buildout shall be at the discretion of the individual property owners, unless otherwise mutually agreed upon by the City and property owner.

Policy 3.1.4 Distribution of the affordable units throughout the plan area is encouraged.

Policy 3.1.5 Affordable unit lot configuration, building height and coverage limitations, and parking requirements shall adhere to the Development Standards established in Section 6.3 and to other applicable City zoning regulations.

Policy 3.1.6 The developer and City will establish criteria setting certain income limits, minimum house size, and allowable sales price.

Policy 3.1.7 The developer shall establish a program for qualifying applicants for the affordable units.

Policy 3.1.8 The developer and City shall establish appropriate restrictions on future transfers of the affordable units to assure that subsequent resale prices and purchasers conform to the affordable standards and definitions of the Affordable Housing Program.

Policy 3.1.9 The developer and City shall establish a system for the monitoring and enforcement of restrictions on resale by an agency of the City.

6.3 DEVELOPMENT STANDARDS

The following are the minimum development standards required for development within the Plan area. As described previously in this Section, residential areas may contain a variety of housing types and densities, with the exception of lands designated for large lots. However, an overall maximum density for the project of 5.4 units per gross acre may not be exceeded.

Large single family lot of a minimum 20,000 square feet (see Figure 6.12.):

Setbacks: Front yard - ~~18 feet minimum~~, 20' feet average ~~25 feet minimum~~
Rear yard - ~~20 feet minimum~~ 25 feet minimum
Side yard - 10 feet minimum

Site Coverage: 30 ~~40~~ percent maximum

Height Limitations: 30 feet maximum **

Parking Requirements: 2 car garage minimum
3 car garage maximum

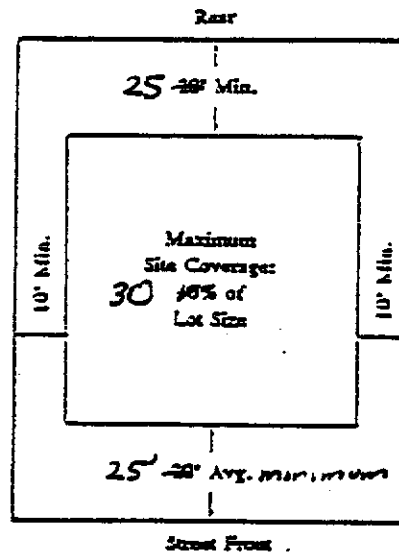
For corner lots, the sideyard with roadway frontage shall have a minimum setback of 15 feet.

~~Articulated garage doors required.~~

** The height of the dwelling may be reduced to one story, in areas where existing dwelling units are predominantly one story

FIGURE 6.12

Large Single-Family Lot



Standard single family lot of a minimum 6,000 square feet (see Figure 6.13.):

- Setbacks*: Front yard - 18 feet minimum[^], 20' feet average
Rear yard - 15 feet minimum, 20 feet average
Side yard - 6 feet minimum or 10% of lot width; but in no case less than 4 feet.
- Site Coverage: 40 percent maximum
- Height Limitations: 30 feet maximum **
- Parking Requirements: 2 car garage

with 20 feet minimum to garage.

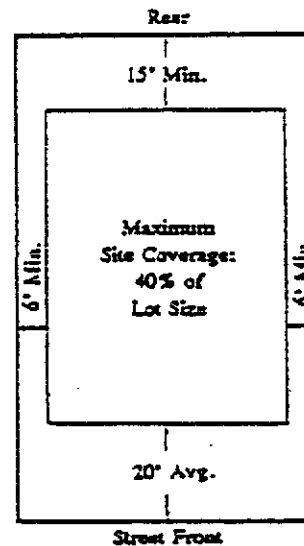
* For corner lots, the sideyard with roadway frontage shall have a minimum setback of 10 feet.

** ~~Articulated garage doors required.~~

** The height of the dwelling may be reduced to one story, in areas where existing dwelling units are predominantly one story

FIGURE 6.13

Standard Single-Family Lot



Small single family lot of a minimum ⁵⁰⁰⁰~~4,000~~ square feet (see Figure 6.14):

- Setbacks*: Front yard - 15 feet minimum to structure
20 feet minimum to garage
- Rear yard - 15 feet minimum
- Side yard - ~~4 feet minimum~~
5

Site Coverage: 40 ~~50~~ percent maximum

Height Limitations: 30 feet maximum **

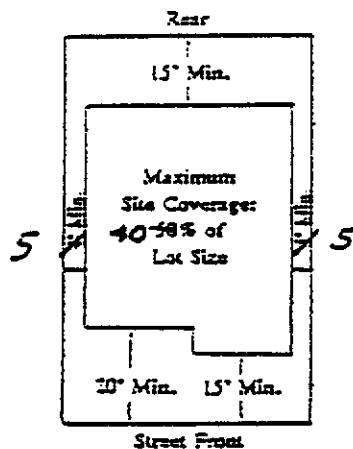
Parking Requirements: ~~1 car garage~~ 2 car garage
~~1 uncovered space~~

For corner lots, the sideyard with roadway frontage shall have a minimum setback of 10 feet.

** The height of the dwelling may be reduced to one story, in areas where existing dwelling units are predominantly one story.

FIGURE 6.14

Small Single-Family Lot



Amended

8,000
Duette lot of a minimum ~~7,000~~ square feet (see Figure 6.16.):

Setbacks*: Front yard - 15 feet minimum to structure
20 feet minimum to garage
Rear yard - 15 feet minimum
Side yard - 6 feet ~~minimum~~

Site Coverage: 25 percent maximum per dwelling unit, *50 percent maximum*

Height Limitations: 30 feet maximum ****

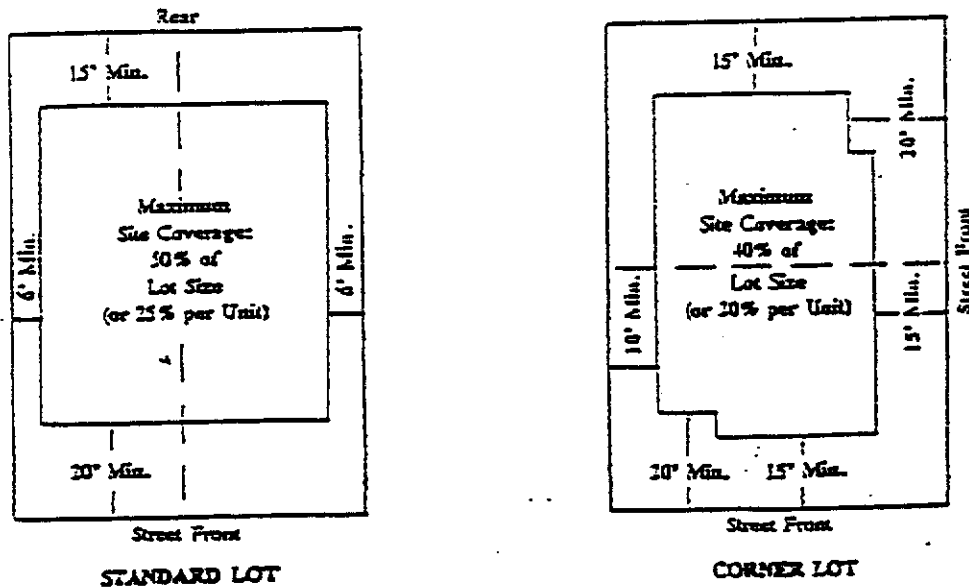
Parking Requirements: ~~1 car garage per dwelling unit~~ *2 car garage, or 1 car garage*
~~with 1 uncovered space per dwelling unit~~

For corner lots, the sideyard with roadway frontage shall have a minimum setback of 10 feet.

*** The height of the dwelling may be reduced to one story, in areas where existing dwelling units are predominantly single story.*

FIGURE 6.16

Duette Lot



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