

RESOLUTION NO. 2010-30

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING THE ANNUAL 2009 GENERAL PLAN PROGRESS REPORT**

WHEREAS, Government Code Section 65400 mandates that the City of Hollister submit an Annual Progress Report on the status of the General Plan and its implementation to the Governor's Office of Planning and Research by April 1st of each year; and

WHEREAS, the California Department of Housing and Community Development requires the City of Hollister to report on progress in meeting its share of regional housing needs and the status of Hollister's compliance with deadlines in the 2009-2014 Housing Element at a public hearing where members of the public may provide oral testimony or submit written comments as part of the Annual General Plan Progress Report; and

WHEREAS, the guidelines from the Governor's Office and Planning and Research and forms from the California Department of Housing and Community Development were used to prepare the report; and

WHEREAS, the City of Hollister has prepared the Annual 2009 General Plan Progress Report dated March 5, 2010; and

WHEREAS, the Annual Progress Report has been reviewed by the City Council at a public meeting and accepted at a regular City Council meeting; and

THEREFORE BE IT RESOLVED, by the City Council of the City of Hollister, that the City Council has reviewed and accepted the City of Hollister Annual 2009 General Plan Progress Report at the March 15, 2010, City Council meeting.

PASSED AND ADOPTED, this 15th day of March, 2010, by the following vote:

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

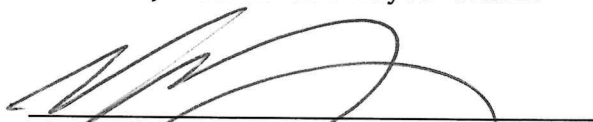
NOES: None.

ABSENT: None.

ATTEST:

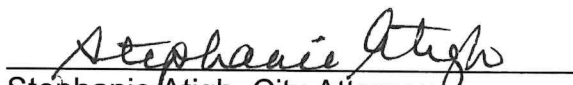


Geri Johnson, City Clerk



Victor Gomez, Mayor

APPROVED AS TO FORM:



Stephanie Atigh, City Attorney

City of Hollister
Annual 2009 General Plan Progress Report

Approved by the City Council of the City of
Hollister Resolution No. 2010-30
Adopted March 15, 2010

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1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2007-08 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL

The City of Hollister Annual 2009 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of [REDACTED], 2010.

2. MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
Zoning Ordinance (1-2 Years) LU.A Develop signage ordinance (Planning) LU.C Revise zoning regulations (Planning/Engineering) LU.J Develop guidelines for the preparation of lighting plans LU.G Develop and adopt design review guidelines in the zoning code for gateway districts, special planning areas, streetscape, circulation and site planning.	Ordinance 1038 adopted in December 2008 revised zoning and sign regulations. Design review standards adopted in 2008 Ordinance 1038 for: ✓ Old Town zoning district ✓ Mixed use districts ✓ Pedestrian/bicycles/vehicles/transit ✓ Outdoor lighting ✓ Landscaping ✓ Supplemental standards for West and North Gateway zoning districts City Council approved Resolution 2009-23 adopting the design guidelines in the Hollister Downtown Strategy and Plan The Redevelopment Agency Council issued bonds in 2008 and allocated \$1.8 million in 2009 for the West Gateway Street Beautification project. Requests for proposal were sent out in the Fall of 2009.
LU.B Investigate inclusionary housing programs (Housing)	1. Measure U Growth Management: Allocations for 120 affordable units for 2008-2010 period. City Council reserved 45 future affordable units for the 2011-2012 period for a potential affordable housing project 2. Housing Element defers review to 2012 when housing market may be more stable

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.E Initiate a process to amend the AMBAG forecasts	Completed in 2006
LU.F Conduct outreach and education for sustainable building and green product types	1. In 2009 staff coordinated with San Benito County and the City Council directed staff to prepare resolutions in 2010 to authorize participation in the California First Program for education and financing for solar energy 2. Review of green building programs scheduled for 2010
LU.H Develop a street tree program (Engineering) LU.I Develop streetscape improvement guidelines (Engineering)	No change to program in 2009. Staff continued implementation of existing adopted ordinance and programs. Engineering Department is updating Engineering Standards and Specifications to develop uniform standards with San Benito County. It is possible that likely that an update to the street tree program could be warranted after adoption of the standards.
LU.K Formulate and implement an economic development strategic plan (2008)	In 2008 RDA helped fund Hollister Downtown Strategy and Plan which was completed in January 2009 and the initiation of a Property Improvement District process in the downtown in 2009.
LU.L Inventory and designate historical sites (2008)	Not completed. Staff is working on an update to Chapter 15.16 Historic Preservation of the Municipal Code. Draft amendments could change the Historic Advisory Commission from the City Council to a Council appointed advisory body. The advisory body could then assist with implementation of program LU.L
LU.M Inventory illegal or dangerous housing sites (2010). LU.X Rehabilitate, replace or eliminate illegal or dangerous housing units	Housing conditions survey for City of Hollister Housing Element revision completed in Summer of 2008 Code Enforcement review ongoing

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.N Assemble parcels for development in accordance with RDA programs – (purchase parcels to assemble for one large lot and build a RDA funded project or offer land to private developer (2010)	1. Redevelopment Agency (RDA) Council purchased two Leatherback parcels in 2008. In 2009 RDA conducted environmental review for demolition to clear site for future development and approved contract for demolition. Demolition and assembly of parcels to be completed in 2010. 2. Redevelopment Agency certified Environmental Impact Report for demolition of the former Fremont School and approved contracts for demolition. Site was cleared for future development in 2009.
LU.O Assess existing Downtown Hollister parking district (2010)	1. Parking needs reviewed in 2009 Hollister Downtown Strategy and Plan. 2. Position of Community Services Officer for parking enforcement approved in May. 3. Ordinance 1048 established civil penalties for parking violations 4. December Report from Police Chief on Downtown Time Zone Traffic Enforcement Program with recommended adjustments based on demand and special uses (residents, specialty customers (beauty shop), employees). 5. Approval of contract to study diagonal parking in downtown to increase spaces
LU.P Evaluate capital improvement program (2010)	Capital Improvement program for 2009-2010 submitted to City Council and approved in December 2009
LU.Q Encourage intergovernmental coordination (Ongoing)	Council representatives and staff continue to participate in the interagency Intergovernmental and Governance committee for planning management of water and re-use of reclaimed water and for development of a Hazard Mitigation Plan. MOU approved between Hollister, San Benito County, Hollister School District and San Benito County Office of Education for the Gang Prevention Coordinator

General Plan Annual Program Report
March 5, 2010

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
Program LU.Q continued	Staff has participated with the Hollister School district to evaluate traffic safety near schools and coordinate improvements. Engineering staff participated in Bike Steering Committee for update to the San Benito County Pedestrian and Bike Master Plan Update
LU.R Encourage specific plans (Ongoing)	Focus for 2009 was infill development in a variety of areas that were too small for a specific plan. The Northeast Area Specific Plan will expire in 2010. In this case, a General Plan Map amendment would be required to remove the Specific Plan from Map 3.
LU.S Evaluate public facilities fees (Ongoing) LU.Z Review impact fees (Ongoing) LU.AA Study infrastructure "hook-up" fees (Ongoing)	Impact fees adopted in 2009 for storm drainage, sewer and parks
LU.T Fund RDA housing projects (Ongoing)	The Redevelopment Agency Council continued funding commitments for three affordable housing projects in 2009: 1) Hillview Estates low income self help single family rental ownership homes; 2) Vista Meadows 71 low income senior rental apartments with a manager's unit and 3) Gateway Palms, 32 low income rental apartments
LU.U Implement phasing strategy to determine priority areas for development and sequence for long-range development outside the Sphere of Influence (Ongoing)	Priority within Hollister has been infill development of city lands and initiating the process to annex unincorporated islands. Intergovernmental Committee has been reviewing formulation of strategies to clarify how each agency may plan for sites for housing for all income levels. Some of these areas could be outside of Hollister's Sphere of Influence but within the General Plan Planning Area.

General Plan Annual Program Report
March 5, 2010

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.V Offer development incentives(Ongoing)	Density bonus approved for Vista Meadows in 2008 72 unit senior affordable apartments Zoning ordinance amendments in 2009 reduced off-street parking for multi-family housing and altered standards in mixed use district to encourage infill development on small lots.
LU.W Promote improvements during design review(Ongoing)	Ongoing implementation

CIRCULATION ELEMENT	Implementation Status
C.F. Prioritize Road Improvements	Implementation Status
C.F.1 Highway 25 bypass	Funding for North Street extension delayed to prioritize construction of Highway 25. Completed in 2009.
C.F.2 Buena Vista extension Westside Boulevard to McCray Street C.F.3 Memorial Extension to Santa Ana C.F.4 Widen Sunnyslope El Toro to Fairview C.F.5 Extend Union from Cerra Vista to Fairview Road C.F.6 Widen Highway 25 Sunset to Fairview Road C.F.7. Widen Fairview Highway 25 to McCloskey Road C.F.8 Extend Westside Boulevard Nash to San Benito Street C.F.11 Extension Memorial from Santa Ana to Shelton Drive, Fallon Road or Flynn Road as two lane major collector C.F.12 Four lane new east-west thoroughfare between Fairview Road and San Felipe Road north of McCloskey Road C.F.13 Two lane east-west collector between Fairview Road and Future Memorial Drive south of McCloskey Road C.F.14 Widen to Fairview Road between McCloskey and Highway 156 to four lane thoroughfare C.F.15 Widen Union Road between Highway 25 and Highway 156 to four lane arterial	Funding for part of the cost of some of these road improvements will be from traffic impact fees. → West of Fairview Development Agreement
C.F.9 New Traffic Signals	2009: New signals at Highway 25 bypass intersections with San Felipe Road, Santa Ana Road, Meridian Street, Hillcrest Road and Park Street
C.F.10 Street and Highway Maintenance	Ongoing pavement overlay of City streets in 2009

CIRCULATION ELEMENT	Implementation Status
C.G Promote walk ability through design review	Standards for circulation plan with pedestrian connections in Chapter 17.18.030 in General Pedestrian, Bicycle and Parking Regulations and for design review in the Performance Overlay, Commercial and Industrial zoning districts adopted in December 2008. Development Review Committee reviews applicants for design requirements

COMMUNITY SERVICES AND FACILITIES ELEMNET

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.A Adopt an Information Technology Plan (1 year)	Continued interagency coordination with Geographic Information Systems including 1) staff training, 2) goals setting for informational needs for departments
CSF.B Evaluate fire service consolidation opportunities (1 year)	Fire Task Force reviewed between 2005-2007
CSF.E Consider the formation of a planning area-wide Fire District (2 year)	
CSF.C Implement joint use agreements with school districts (1 year)	Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks.
CSF.D Adopt a performance standards ordinance (2 year)	Ordinance not adopted but the intent to assure adequate services has been met with other strategies. Updates to impact fees between 2006 and 2009 have been approved to fund drainage improvements, expand sewer capacity and treatment, water supply, and recreation. Community Facilities District rates for police and fire protection are updated annually based on the February CPI and new residential development is required to annex to the district. Adoption of the Grading and Best Management Ordinance 1053 includes performance standards for drainage improvements to reduce peak flows from new development and to retain storm water on site. Ordinance 1053 combined with Dust Control and Storm

	Drainage Standards in Chapter 17.18 of the Municipal Code require measures to reduce particulate dust emissions from construction and maintenance of property. Environmental review is used to mitigate if necessary air pollutants impacts of new development that is subject to environmental review.
CSF.F Coordinate with San Benito County Water District, (SBCWD) San Benito County and Sunnyslope County Water District (SCWD) in water and wastewater system expansion needs (2 year) CSF.R Update the City's Water System Master Plan in coordination with SCWD and SBCWD. CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs (2 year) CSF.DD Maintain data on sewer and water system capacity (Ongoing)	1. Continued coordination for water reclamation and supply with the Governance Committee 2. City and San Benito County Water District in partnership completing reclaimed water master plan 3. Include SCWD in Development Review Committee process 4. Coordination for environmental review to use Lessalt plant for water supply in 2009 to implement Mitigation Measure in General Plan Final EIR. After further consideration with SBCWD and SCWD it was determined that the environmental review would be completed in conjunction with environmental review scheduled for 2010. for the Hollister Urban Area Water and Wastewater master Plan
CSF.H Establish procedures and requirements for well and ditch tail water tests. (2 year)	Ongoing compliance with State Department of Public Health and Department of Resources for well testing. This follows the written plan for testing for the drinking water system.
CSF.I Establish requirements for water conservation in new development (2 year) SSF.Q Identify opportunities for water recycling (3 year)	1. Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility 2. Ordinance 1049 established permit procedures and requirements for use of recycled water 3. Ordinance 1055 adopted to comply with state law for water efficient landscapes 4. Commercial, industrial and multi-family projects required to include a separable with a meter for use of recycled water 5. Coordination to use the 50 acre water reclamation facility (Brigantino) to establish an agricultural trial field.

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COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.J Identify opportunities for library service expansion in coordination with San Benito County (2 year)	Intergovernmental committee reviewed but determined funding resources were unavailable in 2009.
CSF.L Implement actions for pesticide and fertilizer management(2 year)	The City employees or contractors are trained or qualified to comply with regulations for pesticide and fertilizer management.
CSF.M Provide information on water conserving landscaping (2 year)	Workshop in 2009 to educate public about state model water efficiency landscape ordinance requirements adopted as Ordinance 1055
LU.D Update public service master plans (Police and Fire) CSF.N Update the Fire Protection Master Plan (2 year)	No activity in 2009
CSF.O Adopt a Storm Water Master Plan (3 year)	Request for proposals for update to Storm Water Master Plan and consultant selection in Fall of 2009.
CSF.P Identify drainage system improvements (3 year)	Ongoing maintenance of storm drains Third Street Storm Drainage Rehabilitation completed between Monterey and West Street
CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs (3 year) CSF. AA Implement the City's Solid Waste Management Plan(Ongoing)	2009 measures to implement the City's Solid Waste Management Plan included the following: 1. Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling 2. Approved Ordinance 1040 which requires waste diversion plans for new construction and demolitions 3. Approved a new franchise agreement that includes recycling as part of the rates 4. Approved an environmental purchasing policy 5. Approved use of recycled materials at city parks
CSF.S Prepare guidelines for water quality source control program (5 year)	Scheduled for 2010

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COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.T Conduct water quality education programs (Ongoing) CSF.U Continue to require proper disposal of pollutants	The City of Hollister helps fund the San Benito County Water Resources Association in partnership with Sunnyslope County Water District and San Benito County Water District. The agency provides training to home owners on water use and discharge from homes. Ongoing implementation with Integrated Waste Management with monthly hazardous collection
CSF.V Coordinate with water resources association of San Benito County (Ongoing)	Agency provided training for certification of irrigation auditors for water efficient landscaping Coordinated for workshops for water efficient landscape ordinance 1055
CSF.X Enhance facilities for police and fire services (Ongoing)	The Redevelopment Agency Council issued bonds in 2008 and allocated funds for studies to explore the demolition and reconstruction of Fire Station 1 (fault, environmental, design)
CSF.Y Evaluate coordinated funding strategies for infrastructures and services	Approved coordinated billing for sewer and water for residents located in the Sunnyslope County Water District in 2009. Explored coordination of water efficient landscape applications process with Water Resources Association
CSF.Z Implement plans for a regional wastewater treatment facility (Ongoing)	Completed in 2008
CSF. BB Implement the City's Parks and Recreation Master Plan (Ongoing)	1. Environmental review adopted for San Benito River Greenway for development of river trails 2. Park Hill Master Plan adopted in June Resolution 2009-100 3. Ordinance 1045 update of Park and Recreation Dedications and :Fees 4. Recommend amending plan in 2010 to add the 50 acre water reclamation facility (Brigantino)
CSF. CC Maintain and update Capital Improvements Program (Ongoing)	Capital Improvement program for 2009-2010 submitted to City Council and approved in December 2009

General Plan Annual Program Report
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COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.EE Monitor water quality at the wastewater treatment plant (Ongoing)	Ongoing monitoring to comply with requirements of waste discharge permits.
CSF.FF Provide for new elementary and middle schools (Ongoing)	Staff participated in the Hollister School District Facility Master Plan data collection and interagency meetings
CSF.GG Publicize the City's waste management program (Ongoing)	Coordinate with waste haul contractor for education about designated drop-off days for household hazardous waste and recycling programs.
CSF. HH Inspect drainage channels and culverts (Ongoing)	Ongoing inspection and general maintenance as needed
CSF.II Require fire agency review (Ongoing) CSF.JJ Require fire protection mitigation in new development (Ongoing) CSF.KK Require law enforcement review (Ongoing)	The Police, Fire Department, Utilities and Sunnyslope County Water District attend Development Review Committee meetings to review applications and identify fire improvement and water supply needs and identify conditions for new development or re-imbursement agreements for area-wide benefits... New development is also required to annex to the Community Facilities District to provide funds for staff for police and fire protection
CSF.LL Require storm water runoff measures. (Ongoing)	Ordinance 1053 for grading and best management practices adopted in December
CSF.MM Require utility providers review (Ongoing)	Ongoing
CSF. NN Support construction of a second high school (Ongoing)	Coordination as needed.

OPEN SPACE AND AGRICULTURE ELEMENT

OPEN SPACE AND AGRICULTURE ELEMENT	Implementation Status
OS.A Create an agricultural community disclosure ordinance	Staff started preparation of the ordinance but does not recommend adoption. This type of ordinance is applicable to unincorporated areas where the noise, odor and mud from agricultural uses can be a perceived nuisance to rural residential land uses. Most agricultural uses in the city limits are in the industrial zoning districts where disclosure would be unnecessary. Other agricultural areas are unincorporated lands near the edge of the City limits.
OS.B Development open space management plans	1. Environmental review adopted for San Benito River Greenway for development of river trails 2. Park Hill Master Plan adopted in June
OS.C Investigate voluntary "Subscription Farm" or Community Supported Agriculture (CSA) programs	Implementation program is more applicable to projects that abut agricultural areas. 2009 pending projects are infill The City however has supported that Hollister Farmer's Market which is a source for local agricultural venders.
OS.D Enact a farm land trust	No activity. There is an existing non-profit San Benito Agricultural Land Trust.
OS.E Coordinate with other jurisdictions in open space planning	Implementation on an as needed basis. Joint improvements to John Z Hernandez Park with San Benito County
OS.F Manage provide open space	Implementation on an as needed basis. No activity in 2009
OS.G Provide open space access points	Included in growth management ranking and point system
OS.H Create open space preservation opportunities	Performance Overlay zoning district allows flexible densities in hazard areas such as flood zones to leave the areas in open space. Ordinance 1056 also requires residential development to avoid flood hazard areas
OS.I Restrict utilities in open space	Ordinance 1056 added prohibitions to the establishment of utilities in Flood Plain overlay zoning district.

NATURAL RESOURCES AND CONSERVATION ELEMENT

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.A Conduct air quality education programs (2 year)	Limited staff resources
NRC.B Explore regional planning opportunities to preserve habitats (2 year)	Attended San Benito County meeting to discuss preparation of Habitat Conservation Plan Feasibility Study
NRC.C Identify opportunities for PG&E assistance (2 year)	Continued cooperation with Association of Bay Area Governments and PG&E for energy conservation programs.
NRC. D Provide for backup energy provision for city facilities (2 year)	Back up power has been installed at the City corporation yard, City Hall, police station and Fire Station Number 2.
NRC.E Encourage "green" building standards and processes (3 year) NRC.P Promote solar design NRC.O Implement the LEED program NRC.Q Publicize energy conservation programs NRC. S Require building and site design review for energy conservation	1. Points for energy conservation included in the growth management ranking criteria 2. Information presentations from Green Building Council and AMBAG on green building programs for existing and new buildings. 3. Coordinated with San Benito County and the City Council directed staff to prepare resolutions in 2010 to authorize participation in the California First Program for education and financing for solar energy
NRC.F Establish and update the list of species (3 year)	No activity in 2009.
NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road Area (3 year)	No development requests in this area in 2009
NRC.H Apply air quality standards in development review (Ongoing) NRC.T Require construction techniques that minimize wind erosion	Zoning ordinance Chapter 17.16.040 Performance standards for dust and dirt control. Ordinance 1053 for grading and best management practices adopted in December requires practices to reduce particulate dust

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.I Apply standards to sensitive air quality receptors to buffer sources from toxic air contaminants or odors(Ongoing) NRC.M Establish buffers to protect air quality (Ongoing) NRC.R Require appropriate landscaping to mitigate air quality impacts	Development review process is used for inter-departmental review of discretionary planning applications.
NRC.J Apply Title 24 requirements (Ongoing)	Ongoing – standards are used for building permit review.
NRC.K Conduct surveys for burrowing owls (Ongoing) NRC.U Require pre-construction surveys for nesting raptors NRC.V Require project mitigation for habitat NRC.X Require wetlands delineation NRC.Y Require wetlands replacement plans	Biological assessment was required for the Silver Oak TM 2009-2 with conditions to protect sensitive bird species. Mitigations for the Hillview subdivision included conditions to protect birds in nesting season. Wetlands delineation was not applicable to discretionary applications reviewed in 2009
NRC.L Coordinate with Monterey Bay Unified Air Pollution Control District and other agencies in air quality planning (Ongoing)	1. City sends environmental documents to MBUAPCD for review and comment 2. City representative on the air board 3. Participation in the Blue Print
NRC.N Identify opportunities for transit-oriented development	1. Participated on committee to select a consultant to prepare Transit Guidelines with the San Benito County Transportation Authority 2. Solicit comments and include Council of Governments in Development Committee Review process review of applications

HEALTH AND SAFETY ELEMENT

HEALTH AND SAFETY ELEMENT	Implementation Status
HS.A (2-year) Designate travel routes for hazardous materials HS. B (2-year) Designate truck routes HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing)	Highway 25 bypass opened in 2009. Staff recommends coordination with San Benito County and the Council of Governments in 2010 to update the hazardous materials and truck routes in relation to the new highway alignment.
HS. C Implement airport land use plan (2-year) HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan (Ongoing)	1. Planning applications in Airport influence area were referred to the Airport Land Use Commission 2. Staff is coordinating with COG for the update to Comprehensive Land Use Plan for the Hollister Municipal Airport. Schedules for completion in 2010
HS. D Provide public awareness and education about noise issues (2-year)	Provided on an as needed basis.
HS. E Provide public information on safety and emergency preparedness issues (2-year)	Interagency coordination with preparation of Hazard Mitigation Plan
HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts (3 year)	Code enforcement tracks complaints and prepares an annual summary.
HS. G Update geologic, flooding and other hazard maps (3-year)	GPA 2009-2 General Plan land use plan amended to reflect 2009 FEMA flood update and Department of Water Resources flood awareness areas. Redevelopment Agency funded a geologic study to compile fault hazard information for the downtown area. Scheduled for completion in 2010
HS.H Update and apply flood control requirement in new development (Ongoing)	General Plan Amendment 2009-2 and Ordinance 1056 added prohibitions for new public facilities in flood hazard area and requirements for new residential development. Residential projects must review a conditional letter of map amendment from FEMA to demonstrate that a lot will not be in a flood hazard area.

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HEALTH AND SAFETY ELEMENT	Implementation Status
HS.I Coordinate with San Benito County on hazardous water management planning (Ongoing)	Continued inter-agency coordination in 2009 for the development of the Hazard Mitigation Plan
HS.S (Ongoing) Review and update the City's Emergency Plan	
HS.J Conduct periodic emergency exercises (Ongoing)	Staff attended training coordinated by the Office of Emergency Services
HS.K Conduct periodic noise monitoring(Ongoing)	Insufficient staff resources
HS.L Continue to implement actions related to unreinforced masonry buildings (Ongoing)	Completed
HS.N Identify traffic noise mitigation needs (Ongoing)	Noise study and conditions for noise reduction included in the approvals for TM 2009-2 Silver Oak/Miller Ferreira senior planned unit development
HS.T Review new development for potential noise impacts	
HS.O Periodically evaluate the City's Noise Ordinance (Ongoing)	Recommend review in 2010
HS.P Provide staff training on noise enforcement (Ongoing)	Ongoing training in conjunction with code enforcement training
HS.Q Regularly update Building Code (Ongoing)	Updated in 2008
HS.R Require cleaning on sites with hazardous soils (Ongoing)	Two actives clean-up sites in 2009 were the former Leatherback property purchased by the RDA and the former Leatherback site on McCray Street.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hollister
Reporting Period Jan-09 - 1-Dec-09

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4			5	5a	6	7	8			
Project Identifier (may be APN, No project name or address)	Unit Category	Tenure R=Rentals O=Owner	Affordability by Household Income			Total Units per Project	Est. # Infill Units	Assistance Programs for Each Unit	Deed Restrictions	Note below the number of units determined this affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions			
			Very Low Income	Low Income	Moderate Income						Above Moderate Income		
889 Powell St	SFD	O			1								
(9) Total of Moderate and Above Moderate from Table A3						32	32						
(10) Total by Income Table A/A3						32	32						
(11) Total Extremely Low-Income Units*													

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction _____

Reporting Period _____

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program if its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			2	3	Purchase of foreclosure units with Neighborhood Stabilization Program Funds
(5) Total Units by Income	0	0	2	3	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	32					32	32

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Hollister
Reporting Period Jan-09 - 1-Dec-09

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Deed Restricted	671											671
	Non-deed restricted												
Low	Deed Restricted	518											518
	Non-deed restricted												
Moderate	Deed Restricted	610	1									1	609
	Non-deed restricted												
Above Moderate		1,251	32									32	1,219
Total RHNA by COG		3,050	33									33	3,017
Enter allocation number:													
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

TABLE C
Program Implementation Status City of Hollister
2009 Reporting Period

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.A Develop program guidelines to establish a Foreclosed Home Reactivation Program	Financial assistance to return foreclosed homes to purchase and rehabilitate foreclosed homes as affordable housing	2010	Completed – program in place
H.B Develop program guidelines to establish a Tenant Based Rental Assistance (TBRA) Program	Program to help rent payments for lower income households so cost does not exceed 30% of the household income.	July 2010	Ongoing program. RDA allocated \$50,000 per year for tenant based rental assistance for ten years.
H.C Implement impact fees and planning fees that encourage the construction of affordable housing. Lower connection fees for multi-family units	Remove governmental constraint to affordable housing	Ongoing	Tiered impact fees have been adopted that are lower for multi-family residential units.
H.D Amend standards for Homeless Shelters and Transitional Housing to comply with SB2	Amend zoning ordinance to comply with state law	August 2010	Completed – Ordinance 1056 Adopted December 2009
H.E Amend zoning ordinance standards for second units and small lots in the Measure Y exemption area	Remove governmental constraints to infill housing with more flexible standards	August 2010	Completed – Ordinance 1056 Adopted December 2009

General Plan Annual Program Report
March 5, 2010

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.F Lot Consolidation program to add incentives the Growth Management program 1)reserve 50 units for lot consolidation for 2011-2012 allocations 2) re-allocate unused lots to lot consolidation; 3) RDA to offer below market rate funding in Measure Y exemption area for affordable projects with lot consolidation or re-use of the upper floors Maintain inventory of sites, expedite project plan review	Inventive for lot consolidation with growth management and re-use of the upper floors downtown.	June 2010 Ongoing	Scheduled for 2010 Current – HE Appendix H
H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee	Encourage public participation from all economic segments	Ongoing	Annual - First forum to be held in 2010 Ongoing participation with Intergovernmental Committee
H.H Stimulate re-use and infill Downtown 1. Amend zoning ordinance standards for guest parking, minimum lot size 2. Parking Reduction in Measure Y area 3. Maintain inventory of potential re-use sites	Reduce parking constraints and provide more flexible development standards for infill areas downtown	Jan. 2010 Jan 2010 Ongoing	1. Completed – Ordinance 1056 Adopted December 2009 2. Scheduled for 2010 3. Current - HE Appendix G

General Plan Annual Program Report
March 5, 2010

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.I Amend zoning ordinance to stimulate development in Measure Y area	Provide more flexible development standards for infill in the Measure Y area	2010	Completed – Ordinance 1056 Adopted December 2009 - will continued to review and adjust as necessary
H.J Site and Architectural Review process – 1. Two meetings with non-profit housing developers to review constraints in 2010 2. Establish criteria by 2011	Remove constraints to provision of affordable housing from development review process	Dec 2010 2011	Scheduled for 2010
H. K Partner with water purveyors to continue to provide for future water system capacity	Ensure water supply for housing development	Ongoing	Continued City interagency participation in Governance Committee for planning and developing programs for long term water supply and quality
H. L Energy conservation 1. Research funding with PG&E and other sources for development of a program similar to Berkeley First and adopt program information about solar technology for home owners. 2. Award growth allocates to projects with energy conservation 3. Prepare bi-lingual materials & explore site review standards 2011	Reduce utility costs and energy cost with solar roof panels	2011	1. Ongoing - City Council directed staff to prepare resolutions in 2010 to authorize participation in the California First Program 2. Completed - Included in current ranking criteria 3. Scheduled for 2011

March 5, 2010

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H. M Process zoning ordinance amendment for mobile homes and manufactured homes	Mixed of housing types for single family homes and prices	July 2011	Completed – Ordinance 1056 Adopted December 2009
H. N Amend standards for affordable housing in mixed use districts and establish a new R4-20 zoning district (20 – 35 du per acre)	Provide incentives for construction of affordable housing	July 2011	Completed – Ordinance 1056 Adopted December 2009
H. O Require city initiated rezone to R4-20 zoning district to assure average development density for zoning district in Performance Overlay districts is met and that affordable housing will be constructed	Stimulate construction of a variety of housing prices for all income levels	Ongoing	R4-20 zoning district established in December 2009 – Will be reviewed on case by case basis
H. P Establish process for expedited development review for affordable housing	Encourage development of affordable housing	July 2010	Expedited processing for affordable projects in 2009 (Hillview, Hollister FamilyApts.)
H. Q. 1. 2008-2010 Growth allocations – 254 with 120 for lower income households and 58% to multi-family and mixed use 2010 Growth allocations – 488 with 50 for lot consolidation projects in multi-family mixed use		2009 2010	1. Completed July 2009 - City Council also approved possible future allocation of 40 units for a potential affordable housing project 2. Scheduled for 2010

General Plan Annual Program Report
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Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H. R Amend zoning ordinance requirements for farm worker housing	Compliance Health and Safety Code §17021.5 & 17021.6	July 2012	Scheduled for 2010
H.S Develop guidelines to partner with local affordable housing providers to facilitate development of affordable housing	Encourage development of affordable housing	July 2012	Scheduled for 2012
H.T Prepare a study to assess need for growth management program in relation to unmet needs for housing, prices and to assure unmet regional housing new construction needs are met.		2011	Scheduled for 2011
H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012		Dec 2012	Scheduled for 2012
H.V Protect “at –risk” units	Pursue funding sources to protect units at risk of converting to market rate within the next five years		Redevelopment Agency received \$600,000 from the Neighborhood Stabilization Program to purchase three units in foreclosure (2 low incomes) and rehabilitate units. Will resale with deed restrictions for affordability in 2010.
H.W Annex 75 acres of lands in Sphere of Influence for residential district by 2012	Assure sufficient residential sites available for future housing element	2012	City Council approved initiation of annexation of 90 acres of residential land in 2009

General Plan Annual Program Report
March 5, 2010

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.X Publicize energy conservation programs	Energy conservation	Ongoing	Review of energy and green programs scheduled for 2010
H. Z Conduct annual housing element review	Review and evaluate housing programs	April of each year	March 15, 2010
H.AA Identify key sites for affordable rental and ownership units and use Redevelopment Agency funds to facilitate investments in projects.	Construction of affordable rental and ownership housing	Ongoing	Redevelopment Agency provided funding assistance in 2009 to Hillview subdivision (22 self help low income single family homes); Vista Meadows (71 low income senior apartments), Gateway Palms (32 low income apartments)
H.BB Maintain a list of new sites for multi-family infill housing and special needs housing where opportunities are available	Construction of diversity of housing types and affordable housing	Ongoing	Lists in Housing Element F, G and H were prepared in 2009 of multi-family sites, infill, lot consolidation and potential transitional housing sites
H.CC Maintain Monitoring Systems	Evaluate effectiveness of housing programs	Annual	February 2010 - Planning Commission review of Monitoring Report prepared for Annual Housing Element Review
H.DD Pursue and expand all obtained funding resources by working with non-profit and for-profit housing developers and supporting the RDA	Construct and support affordable and special needs housing	Ongoing	Housing Element was not certified in 2009. Housing Element is certified and RDA will apply for Home funding for down payment assistance in 2010.

General Plan Annual Program Report
March 5, 2010

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.EE Link Code Enforcement with public information	Maintain existing housing stock	Ongoing	Ongoing implementation
H.FF Monitor special housing needs	Adjust priorities for special housing needs from ongoing monitoring	Ongoing	Coordinated with San Benito County for possible housing site for persons with mental disabilities City Council funding to special housing need providers for homeless, local food bank and abused persons
H.GG Foster and maintain partnerships for special needs housing and affordable housing with programs for second units, rental assistance and rehabilitation loans	Develop special needs housing		Prepared a brochure for second units RDA partnering with San Benito County to prepare a Housing Expo in 2010 for foreclosure prevention
H.HH Annually review density bonus policies for amendments to comply with revisions to state law	Encourage development of affordable housing	January of each year 2010 first	Scheduled for January 2011
H.II Provide fair housing information and respond to complaints	Assure equal housing opportunities	Ongoing	Ongoing implementation with Redevelopment Agency
H.JJ Operate Redevelopment Agency Owner Occupied Rehabilitation Program	Goal of assisting 33 homeowners	Ongoing	Money was set aside for fiscal year 2009/2010 but no homes completed in 2009
H.KK Continue to implement Hollister Second Mortgage Program	Goal of 20 assisting 20 homeowners	Ongoing	\$500,000 allocated by RDA in 2008 /2009 for assistance with 11 first time homes buyers (3 very low , 4 low and 4 median)

General Plan Annual Program Report
March 5, 2010

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
H.LL Require new development to comply with Title 24 at a minimum	Energy conservation	Ongoing	Building permits are reviewed on an ongoing basis for compliance with Title 24
H.MM Make sites available to meet new construction needs	Provide housing for all income levels	Ongoing	Approved the following types of new development: • 71 low income rental units (71 senior) • 22 low income single family lots for ownership • 166 lots for a senior housing with market rate single family lots • 14 market rate single family lots Approved growth management allocations for 193 market rate single family lots, 91 small lots, 202 multi-family units and 95 units with mixed density, 165 affordable units
H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing	Protect Affordable Housing	Annual	Agency Council continually updates re-scale and rental (55 years) and owner occupied (45 years) restriction agreements to maximum the duration

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
HOO Monitor Site and Architectural Review Process	Reduce governmental constraints	August 2010 Annual	Scheduled for 2010
H.PP Annual review of growth allocation procedures			Scheduled for 2010

ANNUAL ELEMENT PROGRESS REPORT HOUSING ELEMENT IMPLEMENTATION GENERAL COMMENT

The housing production in Tables A and A2 are indicative of the sluggish housing market in Hollister. A high foreclosure rate continues to affect housing production. It is anticipated that new construction rates will be higher in 2010 based on a couple of factors. Two approved multi-family low income affordable projects with funding assistance from the Redevelopment Agency (Vista Meadows 71 senior apartments and Gateway Palms 32 apartments) have submitted building permit applications. The final map for the Hillview low income self-help housing project, which also has Redevelopment Agency funding assistance, has been recorded and construction is expected to begin in 2010. The rate of building permit issuances for market rate single family homes is increasing from existing lots and a subdivision approved in 2009 (Brigantino 14 lots). Staff is working with two property owners for infill development in the Measure Y growth management exemption area. The inventory of sites for development will be increased from the 2008-2010 growth allocations.

The City of Hollister continues to address a high foreclosure rate in the community with a variety of programs. The Code Enforcement Department continues to enforce the vacant house ordinance. The Redevelopment Agency in partnership with the San Benito County Housing Coordinator initiated a Neighborhood Stabilization program (NSP) in 2009. The allocation of \$600,000 was used to purchase three homes from foreclosure and initiate the process for a fourth purchase. Two of the purchased units were low-income. The residences will be resold in 2010 as affordable units. The Redevelopment Agency has also collaborated in 2009 with the San Benito County Housing Coordinator to plan the first city/county housing expo to provide assistance to home owners that are at risk of foreclosure. The expo was held in February of 2010 and provided certified housing counselors, major and local lenders and real estate consultation.

**4. CITY OF HOLLISTER GENERAL PLAN COMPLIANCE WITH THE OFFICE OF
PLANNING AND RESEARCH GENERAL PLAN GUIDELINES**
5. DATE OF THE LAST UPDATE TO THE CITY OF HOLLISTER GENERAL PLAN

The City of Hollister completed a comprehensive update to the 1995-2005 General Plan when it adopted the 2005-2023 General Plan in December of 2005. The update was prepared to be in compliance with the Office of Planning and Research General Plan Guidelines.

The required revision of the City of Hollister General Plan Housing Element for the 2009-2014 program periods was completed in 2009. As required by section 65302 (d)(3) and (g) (2) of the Government Code, the City of Hollister Natural Resources, Health and Safety and Land Use and Community Design Elements were concurrently amended. The amendments provide more accurate mapping of flood hazard areas (including Flood Awareness Protection Areas) as well as liquefaction and landslide hazards. The amendments also added programs and policies related to development of a local hazard mitigation plan and to avoid establishment of residential and public facilities in flood hazard areas.

**6. CITY COUNCIL PRIORITIES FOR LAND USE DECISIONS (E.G. PASSAGE OF MORATORIA
OR EMERGENCY ORDINANCES).**

2009 land use decisions for the City of Hollister primarily related to the revision of the 2009-2014 Housing Element, adoption of ordinance amendments to implement some of the programs in the element, approval of the 2008-2010 growth management allocations and facilitating the reuse of infill sites in the Downtown area (former Fremont School and Leatherback).

The City of Hollister adopted ordinances to implement comprehensive plans for waste reduction, use of reclaimed water, water efficient landscaping, and grading and erosion control and to update impact fees. Listed below is a brief summary of some of the ordinances and resolutions.

1. Adopted Ordinance 1040, a waste diversion ordinance for building construction and demolitions.
2. Resolution 2009-23 adopting design guidelines for the Hollister Downtown Strategic Plan
3. Ordinance 1049 to establish procedures for use of Recycled Water
4. Ordinance 1053 Ordinance for Grading and Best Management Practices
5. Ordinance 1055 Water Efficient Landscape Ordinance to comply with AB 1881
6. Ordinance 1056 Amending zoning standards to implement programs in the 2009-2014 Housing Element revision and other minor amendments
7. The City of Hollister adopted a required revision to the Housing Element for the 2009-2014 Program Period in December 2009.

7. GOALS, POLICIES, OBJECTIVES STANDARD OR OTHER PLANS PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR ADJUSTED.

- a. Northeast Hollister Area plan expires in 2010. A General Plan Amendment will be required to remove the area plan from Map 3, Special Planning Areas
- b. Priority for review of green building programs in 2010
- c. Priority for revisions to update Chapter 15.16 Historic Preservation of the Hollister Municipal Code
- d. Amendments to zoning standards to implement scheduled housing programs
- e. Completion of sewer and storm master plan updates

8. PLANNING ACTIVITIES

a. **Planning Activities Initiated:**

- i. Redevelopment Agency request for proposal for West Gateway Streetscape Beautification
- ii. Ordinance amendments to implement the update to the Housing Element and adjust the code as necessary.
- iii. Water Efficiency Landscape Ordinance
- iv. The City of Hollister continued and expanded on programs initiated in 2007 to address the issues associated with a multitude of home foreclosures and expanded programs. The City continued to enforce the vacant house ordinance to avoid public nuisance and potential destruction of property associated with vacated homes.
- v. The Redevelopment Agency in partnership with the San Benito County Housing Coordinator developed a Neighborhood Stabilization Program (NSP) and secured \$600,000 to purchase three foreclosed home and prevent the loss of two affordable units. The homes will be resold as affordable units in 2010. The RDA and Housing Coordinator have also collaborated to plan a Housing Expo for foreclosure prevention assistance that will be held in February of 2010.

b. **General Plan Amendments:**

- i. General Plan Amendment 2008-2 (January 2009) Amendment to Land Use Plan to correct mapping errors.
- ii. General Plan Amendment 2009-1 (April 2009). The amendment updated the Housing Element Inventory of sites to reflect the revised zoning map adopted in December 2008.
- iii. General Plan Amendment 2009-2 (December 2009) Required 2009-2014 revision to the City of Hollister Elements and amendments to the General Plan to comply with requirements in section 65302 of the Government Code for policy and programs related to flood hazards

and information related to fire, liquefaction and landslide hazards.

c. Major Development Applications

Number	Applicant	Type of Development
S&A 2008-11	Marriott	88 room hotel
S&A 2009-4	Bolsa Analytical	2,400 sq.ft. lab and outdoor RV parking storage
Tentative Map 2009-1	Brigantino	14 single family lots
Tentative Map 2009-2 Conditional Use Permit 2009-1	Marilyn Ferreira	Gated adult subdivision with a community center and 166 homes for seniors
Tentative Map 2009-4	South County Housing	25 low income, self-help single family lots

Note: Minor development applications included amendments to two conditional use permits, approval of four monument signs and a minor subdivision.

9. ADDITIONAL CONTENT

a. Interagency and Intergovernmental Coordination Efforts

- The City of Hollister Redevelopment Agency has provided funding to assist the Hollister Downtown Association for the preparation of a Strategic Plan for downtown Hollister. The design guidelines in the plans were adopted by the City Council to be used for design review.
- Association of Monterey Bay Area Governments:
 - Participation with the regional Blue Print planning efforts
 - Energy conservation programs
 - Update to Geographic Information System aerial mapping
- Census 2010: Complete Count Program
- Governance Committee: Ongoing
- Hollister School District
 - Review of strategies to review safe routes to school and improve traffic safety
- Intergovernmental Committee:
 - Location criteria and policy for affordable housing
 - Gang Task Force Coordinator?
- Redevelopment Agency/San Benito County Housing Coordinator
 - Neighborhood Stabilization program
 - Foreclosure prevention education and outreach
- San Benito County Council of Governments: Participation with planning efforts for selection of consultants and plan development:
 - San Benito County Bicycle and Pedestrian Master Plan
 - San Benito County Transportation Authority Transit Design

Manual

- Update to Hollister Municipal Airport Comprehensive Land Use Plan
- Traffic Advisory Committee (Caltrans, COG, San Benito County, San Juan Bautista)

b. Efforts to promote infill development, reuse and redevelopment particularly in underserved areas

- Growth allocations to infill sites
- City Council approval of a resolution to initiate annexation of unincorporated islands
- Amendments to zoning ordinance to provide flexible standards for mixed use developments which are located in infill areas
- Redevelopment Agency conducted environmental review and approved contracts to demolish and clear the former Leatherback tar paper plant site for new development.
- Redevelopment Agency conducted environmental review and approved contracts to demolish and clear the former Fremont School for new development.
- Portions of downtown Hollister are within the Alquist-Priolo earth Fault Hazard Zone. Many lots are less than 50 feet wide and a surface fault investigation would need to extend 50 feet beyond both property lines in many cases which can be constrained by buildings, streets and other infrastructure. The Redevelopment Agency approved a contract with a geologic consulting firm to compile a map of all properties in the downtown area that have been evaluated for surface fault rupture pursuant to the Alquist Priolo Earthquake Fault Zoning Act. Several properties with buildings that were destroyed or demolished as a result of the the1989 Loma Prieta Earthquake were evaluated in the early 1990s but the contiguous property in the 'shadow' of the study was not cleared. One of the purposes of the study is to identify possible locations to clear adjacent properties in the shadow of an approved surface fault hazard investigation to stimulate infill development or re-development of properties.