

**RESOLUTION NO. 2011-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER  
APPROVING THE CITY OF HOLLISTER ANNUAL  
2010 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 1<sup>st</sup> 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 2010 General Plan Progress Report dated March 11, 2011; 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

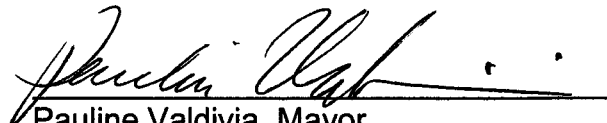
**THEREFORE BE IT RESOLVED**, by the City Council of the City of Hollister, that the City Council has reviewed and accepted the City of Hollister Annual 2010 General Plan Progress Report at the March 21, 2011, City Council meeting.

**PASSED AND ADOPTED**, this 21st day of March 2011, by the following vote:

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

NOES: None.

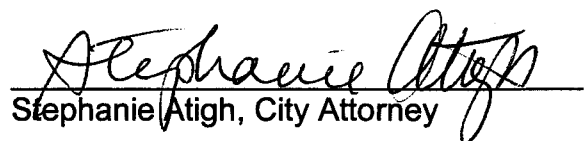
ABSENT: None.

  
Pauline Valdivia, Mayor

ATTEST:

  
Geri Johnson, City Clerk

APPROVED AS TO FORM:

  
Stephanie Atigh, City Attorney

**City of Hollister Annual 2010 General Plan Progress Report**  
**Approved City Council Resolution 2011-**  
**March 21, 2011**

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**1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2010 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL**

The City of Hollister Annual 2010 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 21, 2011.

**2. MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS**

| <b>LAND USE AND COMMUNITY DESIGN ELEMENT</b>                                                                                                                                                                            | <b>Implementation Status</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Zoning Ordinance (1-2 Years)</b><br><br>LU.A Develop signage ordinance (Planning )<br><br>LU.C Revise zoning regulations (Planning/Engineering)<br><br>LU.J Develop guidelines for the preparation of lighting plans | <p>Ordinance 1063 was adopted by the City Council in May 2010 adding a definition for a hospitality sign to the zoning ordinance to implement General Plan LU 1.6 to improve the major entrances to Hollister with landmark entry features. Planning Commission Resolution 2010-16 was approved in June 2010 for a 96 square foot freestanding "Welcome to Hollister" hospitality sign located at the north gateway general plan and zoning designation. Resolution No. 2010-19R was approved in May 2010 by the Redevelopment Agency of the City of Hollister for a supplemental appropriation to the Hollister Downtown Association (HDA) for the Welcome to Hollister sign. HDA in conjunction with Leadership San Benito constructed the sign in 2010.</p> <p>Design review standards were adopted in 2008 Ordinance 1038. Ordinance 1071 was adopted in January 2011 providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code</p> <p>The City Council approved Resolution 2009-23 adopting the design guidelines in the Hollister Downtown Strategy and Plan</p> |

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| LAND USE AND COMMUNITY<br>DESIGN ELEMENT                                                                                                                      | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LU.B Investigate inclusionary housing programs (Housing)                                                                                                      | <ol style="list-style-type: none"> <li>1. Measure U Growth Management: City Council reserved 35 future affordable units for the 2011-2012 period for a potential affordable housing project</li> <li>2. Housing Element defers review to 2012 when housing market may be more stable</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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                                                                          | <p>Review of green building programs with Building Department. Ordinance 1070 was adopted by the City Council in December of 2010 adding to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations, in its entirety including Part 11 California Green Building Standards Code. The City of Hollister seeks to encourage energy conservation for homeowners. Title 24 energy conservation requirements are required for all new construction. These standards, outlined in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items.</p> |
| LU.G Develop and adopt design review guidelines in the zoning code for gateway districts, special planning areas, streetscape, circulation and site planning. | <p>A special planning commission meeting was held in February 2010 to discuss and review General Plan policies and programs and Zoning Ordinance standards for development design in the West Gateway Special Planning Area. Also, 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. San Benito Engineering was awarded a contract for the west gateway streetscape design in 2010. A conceptual design has been presented in at least one public meeting.</p>                                                                                                                                            |

| LAND USE AND COMMUNITY DESIGN ELEMENT                                                                                                                                                            | Implementation Status                                                                                                                                                                                                                                                                                                                                                     |
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| LU.H Develop a street tree program (Engineering)                                                                                                                                                 | No change to program in 2009. Staff continued implementation of existing adopted ordinance and programs.                                                                                                                                                                                                                                                                  |
| LU.I Develop streetscape improvement guidelines (Engineering)                                                                                                                                    | 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. Ongoing implementation throughout 2010                                                                                                                                                                                                                                  |
| LU.L Inventory and designate historical sites (2008)                                                                                                                                             | Ordinance 1063 was adopted by the City Council in November 2010 to repeal and replace in its entirety Chapter 15.16 Historic Preservation of the Hollister Municipal Code. The ordinance will 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).<br><br>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<br><br>Code Enforcement review ongoing                                                                                                                                                                                                                               |
| 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 of buildings occurred in 2010 and site is now cleared for future development.                                                            |

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| LAND USE AND COMMUNITY<br>DESIGN ELEMENT                        | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LU.O Assess existing Downtown Hollister parking district (2010) | <ol style="list-style-type: none"> <li>1. Parking needs reviewed in 2009 Hollister Downtown Strategy and Plan.</li> <li>2. Position of Community Services Officer for parking enforcement approved in May 2009.</li> <li>3. Ordinance 1048 established civil penalties for parking violations</li> <li>4. December Report from Police Chief on Downtown Time Zone Traffic Enforcement Program with recommended adjustments based on demand and special uses</li> <li>5. Approval of contract to study diagonal parking in downtown to increase spaces</li> </ol> |
| 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                                                                                                                                                                                                                                                                                                                           |
| Program LU.Q continued                                          | <p>Staff has participated with the Hollister School district to evaluate traffic safety near schools and coordinate improvements.</p> <p>Engineering staff participated in Bike Steering Committee for update to the San Benito County Pedestrian and Bike Master Plan</p> <p>Staff participates in the county's geographic information system (GIS) technical committee to make GIS more efficient for staff and the public</p>                                                                                                                                 |
| LU.R Encourage specific plans (Ongoing)                         | Ongoing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| LAND USE AND COMMUNITY DESIGN ELEMENT                                                                                                                                | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <p>LU.S Evaluate public facilities fees (Ongoing)</p> <p>LU.Z Review impact fees (Ongoing)</p> <p>LU.AA Study infrastructure “hook-up” fees (Ongoing)</p>            | <p>Impact fees adopted in 2009 for storm drainage, sewer and parks</p> <p>Ongoing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>LU.T Fund RDA housing projects (Ongoing)</p>                                                                                                                      | <p>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 72 low income senior rental apartments with a manager’s unit and 3) Gateway Palms, 32 low income rental apartments. Hillview and Vista Meadows started construction in 2010 and final occupancy is expected in 2011. Gateway Palms is also currently under construction.</p>                                                                                                             |
| <p>LU.U Implement phasing strategy to determine priority areas for development and sequence for long-range development outside the Sphere of Influence (Ongoing)</p> | <p>Priority within Hollister has been infill development of city lands and initiating the process to annex unincorporated islands. Staff hosted a public meeting with property owners of unincorporated islands in 2010. The rezoning initiation of multiple unincorporated islands is expected to begin in 2011.</p> <p>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.</p> |
| <p>LU.V Offer development incentives(Ongoing)</p>                                                                                                                    | <p>Zoning ordinance Article II. Density Bonus ongoing implementation</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>LU.W Promote improvements during design review(Ongoing)</p>                                                                                                       | <p>Ongoing implementation. City’s review includes pre-application meeting with the applicant as well as Development Review Committee (DRC) with city officials</p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| CIRCULATION ELEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Implementation Status                                                                                                                                    |
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| <p>C.F. Prioritize Road Improvements</p> <p>C.F.1 Highway 25 bypass</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Funding for North Street extension delayed to prioritize construction of Highway 25. Completed in 2009.</p>                                           |
| <p>C.F.2 Buena Vista extension Westside Boulevard to McCray Street</p> <p>C.F.3 Memorial Extension to Santa Ana</p> <p>C.F.4 Widen Sunnyslope El Toro to Fairview</p> <p>C.F.5 Extend Union from Cerra Vista to Fairview Road</p> <p>C.F.6 Widen Highway 25 Sunset to Fairview Road</p> <p>C.F.7. Widen Fairview Highway 25 to McCloskey Road</p> <p>C.F.8 Extend Westside Boulevard Nash to San Benito Street</p> <p>C.F11 Extension Memorial from Santa Ana to Shelton Drive, Fallon Road or Flynn Road as two lane major collector</p> <p>C.F.12 Four lane new east-west thoroughfare between Fairview Road and San Felipe Road north of McCloskey Road</p> <p>C.F 13 Two lane east-west collector between Fairview Road and Future Memorial Drive south of McCloskey Road</p> <p>C.F.14 Widen to Fairview Road between McCloskey and Highway 156 to four lane thoroughfare</p> <p>C.F15 Widen Union Road between Highway 25 and Highway 156 to four lane arterial</p> | <p>Funding for part of the cost of some of these road improvements will be from traffic impact fees.</p> <p>→ West of Fairview Development Agreement</p> |
| <p>C.F.9 New Traffic Signals</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>No activity in 2010</p>                                                                                                                               |
| <p>C.F.10 Street and Highway Maintenance</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Ongoing pavement overlay of City streets in 2010</p>                                                                                                  |

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| <b>CIRCULATION ELEMENT</b>                     | <b>Implementation Status</b>                                                                                                                                                                                                                                                                                                                                 |
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| C.G Promote walk ability through design review | <p>Ongoing. 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.</p> <p>Development Review Committee reviews applicants for design requirements</p> |

## COMMUNITY SERVICES AND FACILITIES ELEMENT

| COMMUNITY SERVICES AND FACILITIES ELEMENT                                                                                                           | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| 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)<br><br>CSF.E Consider the formation of a planning area-wide Fire District (2 year) | Fire Task Force reviewed between 2005-2007                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 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 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. |

| COMMUNITY SERVICES AND FACILITIES ELEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                     | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <p>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)</p> <p>CSF.R Update the City's Water System Master Plan in coordination with SCWD and SBCWD.</p> <p>CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs (2 year)</p> <p>CSF.DD Maintain data on sewer and water system capacity (Ongoing)</p> | <ol style="list-style-type: none"> <li>1. Continued coordination for water reclamation and supply with the Governance Committee</li> <li>2. City and San Benito County Water District in partnership completing reclaimed water master plan</li> <li>3. Include SCWD in Development Review Committee process</li> <li>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. A Program EIR was completed and made available for public review in October of 2010. Expected approval and implementation in 2011.</li> </ol> |
| <p>CSF.H Establish procedures and requirements for well and ditch tail water tests. (2 year)</p>                                                                                                                                                                                                                                                                                                                                                                              | <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>CSF.I Establish requirements for water conservation in new development (2 year)</p> <p>SSF.Q Identify opportunities for water recycling (3 year)</p>                                                                                                                                                                                                                                                                                                                       | <ol style="list-style-type: none"> <li>1. Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility</li> <li>2. Ordinance 1049 established permit procedures and requirements for use of recycled water</li> <li>3. Ordinance 1055 adopted to comply with state law for water efficient landscapes</li> <li>4. Commercial, industrial and multi-family projects required to include a separable with a meter for use of recycled water</li> <li>5. Coordination to use the 50 acre water reclamation facility (Brigantino) to establish an agricultural trial field.</li> </ol>                                                                                                                                                                                                                     |

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| COMMUNITY SERVICES AND FACILITIES ELEMENT                                                                                                               | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| 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. No activity in 2010                                                                                                                                                                                                                                                                                                                                                                                              |
| 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)                                                                                      | Ordinance 1055 Water Efficient Landscape Ordinance was adopted in December 2009 and implemented in 2010. The City contracts with the Water Resources Association of San Benito County (WRASBC) to review all landscape applications submitted and verify that they are in accordance to Ordinance 1055. Staff works together with the WRASBC to make available to the public information about water conserving landscaping and resources                                                                        |
| LU.D Update public service master plans (Police and Fire)<br><br>CSF.N Update the Fire Protection Master Plan (2 year)                                  | No activity in 2010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs (3 year)<br><br>CSF. AA Implement the City's Solid Waste Management Plan(Ongoing) | Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling (ongoing implementation)<br>Approved Ordinance 1040 which requires waste diversion plans for new construction and demolitions (ongoing implementation)<br>Approved a new franchise agreement that includes recycling as part of the rates (ongoing implementation)<br>Approved an environmental purchasing policy (ongoing implementation)<br>Approved use of recycled materials at city parks (ongoing implementation) |

| COMMUNITY SERVICES AND FACILITIES ELEMENT                                                                                      | Implementation Status                                                                                                                                                                                                                                                                                                                                                         |
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| CSF.S Prepare guidelines for water quality source control program (5 year)                                                     | No activity in 2010                                                                                                                                                                                                                                                                                                                                                           |
| <p>CSF.T Conduct water quality education programs (Ongoing)</p> <p>CSF.U Continue to require proper disposal of pollutants</p> | <p>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)</p> <p>Ongoing implementation with monthly hazardous collection</p>                              |
| CSF.V Coordinate with water resources association of San Benito County (Ongoing)                                               | <p>Agency provided training for certification of irrigation auditors for water efficient landscaping</p> <p>Coordinated for implementation of water efficient landscape ordinance 1055. Staff is working with Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055.</p> |
| CSF.X Enhance facilities for police and fire services (Ongoing)                                                                | Planning Commission Resolution PC 2010-15 was approved in May 2010 for the demolition and reconstruction of Fire Station 1 (fault, environmental, design)                                                                                                                                                                                                                     |
| CSF.Y Evaluate coordinated funding strategies for infrastructures and services                                                 | <p>Ongoing coordinated billing for sewer and water for residents located in the Sunnyslope County Water District</p> <p>Coordinated water efficient landscape applications process with Water Resources Association in 2010. Ongoing</p>                                                                                                                                      |

| COMMUNITY SERVICES AND FACILITIES ELEMENT                                                                                                                                               | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| 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)                                                                                                                 | <p>Ongoing</p> <ol style="list-style-type: none"> <li>1. Environmental review adopted for San Benito River Greenway for development of river trails</li> <li>2. Park Hill Master Plan adopted in June Resolution 2009-100</li> <li>3. Ordinance 1045 update of Park and Recreation Dedications and :Fees</li> <li>4. Recommend amending plan to add the 50 acre water reclamation facility (Brigantino)</li> </ol>                                           |
| CSF. CC Maintain and update Capital Improvements Program (Ongoing)                                                                                                                      | Capital Improvement program for 2009-2010 submitted to City Council and approved in December 2009                                                                                                                                                                                                                                                                                                                                                            |
| 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. Staff provides Hollister School District with annual update of new and proposed housing for their student forecast studies.                                                                                                                                                                                                               |
| 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                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>CSF.II Require fire agency review (Ongoing)</p> <p>CSF.JJ Require fire protection mitigation in new development (Ongoing)</p> <p>CSF.KK Require law enforcement review (Ongoing)</p> | <p>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.</p> <p>New development is also required to annex to the Community Facilities District to provide funds for staff for police and fire protection</p> |

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| <b>COMMUNITY SERVICES AND<br/>FACILITIES ELEMENT</b>           | <b>Implementation Status</b>                                                      |
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| CSF.LL Require storm water runoff measures. (Ongoing)          | Ordinance 1053 for grading and best management practices adopted in December 2009 |
| 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

| <b>OPEN SPACE AND AGRICULTURE<br/>ELEMENT</b>                                                    | <b>Implementation Status</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| 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                                                     | Through the development review process, staff ensures the preservation of open space areas and encourages the dedication of open space areas that are adjacent to public open space. In addition, when potential open space is not contiguous to existing public open space, the preference is to retain the open space in private ownership. When portions of a site are retained as private open space, the City ensures the preservation and management of that open space through appropriate means, including required maintenance, as determined through development review. |
| OS.C Investigate voluntary “Subscription Farm” or Community Supported Agriculture (CSA) programs | Implementation program is more applicable to projects that abut agricultural areas.<br><br>The City 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| OS.F Manage provide open space                                                                   | Implementation on an as needed basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| OS.G Provide open space access points                                                            | Included in growth management ranking and point system application for 2011-2012 Allocations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| OPEN SPACE AND AGRICULTURE<br>ELEMENT             | Implementation Status                                                                                                                                                                                                |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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)                                                                                                                                                                                                          | No activity in 2010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| NRC.C Identify opportunities for PG&E assistance (2 year)                                                                                                                                                                                                                            | Continued cooperation with Association of Monterey 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p>NRC.E Encourage “green” building standards and processes (3 year)</p> <p>NRC.P Promote solar design</p> <p>NRC.O Implement the LEED program</p> <p>NRC.Q Publicize energy conservation programs</p> <p>NRC. S Require building and site design review for energy conservation</p> | <ol style="list-style-type: none"> <li>1. Points for energy conservation included in the growth management ranking criteria. Ordinance 1070 was adopted by the City Council in December of 2010 adding to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations, in its entirety including Part 11 California Green Building Standards Code</li> <li>2. Hillview 25 unit subdivision currently under construction has been designed for passive solar</li> <li>3. The City of Hollister promotes LEED green building for sustainable site development.</li> <li>4. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings.</li> </ol> |

| NATURAL RESOURCES AND<br>CONSERVATION ELEMENT                                                                                                                                                                                                                     | Implementation Status                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road Area (3 year)                                                                                                                                                         | The San Benito County Santana Ranch Specific Plan Draft Environmental Impact Report (EIR) was prepared in April 2010. Per the draft EIR, mitigation measures were implemented to avoid impacts as outlined in the California Department of Fish and Game Guidance. Mitigation Measures for the burrowing owl are listed in the San Benito County Santana Ranch Specific Plan Draft EIR pg. 3.4-38. |
| NRC.H Apply air quality standards in development review (Ongoing)<br><br>NRC.T Require construction techniques that minimize wind erosion                                                                                                                         | Zoning ordinance Chapter 17.16.040 Performance standards for dust and dirt control.<br><br>Ordinance 1053 for grading and best management practices adopted in December requires practices to reduce particulate dust                                                                                                                                                                              |
| NRC.I Apply standards to sensitive air quality receptors to buffer sources from toxic air contaminants or odors(Ongoing)<br><br>NRC.M Establish buffers to protect air quality (Ongoing)<br>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)<br><br>NRC.U Require pre-construction surveys for nesting raptors<br><br>NRC.V Require project mitigation for habitat<br><br>NRC.X Require wetlands delineation<br>NRC.Y Require wetlands replacement plans    | Biological assessment was required for the Silver Oak TM 2009-2 with conditions to protect sensitive bird species.<br><br>Hillview subdivision between Central Ave. and Buena Vista Rd commenced construction in 2010 and mitigations included conditions to protect birds in nesting season.<br><br>Wetlands delineation was not applicable to discretionary applications reviewed in 2010        |

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| NATURAL RESOURCES AND<br>CONSERVATION ELEMENT                                                                                  | Implementation Status                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NRC.L Coordinate with Monterey Bay Unified Air Pollution Control District and other agencies in air quality planning (Ongoing) | <ol style="list-style-type: none"><li>1. City sends environmental documents to MBUAPCD for review and comment</li><li>2. City representative on the air board</li><li>3. City staff participation in the Blue Print</li></ol> |
| NRC.N Identify opportunities for transit-oriented development                                                                  | <ol style="list-style-type: none"><li>1. Solicit comments and include Council of Governments in Development Committee Review process review of applications</li></ol>                                                         |

## HEALTH AND SAFETY ELEMENT

| HEALTH AND SAFETY ELEMENT                                                                                                                                                                                           | Implementation Status                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>HS.A (2-year) Designate travel routes for hazardous materials</p> <p>HS. B (2-year) Designate truck routes</p> <p>HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing)</p> | <p>Highway 25 bypass opened in 2009. Staff recommends coordination with San Benito County and the Council of Governments to update the hazardous materials and truck routes in relation to the new highway alignment.</p>                                                                                                  |
| <p>HS. C Implement airport land use plan (2-year)</p> <p>HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan (Ongoing)</p>                               | <ol style="list-style-type: none"> <li>1. Planning applications in Airport influence area get referred to the Airport Land Use Commission (ongoing)</li> <li>2. Staff is coordinating with COG for the update to Comprehensive Land Use Plan for the Hollister Municipal Airport.</li> </ol>                               |
| <p>HS. D Provide public awareness and education about noise issues (2-year)</p>                                                                                                                                     | <p>Provided on an as needed basis.</p>                                                                                                                                                                                                                                                                                     |
| <p>HS. E Provide public information on safety and emergency preparedness issues (2-year)</p>                                                                                                                        | <p>Interagency coordination with preparation of Hazard Mitigation Plan</p>                                                                                                                                                                                                                                                 |
| <p>HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts (3 year)</p>                                                                                                    | <p>Code enforcement tracks complaints and prepares an annual summary.</p>                                                                                                                                                                                                                                                  |
| <p>HS. G Update geologic, flooding and other hazard maps (3-year)</p>                                                                                                                                               | <p>GPA 2009-2 General Plan land use plan amended to reflect 2009 FEMA flood update and Department of Water Resources flood awareness areas. Ongoing implementation</p> <p>Redevelopment Agency funded a geologic study to compile fault hazard information for the downtown area. Study to be completed in 2011</p>        |
| <p>HS.H Update and apply flood control requirement in new development (Ongoing)</p>                                                                                                                                 | <p>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.</p> |

| HEALTH AND SAFETY ELEMENT                                                                                                                                        | Implementation Status                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>HS.I Coordinate with San Benito County on hazardous water management planning (Ongoing)</p> <p>HS.S (Ongoing) Review and update the City's Emergency Plan</p> | <p>Hazmat communication is integrated between the City and the County. The County Environmental Health Department has a county wide hazardous management plan. City and county participation includes disaster preparedness planning and exercises. The county has a hazardous waste collection program that serves the City of Hollister.</p> |
| <p>HS.J Conduct periodic emergency exercises (Ongoing)</p>                                                                                                       | <p>Staff attended training coordinated by the Office of Emergency Services</p>                                                                                                                                                                                                                                                                 |
| <p>HS.K Conduct periodic noise monitoring(Ongoing)</p>                                                                                                           | <p>Insufficient staff resources</p>                                                                                                                                                                                                                                                                                                            |
| <p>HS.L Continue to implement actions related to unreinforced masonry buildings (Ongoing)</p>                                                                    | <p>Completed</p>                                                                                                                                                                                                                                                                                                                               |
| <p>HS.N Identify traffic noise mitigation needs (Ongoing)</p> <p>HS.T Review new development for potential noise impacts</p>                                     | <p>Noise study and conditions for noise reduction are implemented in developments for projects where the environmental CEQA determination determines the need</p>                                                                                                                                                                              |
| <p>HS.O Periodically evaluate the City's Noise Ordinance (Ongoing)</p>                                                                                           | <p>No implementation in 2010</p>                                                                                                                                                                                                                                                                                                               |
| <p>HS.P Provide staff training on noise enforcement (Ongoing)</p>                                                                                                | <p>Ongoing training in conjunction with code enforcement training</p>                                                                                                                                                                                                                                                                          |
| <p>HS.Q Regularly update Building Code (Ongoing)</p>                                                                                                             | <p>Updated in 2008</p>                                                                                                                                                                                                                                                                                                                         |
| <p>HS.R Require cleaning on sites with hazardous soils (Ongoing)</p>                                                                                             | <p>Two recent clean-up sites were the former Leatherback property purchased by the RDA and the former Leatherback site on McCray Street. Ongoing implementation provided in an as needed basis.</p>                                                                                                                                            |

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hollister  
Reporting Period 12/24/2010 - 12/26/2010

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<br>(may be APN No.,<br>project name or<br>address) | Unit<br>Category | Tenure<br>R=Renter<br>O=Owner | Affordability by Household Incomes |                |                     |                              | Total Units<br>per<br>Project                              | Est. # Infill<br>Units* | Assistance<br>Programs<br>for Each<br>Development<br><br>See Instructions | Deed<br>Restricted<br>Units<br><br>See Instructions | Note below the number of units<br>determined to be affordable without<br>financial or deed restrictions and<br>attach an explanation how the<br>jurisdiction determined the units were<br>affordable. Refer to instructions. |
|                                                                       |                  |                               | Very Low-<br>Income                | Low-<br>Income | Moderate-<br>Income | Above<br>Moderate-<br>Income |                                                            |                         |                                                                           |                                                     |                                                                                                                                                                                                                              |
| (9) Total of Moderate and Above Moderate from Table A3                |                  |                               |                                    |                |                     | 0                            | 19                                                         | 19                      |                                                                           |                                                     |                                                                                                                                                                                                                              |
| (10) Total by income Table A/A3                                       | ►                | ►                             |                                    |                |                     |                              | 19                                                         | 19                      |                                                                           |                                                     |                                                                                                                                                                                                                              |
| (11) Total Extremely Low-Income Units*                                |                  |                               |                                    |                |                     |                              |                                                            |                         |                                                                           |                                                     |                                                                                                                                                                                                                              |

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Hollister  
Reporting Period 12/24/2010 - 12/26/2010

**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 it 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) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---------------------------------------------------------------------------------------------------------------------------------|
|                                   | 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          |                                    |                 |            | 0           |                                                                                                                                 |
| (5) Total Units by Income         | 0                                  | 0               | 0          | 0           |                                                                                                                                 |

\* 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 | 19               |                |             |                |                 | 19       | 19                         |

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Hollister  
Reporting Period 12/24/2010 - 12/26/2010

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. |                                     |        |        |        |        |        |        |        |        |        | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|----------------------------------------------------------------------------------------------|-------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level                                                                                 | RHNA Allocation by Income Level     | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |                                 |                                      |
| Very Low                                                                                     | Deed Restricted Non-deed restricted | 671    |        |        |        |        |        |        |        |        |                                 | 671                                  |
| Low                                                                                          | Deed Restricted Non-deed restricted | 518    |        |        |        |        |        |        |        |        |                                 | 518                                  |
| Moderate                                                                                     | Deed Restricted Non-deed restricted | 610    | 1      |        |        |        |        |        |        |        | 1                               | 609                                  |
| Above Moderate                                                                               |                                     | 1,251  | 32     | 19     |        |        |        |        |        |        | 51                              | 1,200                                |
| Total RHNA by COG                                                                            |                                     |        |        |        |        |        |        |        |        |        |                                 |                                      |
| Enter allocation number:                                                                     |                                     | 3,050  |        |        |        |        |        |        |        |        |                                 |                                      |
| Total Units                                                                                  |                                     | 33     | 19     |        |        |        |        |        |        |        | 52                              | 2,998                                |
| 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**  
**2010 Reporting Period**

| <b>Program Description<br/>(By Housing Element<br/>Program Names)</b>                                                                           | <b>Housing Programs Progress Report – Government Code<br/>Section 65583</b><br><b>Describe progress of all programs including local efforts<br/>to remove governmental constraints to the maintenance,<br/>improvement, and development of housing as identified<br/>in the housing element.</b> |                           |                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------|
| <b>Name of Program</b>                                                                                                                          | <b>Objective</b>                                                                                                                                                                                                                                                                                 | <b>Deadline<br/>in HE</b> | <b>Status of Program<br/>Implementation</b>                                                        |
| 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                                                   |

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| Program Description (By Housing Element Program Names)                                                                                                                                                                                                                                                                                                                                                                     | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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                                                                                                                                                                                                                                                                            |
| <p>H.F Lot Consolidation program to add incentives the Growth Management program 1)reserve 50 units for lot consolation 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</p> <p>Maintain inventory of sites, expedite project plan review</p> | <p>Inventive for lot consolidation with growth management and re-use of the upper floors downtown.</p>                                                                                                                                                                    | <p>June 2010</p> <p>Ongoing</p> | <p>Ongoing. It’s part of the growth management allocation point system. In the event housing allocations from the 2008-2010 allocation periods are re-allocated, lot consolidation projects in a multi-family or mixed use zoning will be one of the highest priorities.</p> <p>Current – HE Appendix H</p> |
| <p>H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee</p>                                                                                                                                                                                                                                                                         | <p>Encourage public participation from all economic segments</p>                                                                                                                                                                                                          | <p>Ongoing</p>                  | <p>Ongoing participation with Intergovernmental Committee</p>                                                                                                                                                                                                                                               |

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| <b>Program Description (By Housing Element Program Names)</b>                                                                                                                                                    | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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. |                                   |                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Program</b>                                                                                                                                                                                           | <b>Objective</b>                                                                                                                                                                                                                                                          | <b>Deadline in HE</b>             | <b>Status of Program Implementation</b>                                                                                                                                                                                                                                                       |
| H.H Stimulate re-use and infill Downtown<br>1. Amend zoning ordinance standards for guest parking, minimum lot size<br>2. Parking Reduction in Measure Y area<br>3. Maintain inventory of potential re-use sites | Reduce parking constraints and provide more flexible development standards for infill areas downtown                                                                                                                                                                      | Jan. 2010<br><br>Jan 2010 Ongoing | 1. Completed – Ordinance 1056 Adopted December 2009<br>2. After the construction of 100 units in the Measure Y downtown area the City of Hollister shall review the need for a parking district, review the effectiveness of the parking enforcement procedures<br>3. Current - HE Appendix G |
| 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 –<br>1. Two meetings with non-profit housing developers to review constraints in 2010<br>2. Establish criteria by 2011                                                 | Remove constraints to provision of affordable housing from development review process                                                                                                                                                                                     | Dec 2010<br><br>2011              | Met with local affordable housing developers in October 2010 to review application constrains                                                                                                                                                                                                 |
| 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                                                                                                                                                  |

General Plan Annual Program Report  
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| <b>Program Description (By Housing Element Program Names)</b>                                                                                                                                                                                                                                                                                      | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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. |                       |                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Program</b>                                                                                                                                                                                                                                                                                                                             | <b>Objective</b>                                                                                                                                                                                                                                                          | <b>Deadline in HE</b> | <b>Status of Program Implementation</b>                                                                                                                                                                                                     |
| H. L Energy conservation<br>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.<br>2. Award growth allocates to projects with energy conservation<br>3. Prepare bi-lingual materials & explore site review standards 2011 | Reduce utility costs and energy cost with solar roof panels                                                                                                                                                                                                               | 2011                  | 1. Ongoing<br>2. Completed - Included in current ranking criteria. The city will continue to encourage energy conservation by awarding growth management allocations to projects with energy conservation methods.<br>3. Scheduled for 2011 |
| 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. Found in Section 17.04.020 Residential Zone Land Uses and Permit Requirements, Table 17.04-1 Residential Land Uses and Permit Requirements                                                |
| 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                                                                                                                                                                                            |

General Plan Annual Program Report  
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| <b>Program Description (By Housing Element Program Names)</b>                                                                                                                                                                   | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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. |                                                  |                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Program</b>                                                                                                                                                                                                          | <b>Objective</b>                                                                                                                                                                                                                                                          | <b>Name of Program</b>                           | <b>Status of Program Implementation</b>                                                                                                                                                                                          |
| 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                                        | Ongoing                                                                                                                                                                                                                          |
| H. Q.<br>1. 2008-2010 Growth allocations – 254 with 120 for lower income households and 58% to multi-family and mixed use<br><br>2010 Growth allocations – 488 with 50 for lot consolidation projects in multi-family mixed use |                                                                                                                                                                                                                                                                           | 2009<br><br><br><br><br><br><br><br><br><br>2010 | 1. Completed July 2009 - City Council also approved possible future allocation of 40 units for a potential affordable housing project<br>2. City of Hollister Growth Management Ordinance Round 2 Project Rating Scale 2011-2012 |
| H. R Amend zoning ordinance requirements for farm worker housing                                                                                                                                                                | Compliance Health and Safety Code §17021.5 & 17021.6                                                                                                                                                                                                                      | July 2012                                        | No Activity in 2010. Scheduled for 2011.                                                                                                                                                                                         |

General Plan Annual Program Report  
March 11, 2011

| <b>Program Description (By Housing Element Program Names)</b>                                                                                                                        | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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. |                        |                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Program</b>                                                                                                                                                               | <b>Objective</b>                                                                                                                                                                                                                                                          | <b>Name of Program</b> | <b>Status of Program Implementation</b>                                                                                                                                                                                              |
| H.S Develop guidelines to partner with local affordable housing providers to facilitate development of affordable housing                                                            | Encourage development of affordable housing                                                                                                                                                                                                                               | July 2012              | Staff met with local affordable housing providers in October 2010 including South County Housing, CHISPA and CSDC to discuss application process constrains                                                                          |
| 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. These units sold in 2010 with deed restrictions for affordability |
| 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 11, 2011

| <b>Program Description (By Housing Element Program Names)</b>                                                                               | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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. |                       |                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Program</b>                                                                                                                      | <b>Objective</b>                                                                                                                                                                                                                                                          | <b>Deadline in HE</b> | <b>Status of Program Implementation</b>                                                                                                                                                                                                                                             |
| H.X Publicize energy conservation programs                                                                                                  | Energy conservation                                                                                                                                                                                                                                                       | Ongoing               | Promote PG&E programs. PG&E sponsors a variety of programs designed to encourage energy efficiency by consumers and the building industry. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings |
| H. Z Conduct annual housing element review                                                                                                  | Review and evaluate housing programs                                                                                                                                                                                                                                      | April of each year    | March 21, 2011                                                                                                                                                                                                                                                                      |
| 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                                                                                                                                 |

General Plan Annual Program Report  
March 11, 2011

| <b>Program Description (By Housing Element Program Names)</b>                                                                                                     | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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. |                                 |                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of Program</b>                                                                                                                                            | <b>Objective</b>                                                                                                                                                                                                                                                          | <b>Name of Program</b>          | <b>Status of Program Implementation</b>                                                                                                                 |
| H.CC Maintain Monitoring Systems                                                                                                                                  | Evaluate effectiveness of housing programs                                                                                                                                                                                                                                | Annual                          | March 2011 – City Council 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 now certified and RDA's work with non profit and for profit housing developers is ongoing |
| 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                         | 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                                                                                                                                                                                                                                             |                                 | Brochure available for second units<br><br>RDA partnered 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 | City Council Ordinance 1071 adopted January 2011                                                                                                        |
| H.II Provide fair housing information and respond to complaints                                                                                                   | Assure equal housing opportunities                                                                                                                                                                                                                                        | Ongoing                         | Ongoing implementation with Redevelopment Agency                                                                                                        |

General Plan Annual Program Report  
March 11, 2011

| Program Description (By Housing Element Program Names)                  | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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.JJ Operate Redevelopment Agency Owner Occupied Rehabilitation Program | Goal of assisting 33 homeowners                                                                                                                                                                                                                                           | Ongoing | Money was set aside for fiscal year 2009/2010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| H.KK Continue to implement Hollister Second Mortgage Program            | Goal of assisting 20 homeowners                                                                                                                                                                                                                                           | Ongoing | \$500,000 allocated by RDA in 2009 /2010 for assistance with 10 first time homes buyers (2 very low , 6 low and 2 moderate)                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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: <ul style="list-style-type: none"> <li>• 71 low income rental units (71 senior)</li> <li>• 22 low income single family lots for ownership</li> <li>• 166 lots for a senior housing with market rate single family lots</li> <li>• 14 market rate single family lots</li> </ul> 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. Round 2 allocations for 2011-2012 allow for 257 allocations. |

General Plan Annual Program Report  
March 11, 2011

| <b>Program Description (By Housing Element Program Names)</b>                                   | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>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.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing | Protect Affordable Housing                                                                                                                                                                                                                                                | Annual             | Agency Council continually updates re-sale and rental (55 years) and owner occupied (45 years) restriction agreements to maximize the duration |
| HOO Monitor Site and Architectural Review Process                                               | Reduce governmental constraints                                                                                                                                                                                                                                           | August 2010 Annual | Discussed during meeting between staff and local non-profit housing agencies                                                                   |
| H.PP Annual review of growth allocation procedures                                              |                                                                                                                                                                                                                                                                           |                    | Ongoing                                                                                                                                        |

## **ANNUAL ELEMENT PROGRESS REPORT HOUSING ELEMENT IMPLEMENTATION GENERAL COMMENT**

In the 2009 annual general plan progress report it was anticipated that new construction rates would be higher in 2010 based on two approved multi-family low income affordable projects and one single family low income affordable project all with funding assistance from the Redevelopment Agency of the City of Hollister (RDA) including Vista Meadows 72 senior apartments, Gateway Palms 32 low income apartments, and Hillview low income self-help 25 single family residential units. In actuality, the reported number of housing units complete with final inspection and ready for occupancy were less than the previous year at 19 for the year 2010 compared to 32 in the year 2009. However, it is expected that for 2011, the anticipated new construction rates would be higher due to Vista Meadows 72 senior low income apartments expected to be complete for final occupancy in March of 2011 and the 25 single family residential self help low income expected to receive final building approval in 2011. Gateway Palms 32 apartment project is currently under construction and Alhambra Gardens is expected to develop 26 single family residential above moderate rate units in 2011.

To City of Hollister continues to address the foreclosure rate in the city. The code enforcement department continues to enforce the vacant house ordinance. The RDA collaborated with the San Benito County Housing Coordinator for a city/county housing expo to provide assistance to home owners at risk of foreclosure. The expo was held in February of 2010 and provided certified housing counselors, local lenders as well as 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).**

The City council land use decisions for 2010 include adoption of ordinance amendments to implement some of the programs in the Housing Element, approval of the growth management allocations, and progression of property tax exchange agreement between the City of Hollister and the County of San Benito. The City of Hollister adopted ordinance 1061 in February 2010 to remove constraints for affordable housing projects by allowing a reduction to the minimum density requirement for 100% affordable housing projects (except managers unit). Ordinance 1061 also allows for a reduction of parking requirements for a 100% affordable multifamily residential housing project that would not qualify for a density bonus. In addition, Ordinance 1061 allows a reduction to the minimum density requirement on mixed use lots that are constrained by lot size, configuration or environmental constraints and where lot consolidation is not possible. Ordinance 1055 approved by the city council in November updated chapter 15.16 historic preservation and Ordinance 1070 was adopted by the City Council in December of 2010 adding to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations, in its entirety including Part 11 California Green Building Standards Code.

The City of Hollister and the County of San Benito are currently working on completing a property tax exchange agreement. The completion of the tax agreement would allow for annexation applications to go before LAFCO for review and approval. There are currently approximately 90 acres pending for rezoning and annexation to the City of Hollister, many of which are infill lots expected to be processed in 2011.

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

- a. Amendments to zoning standards to implement scheduled housing programs
- b. Completion of sewer and storm master plan updates
- c. Rezoning and annexation of unincorporated county islands
- d. Evaluation of surface fault pursuant to the Alquist Priolo in the downtown area

**8. PLANNING ACTIVITIES**

- a. **Planning Activities Initiated:**
  - i. Redevelopment Agency West Gateway Streetscape Beautification
  - ii. Ordinance amendments to implement the update to the Housing Element and adjust the code as necessary.
  - iii. Implementation of Water Efficiency Landscape Ordinance 1055
  - iv. The City continues to enforce the vacant house ordinance to avoid public nuisance and potential destruction of property associated with vacated homes.
  - v. Rezoning and annexation of unincorporated county islands.

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 2010-1           | City of Hollister        | Fire Station No. 1 New Construction (planning commission approved) |
| S&A 2010-3           | Minh Jet                 | 12,000 square foot Airplane hanger (planning commission approved)  |
| Tentative Map 2010-5 | Pacific West Communities | 65 low income apartments (applicant withdrew application)          |

Note: Minor development applications included two conditional use permits for health and fitness uses in an industrial zone, approval of a welcome to Hollister sign and approval of a master sign program for the Heritage Plaza Commercial Center.

**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:
  - Geographic Information System (GIS) coordination

- Redevelopment Agency/San Benito County Housing Coordinator
  - Neighborhood Stabilization program
  - Foreclosure prevention education and outreach
- San Benito County Council of Governments:
  - 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. Site has been cleared.
- 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 the 1989 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.



## STAFF REPORT CITY COUNCIL AGENDA

**DATE:** March 11, 2010

**AGENDA ITEM:** Resolution

*A5, #5*

**STUDY SESSION DATE:** N/A

**MEETING DATE:** March 21, 2011

- **TITLE OF ITEM:** Resolution 2011-27 A Resolution of the City of Hollister City Council Approving the City of Hollister Annual 2009 General Plan Progress Report

- **BRIEF DESCRIPTION:** Review and accept annual report on the status of the City of Hollister General Plan and progress on its implementation.
- **STAFF RECOMMENDATION:** Staff recommends that the City Council do the following: 1) Review the Annual 2010 General Plan Progress Report and consider written or oral public comments; 2) Approve Resolution 2011-\_\_\_\_ accepting the report; 3) Direct staff to forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

**DEPARTMENT SUMMARY:** Section 65400 of the Government Code requires that a planning agency annually review their General Plan with the following requirements:

1. Investigate and make recommendations on reasonable and practical means to implement the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds related to the general plan.
2. Provide an annual status report to the City Council, the Office Planning and Research and the Department of Housing and Community Development on the general plan and implementation and a progress report on meeting the regional housing needs in the City's adopted housing element and program implementation.
3. Provide a discussion of the degree to which the general plan complies with legislative requirements for a general plan.

**ATTACHMENTS:** Resolution, City of Hollister Annual 2010 General Plan Progress Report

**FINANCIAL IMPACT:** \$ None

**CEQA:** Categorical Exemption, Section 15306 Information Collection

**DEPARTMENT:** Development Services Department

**CONTACT PERSON:** M. Abraham Prado *ma*

**DEPARTMENT HEAD:** William B. Avera

**PHONE NUMBER:** (831) 636-4360

**THIS REPORT WAS REVIEWED BY THE EXECUTIVE DIRECTOR AND CONCURS WITH THE STAFF RECOMMENDATION:**

  
Clint Quilter, City Manager