

City of Hollister Annual 2018 General Plan Progress Report
Approved per City Council Resolution 2019-60
March 18, 2019



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1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2018 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL

The City of Hollister Annual 2018 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 18, 2019.

2. MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS

LAND USE AND COMMUNITY DESIGN ELEMENT

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
Zoning Ordinance (1-2 Years)	
LU.A Develop signage ordinance (Planning)	Sign ordinance was completed in 2008 with the approval of Ordinance 1038. Ongoing implementation. An ad-hoc committee is in the process of reviewing the downtown sign ordinance for 2019.
LU.B Investigate inclusionary housing programs (Housing)	On March 23, 2017 the planning commission approved a resolution recommending to the city council adoption of an ordinance to allow for accessory secondary units in the city per Senate Bill 1069. The Council approved the Ordinance in May. On April 27, 2018 the Planning Commission approved a resolution adopting the tentative map for the project known as North Street located north of Buena Vista Road which includes a parcel of approximately 5.27 acres in size for a minimum of 60 multifamily dwelling units. The affordable housing developer CHISPA is working on the potential development of this site to make the units available affordable. On June 22, 2017 the City of Hollister Planning Commission approved a Site & Architectural Review Application No. 2017-2 for the construction of 49 one-bedroom affordable senior apartment units on a 1.2 acre site located at 560 Line Street within the R4 High Density Residential Zoning District. The development known as "Senior Sunrise Apartments" is currently under construction and applications are now being accepted for families interested in living within the development. In late 2018, the Vista de Oro development at Miller Road and 4th Street consisting of 80

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	multifamily apartments for Very Low and Low Income families received temporary occupancy.
LU.C Revise zoning regulations (Planning/Engineering)	Zoning review standards were adopted in 2008 with Ordinance 1038. Since then, there have been various amendments to the code providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code. The latest amendment to the zoning regulations included an Ordinance adopted by the City Council in May 2017 providing regulations for accessory secondary units pursuant to Senate Bill 1069. On December 21, 2017, the Planning Commission approved a resolution recommending to the City Council zoning amendments to require on-site notification of proposed projects in the City. The Ordinance was approved in February 2018 by the City Council.
LU.D Update public service master plans (Police and Fire)	No Activity in 2018
LU.E Initiate a process to amend the AMBAG forecasts	Completed in 2006
LU.F Conduct outreach and education for sustainable building and green product types	1. Title 24 of the California Code of Regulations includes Part 11 California Green Building Standards Code. 2. Collaborate with the building department to streamline applications for photovoltaic permits. 3. Collaborate with applicants of affordable housing projects to promote available state programs for placement of photovoltaic solar panels.
LU.G Develop and adopt design review guidelines in the zoning code for gateway districts, special planning areas, streetscape, circulation and site planning.	On August 19, 2013, The City of Hollister City Council adopted Resolution No. 2013-123, a resolution adopting the west gateway streetscape beautification plan. It was anticipated that funds from a 2009 bond would have been used to begin the initial phase of streetscape beautification improvements in the West Gateway. The dissolution of the Redevelopment Agencies

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	prohibited the use of the bond. The environmental document was prepared and in May of 2012 the city council approved resolution number 2012-71 adopting a mitigated negative declaration for the West Gateway Streetscape Beautification Plan. On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.
LU.H Develop a street tree program (Engineering)	Staff continued implementation of existing adopted ordinance and programs. On April 3, 2017 the city revised and updated its tree list to include trees that grow well with the city’s climate/environment and avoid trees that can cause roots to come back up and cause damage to utilities or infrastructure like sidewalks.
LU.I Develop streetscape improvement guidelines (Engineering)	Engineering Department is updating Engineering Standards and Specifications to develop uniform standards with San Benito County.
LU.J Develop guidelines for the preparation of lighting plans	Section 17.16.090 of Ordinance 1038 provides design guidelines for the preparation of lighting

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	plans consistent with Implementation Measure LU.J of the 2005 Hollister General Plan
LU.K Formulate and implement an economic development strategic plan (2008)	1. On October of 2012 Resolution No. 2012-163 approved the Community Development Block Grant (CDBG) Business Assistance Loan Program guidelines. 2. Resolution no 2012-166 was approved in November 2012 authorizing ratification of a loan advisory board for the CDBG grant business assistance loan program.
LU.L Inventory and designate historical sites	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 City currently has two National Historic Districts which consist of the Monterey Street Historic District and the Downtown Historic District.
LU.M Inventory illegal or dangerous housing sites (2010).	Housing conditions survey for City of Hollister Housing Element revision completed in Summer of 2008.
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)	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA's in the state of California on February 1, 2012. City of Hollister issued an RFP and entered into an exclusive negotiating agreement for development of the former Hollister Redevelopment Agency properties that were assembled for the development of a catalyst project on the 400 block in accordance with the RDA's five year implementation plan. The proposal would be a mixed use transit oriented development because will be within a block of public transit service – Resolution 2016-65. The project received Site and Architectural Review approval on September 27, 2018 per Planning Commission Resolution No. 2018-39 for a 3 story building consisting of 8,846 sq. ft. of commercial retail on the first floor with a 3,689 sq.ft. open air arcade and patio, a 10,490 sq. ft. second floor with

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	11 residential units and 1,198 sq. ft. of private open space in the form of balconies, a 10,490 sq. ft. third floor with 11 residential units and 1,198 sq. ft. of private open space in the form balconies, and a 2,000 sq. ft. roof top common open space area. The site also received approval of a Site and Architectural Review per Planning Commission Resolution No. 2018-40 on September 27, 2018 for a two story 9,324 sq. ft. philanthropic building consisting of a 4,725 sq. ft. first floor and a 1,576 open space arcade and a 4,599 sq. ft. second floor.
LU.O Assess existing Downtown Hollister parking district (2010)	1. Parking needs reviewed in 2009 Hollister Downtown Strategy and Plan. 2. Position of Community Services Officer for parking enforcement approved in May 2009. 3. Ordinance 1048 established civil penalties for parking violations 4. Downtown Parking Committee was created in 2018 to review and evaluate potential parking opportunities in the downtown.
LU.P Evaluate capital improvement program (2010)	Ongoing. The City of Hollister Engineering Department is the lead agency for CIP Projects.
LU.Q Encourage intergovernmental coordination (Ongoing)	Council representatives and staff continue to participate in the interagency Intergovernmental and Governance committee. Staff has participated with the Hollister School district to evaluate traffic safety near schools and coordinate improvements. Resolution No. 2017-281, was approved by the City Council on November 6, 2017 approving a Master Agreement between the City of Hollister and Hollister School District for the use of Recreational fields. The initial term is for 14 year with 2 automatic 5 year renewals. Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	School aquatics facility. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District. The City of Hollister continued to work with Sunnyslope CWD and San Benito CWD in the construction of the West Hills Water Treatment Plant for expanding the local water supply. Additionally, it partnered with Sunnyslope on the Cross Town Pipeline initial study. Staff participates in the county's geographic information system (GIS) technical committee to make GIS more efficient for staff and the public. The COH and SSCWD also send an Annual Water Quality Report to all customers explaining the drinking water quality.
LU.R Encourage specific plans (Ongoing)	Ongoing.
LU.S Evaluate public facilities fees (Ongoing) LU.Z Review impact fees (Ongoing) LU.AA Study infrastructure "hook-up" fees (Ongoing)	Ongoing. In 2018 the City of Hollister City Council adopted revisions to the existing impact fee list.
LU.T Fund RDA housing projects (Ongoing)	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA's in the state of California on February 1, 2012.
LU.U Implement phasing strategy to determine priority areas for development and sequence for long-range development outside the Sphere of Influence (Ongoing)	Map 6 Phasing Strategy of the City of Hollister General Plan illustrates a phasing map identifying priority areas for the potential expansion of the sphere of influence.
LU.V Offer development incentives(Ongoing)	Zoning ordinance Article II. Density Bonus ongoing implementation. Also, residential

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	performance overlay zones for vacant infill residential properties provides flexible standards for new development with a variety of lot sizes and choices for housing types, new street patterns; site planning and neighborhood design that have connections among new neighborhoods with the rest of the City for pedestrians and bicyclists. On March 23, 2017 the planning commission approved a resolution recommending to the city council adoption of an ordinance to allow for accessory secondary units in the city per Senate Bill 1069. The Council approved the Ordinance in May. The City Council waved Sanitary Sewer Impact Fees and Water Impact Fees for accessory second units per SB 1069.
LU.W Promote improvements during design review(Ongoing)	Ongoing implementation. City's review includes pre-application meeting with the applicant as well as Development Review Committee (DRC) with city officials
LU.X Rehabilitate, replace or eliminate illegal or dangerous housing units	Code Enforcement review ongoing

CIRCULATION ELEMENT

CIRCULATION ELEMENT	Implementation Status
C.F. Prioritize Road Improvements	The City of Hollister approved the North Street Project Tentative Map in April of 2017 (DeNova Homes) which would require the full improvements to North Street extending the east terminus of Buena Vista Road and connecting it to the east terminus of North Street. The development, including the North Street extension road improvements are currently under construction. North Street shall be constructed in its full width, constructed with a minimum of 84-foot right-of-way and a minimum 64 foot curb-to-curb dimension. Additional pavement width may be required to accommodate the two travel lanes, parking if allowed, bike lanes and any other facility required for this roadway. Construction shall

CIRCULATION ELEMENT	Implementation Status
C.F.1 Highway 25 bypass	include sidewalk and curb and gutter along the north and south side of the roadway. Construction shall also include the installation of street lighting, underground infrastructure for water, sewer and storm facilities where necessary. Additional underground infrastructure may be required by other utilities. Highway 25 bypass was completed in 2009.
C.F.2 Buena Vista extension Westside Boulevard to McCray Street C.F.3 Memorial Extension to Santa Ana C.F.4 Widen Sunnyslope El Toro to Fairview C.F.5 Extend Union from Cerra Vista to Fairview Road C.F.6 Widen Highway 25 Sunset to Fairview Road C.F.7. Widen Fairview Highway 25 to McCloskey Road C.F.8 Extend Westside Boulevard Nash to San Benito Street C.F11 Extension Memorial from Santa Ana to Shelton Drive, Fallon Road or Flynn Road as two lane major collector C.F.12 Four lane new east-west thoroughfare between Fairview Road and San Felipe Road north of McCloskey Road C.F 13 Two lane east-west collector between Fairview Road and Future Memorial Drive south of McCloskey Road C.F.14 Widen to Fairview Road between McCloskey and Highway 156 to four lane thoroughfare C.F15 Widen Union Road between Highway 25 and Highway 156 to four lane arterial	Funding for part of the cost of some of these road improvements will be from traffic impact fees. → West of Fairview Development Agreement
C.F.9 New Traffic Signals	On March 5, 2012 Resolution No. 2012-36 was adopted by the city council approving appropriation of fund 269 for the “street lighting retrofit project, CIP 3019” for the purpose of extending the number of street lights to be converted from high pressure sodium to LED within the City of Hollister.
C.F.10 Street and Highway Maintenance	Ongoing pavement overlay of City streets in 2016 Crack Seal Program implemented in June 2016 to

CIRCULATION ELEMENT	Implementation Status
	prevent pavement from deteriorating
C.G Promote walk ability through design review	Ongoing. Standards for circulation plan with pedestrian connections are found in Section 17.18.030 of the Hollister Municipal Code as well as in the Performance Overlay, Commercial and Industrial zoning districts adopted in December 2008 with Ordinance 1038. On February 22, 2011, the city council approved Resolution No. 2011-20 adopting the 2009 San Benito County Bikeway and Pedestrian Master Plan. Development Review Committee reviews applications for compliance with design requirements.

COMMUNITY SERVICES AND FACILITIES ELEMENT

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.A Adopt an Information Technology Plan (1 year)	Continued interagency coordination with Geographic Information Systems including 1) staff training, 2) goals setting for informational needs for departments.
CSF.B Evaluate fire service consolidation opportunities (1 year) CSF.E Consider the formation of a planning area-wide Fire District (2 year)	Fire Task Force reviewed between 2005-2007. Consolidation of Fire Services between City of Hollister and San Benito County occurred in 2013. Once per month city and county officials meet at the board of supervisor's room to discuss the City/County joint powers agreement consolidation of fire department services including but not limited to maintenance, equipment, operation and facilities costs.
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. Resolution No. 2017-281, was approved by the City Council on November 6, 2017 approving a Master Agreement between the City of Hollister and Hollister School District for the use of

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	Recreational fields. The initial term is for 14 year with 2 automatic 5 year renewals. Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High School aquatics facility.
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 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.
CSF.F Coordinate with San Benito County Water District, (SBCWD) San Benito County and Sunnyslope County Water District (SCWD) in water and wastewater system expansion needs (2 year) CSF.R Update the City's Water System Master Plan in coordination with SCWD and SBCWD. CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs (2 year) CSF.DD Maintain data on sewer and water system capacity (Ongoing)	1. Continued coordination for water reclamation and supply with the Governance Committee 2. City and San Benito County Water District in partnership for the reclaimed water master plan 3. Include Sunnyslope County Water District in Development Review Committee process 4. Coordination for environmental review to use Lessalt plant for water supply in 2009 to implement Mitigation Measure in General Plan Final EIR. After further consideration with SBCWD and SCWD it was determined that the environmental review would be completed in conjunction with environmental review scheduled for 2010 for the Hollister Urban Area Water and Wastewater master Plan. A

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	Program EIR was completed and made available for public review in October of 2010. In October of 2011 Resolution No. 2011-129 accepted the program EIR for the Hollister Urban Area Water and Wastewater Master Plan and authorized staff to prepare an application to LAFCo to initiate proceedings to establish the boundary lines of the Hollister Urban Area. 5. On September 6, 2011 the city council approved Resolution 2011-117 accepting the Hollister Urban Area Water Supply and Treatment Agreement Statement of Intent. 6. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District. 7. Resolution No. 2013-146, was approved by the city council on September 16, 2013 approving an agreement with the San Benito County Water District for the transfer of the City's Lessalt Water Treatment Facility Real Property and Facilities to the San Benito County Water District.
CSF.H Establish procedures and requirements for well and ditch tail water tests. (2 year)	Ongoing compliance with State Department of Public Health and Department of Resources for well testing. This follows the written plan for testing for the drinking water system.
CSF.I Establish requirements for water conservation in new development (2 year) SSF.Q Identify opportunities for water recycling (3 year)	1. On June 20, 2011, the city council approved Resolution 2011-81 approving the Hollister Area Urban Water Management Plan. 2. Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility 3. Ordinance 1049 established permit procedures and requirements for use of recycled water 4. Ordinance 1055 adopted to comply with state law for water efficient landscapes 5. Commercial, industrial and multi-family projects required to include a separable with a meter for use of recycled water

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	6. Coordination to use the 50 acre water reclamation facility (Brigantino) to establish an agricultural trial field. 7. On June 6, 2011 the city council approved Resolution 2011-70 adopting the water system emergency/disaster response plan.
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. In 2014 CSF.J has been recognized as a priority for the mayor and city council. In 2017 the City Council adopted a library impact fee that would be paid by developers. Library impact fees have been collected since.
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)	Ongoing. Ordinance 1055 Water Efficient Landscape Ordinance was adopted in December 2009 and its implementation is ongoing. The City contracts with the Water Resources Association of San Benito County (WRASBC) to review all landscape applications submitted and to verify that they are in accordance to Ordinance 1055. Staff works together with the WRASBC to make information available to the public about water conservation methods. The Water Resource Association provides literature on water conservation landscaping and has a demonstration garden to showcase such conservation strategies. It also does water education for school kids.
CSF.N Update the Fire Protection Master Plan (2 year)	No activity in 2018
CSF.O Adopt a Storm Water Master Plan (3 year)	The City has a Storm Drain Master Plan prepared by Wallace Group, Inc. for current and future general plan buildout.
CSF.P Identify drainage system improvements (3 year)	Ongoing maintenance of storm drains

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs (3 year) CSF. AA Implement the City's Solid Waste Management Plan(Ongoing)	Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling (ongoing implementation) Approved Ordinance 1040 which requires waste diversion plans for new construction and demolitions (ongoing implementation) Approved a new franchise agreement that includes recycling as part of the rates (ongoing implementation) Approved an environmental purchasing policy (ongoing implementation) Approved use of recycled materials at city parks (ongoing implementation) On June 3, 2013 the city council adopted Ordinance No. 1093, an ordinance of the City of Hollister amending Chapter 15.24 "Grading and Best Management Practices Control" of the Hollister Municipal Code relating to solid waste diversion plans. On February 21, 2017 the City Council approved Resolution No. 2017-42 adopting a sanitary sewer management plan.
CSF.S Prepare guidelines for water quality source control program (5 year)	The City of Hollister has adopted a storm water management program as well as a grading ordinance for low impact development. It is city policy to condition bio retentions, vegetative swales, permeable paving or other sources of storm water management for developments. The City has adopted storm water management best management practices (BMP) CASQA manuals for construction, municipal government and industrial uses which address spill prevention and clean up.
CSF.T Conduct water quality education programs (Ongoing) CSF.U Continue to require proper disposal of pollutants	The City of Hollister helps fund the San Benito County Water Resources Association in partnership with Sunnyslope County Water District and San Benito County Water District. The agency provides training to home owners on water use and discharge from homes (ongoing) The City of Hollister City Council, in the past, has discussed the topic of graywater and the potential use of reusing graywater as a component of

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	sustainable water practices. Ongoing implementation with monthly hazardous collection
CSF.V Coordinate with water resources association of San Benito County (Ongoing)	Agency provided training for certification of irrigation auditors for water efficient landscaping in 2012 Coordinated for implementation of water efficient landscape ordinance 1055. Staff collaborated with the Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055 for all developments including the front yards of new residential dwelling units.
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). Demolition of the building and reconstruction started in 2011 and completed in 2012.
CSF.Y Evaluate coordinated funding strategies for infrastructures and services	Ongoing coordinated billing for sewer and water for residents located in the Sunnyslope County Water District Coordinated water efficient landscape applications process with Water Resources Association in 2010. Ongoing
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)	Ongoing 1. On January 17, 2017 the City Council approved Resolution No. 2017-17 adopting a professional services agreement with O'Dell Engineering for the update and preparation of the Parks Facility Master Plan. Various public meetings took place in the spring and summer of 2017 to obtain the public's input. The Environmental work pursuant to the California Environmental Quality Act was recently completed and is currently under public review.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	The plan is expected to be completed in the spring of 2019. 2. On April 4, 2017 a supplemental appropriation was approved per City Council Resolution No. 2017-76 for park improvements to Calaveras Park. 3. On April 4, 2017 a supplemental appropriation was approved per City Council Resolution No. 2017-79 for the Ranch San Justo Field House Project. 4. On November 6, 2017 The City Council adopted Resolution No. 2017-281 approving a master agreement between the City of Hollister and Hollister School District for the Use of Recreational Fields. 5. On November 6, 2017 The City Council adopted Resolution No. 2017-278 accepting the Housing-Related Parks Program Grant award of \$659,573.00 from the California Department of Housing and Community Development to create or rehabilitate parks and or/and recreational facilities for approving housing for lower income households and for being in compliance with State Housing Element Law, including the submittal of an approved annual general plan progress report to the state, which the City of Hollister has done. 6. Environmental review adopted for San Benito River Greenway for development of river trails 7. Park equipment was approved for park facilities in the City of Hollister. 8. Resolution No. 2015-06 was approved on January 20, 2015 approving a supplemental appropriation in the amount of \$72,000 for the skate park expansion 9. Park Hill Master Plan adopted in June 2010 with Resolution 2009-100 10. Ordinance 1045 update of Park and Recreation Dedications and :Fees 11. February 2011, the council approved Resolution 2011-10 approving the design for a dog park at the Hollister Municipal Airport Park. Resolution 2011-11 approved the appropriation of monies to begin work on phase 1 of the Hollister Dog Park. On July 5, 2011,

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	the approval of Resolution 2011-74 approved appropriation of monies to complete work on phase 1 of the Hollister Dog Park. 12. Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks.
CSF. CC Maintain and update Capital Improvements Program (Ongoing)	Ongoing.
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 collaborated with the Hollister School District and provides the district with an 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.
CSF.II Require fire agency review (Ongoing) CSF.JJ Require fire protection mitigation in new development (Ongoing) CSF.KK Require law enforcement review (Ongoing)	The Police, Fire Department, Utilities and Sunnyslope County Water District attend Development Review Committee meetings to review applications and identify fire improvement and water supply needs and identify conditions for new development or re-imbursement agreements for area-wide benefits. New development is required to be annexed into the Community Facilities District to fund for staff for police and fire protection
CSF.LL Require storm water runoff measures. (Ongoing)	Ordinance 1053 for grading and best management practices adopted in December 2009. Ongoing communication with Regional Water Quality Control Board District V.
CSF.MM Require utility providers review (Ongoing)	Ongoing

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF. NN Support construction of a second high school (Ongoing)	Coordination as needed.

OPEN SPACE AND AGRICULTURE ELEMENT

OPEN SPACE AND AGRICULTURE ELEMENT	Implementation Status
OS.A Create an agricultural community disclosure ordinance	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 OS.B Development open space management plans (continued)	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. The City has supported the Hollister Farmer’s Market which is a source for local and regional 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 Allocations.
OS.H Create open space preservation opportunities	Performance Overlay zoning district allows flexible densities in hazard areas such as flood zones to preserve the areas as 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 2018
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)	Backup power has been installed at the City corporation yard, City Hall, police station and Fire Station Number 2.
NRC.E Encourage “green” building standards and processes (3 year) NRC.P Promote solar design NRC.O Implement the LEED program NRC.Q Publicize energy conservation programs NRC. S Require building and site design review for energy conservation	1. Ordinance 1070 was adopted by the City Council in December of 2010 which added 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 2. Hillview I and II. A total of 55 units self-help very low income subdivision. 25 residential units constructed in 2011 and 30 residential units constructed in 2014 were designed for passive solar. In addition, solar panels were installed on the roofs of each unit. 3. Gateway palms 31 low income apartment units

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
	include solar panels. The former City of Hollister RDA assisted in funding this project. 4. Vista Meadows 72 senior unit apartments for people 55 years in age and older, included solar panels on the units. The former City of Hollister RDA assisted with the cost of this project. 5. The City of Hollister promotes LEED green building for sustainable site development. 6. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings. 7. Provide bilingual informative brochures from PG&E and other organizations on front counter at planning/building department to publicize energy conservation. 8. The City Council approved Resolution No. 2017-205 on August 21, 2017 with lighting upgrade recommendations for the Hollister Water Reclamation Facility.
NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road Area (3 year)	Mitigation Measures for the burrowing owl are listed in each of the environmental documents pursuant to CEQA prepared for each subdivision that was reviewed and approved by the planning commission last year. Language within the mitigation includes as follows: <i>If clearing and construction activities will occur during the nesting period for burrowing owls (February 1-August 31), a qualified biologist shall conduct focused surveys for burrowing owls on and adjacent to the project site. Surveys shall be conducted in accordance with the California Department of Fish and Wildlife's staff report on Burrowing Owl Mitigation (staff report), published March 7, 2012. Surveys will be done within 14 days prior to construction activities and will be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFW's staff report prior to initiating project-related activities that may impact burrowing owls.</i>

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.H Apply air quality standards in development review (Ongoing) NRC.T Require construction techniques that minimize wind erosion	Section 17.16.040 of Ordinance 1038 adopted in December 2008 includes performance standards for dust and dirt control. Per Air District's requirements the California Emissions Estimator Model (CalEEMod) is used for CEQA review on projects for greenhouse gases and air quality. The prior model used was the Urban Emissions Model (URBEMIS). Ordinance 1053 for grading and best management practices adopted in December 2010 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) NRC.M Establish buffers to protect air quality (Ongoing) NRC.R Require appropriate landscaping to mitigate air quality impacts	Development review process is used for inter-departmental review of discretionary planning applications.
NRC.J Apply Title 24 requirements (Ongoing)	Ongoing – standards are used for building permit review.
NRC.K Conduct surveys for burrowing owls (Ongoing) NRC.U Require pre-construction surveys for nesting raptors NRC.V Require project mitigation for habitat NRC.X Require wetlands delineation NRC.Y Require wetlands replacement plans	Ongoing – Biological assessment is required per the California Environmental Quality Act on discretionary projects and conditions/mitigation measures are implemented to protect sensitive bird species including conditions to protect birds in nesting season. Wetlands delineation was not applicable to discretionary applications reviewed in 2015
NRC.L Coordinate with Monterey Bay Unified Air Pollution Control District and other agencies in air quality planning (Ongoing)	1. City sends environmental documents to MBUAPCD for review and comment 2. City representative on the air board 3. City staff participation in the Blue Print
NRC.N Identify opportunities for transit-oriented development	1. Solicit comments and include Council of Governments in Development Committee Review process review of applications

HEALTH AND SAFETY ELEMENT

HEALTH AND SAFETY ELEMENT	Implementation Status
HS.A (2-year) Designate travel routes for hazardous materials HS. B (2-year) Designate truck routes HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing)	Highway 25 bypass opened in 2009. The City supports 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. HS.B: California Truck route established along Airline Highway (25 Bypass). Signs being posted currently.
HS. C Implement airport land use plan (2-year) HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan (Ongoing)	1. Planning applications in Airport influence area get referred to the Airport Land Use Commission (ongoing) for a land use consistency determination. 2. Staff coordinated with the San Benito County Council of Governments (COG) and the County of San Benito for the update to the Airport Land Use Comprehensive Plan (ALUCP) for the Hollister Municipal Airport and completed the plan in 2012.
HS. D Provide public awareness and education about noise issues (2-year)	Provided on an as needed basis. The City of Hollister approved Ordinance 1137 on April 3, 2017 adopting an updated Noise Ordinance addressing days and hours of operation for construction activities.
HS. E Provide public information on safety and emergency preparedness issues (2-year)	Interagency coordination with preparation of Hazard Mitigation Plan. Staff participated in county wide Emergency Operations Plan with the San Benito County Office of Emergency Service (ongoing participation).
HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts (3 year)	Code enforcement tracks complaints.
HS. G Update geologic, flooding and other hazard maps (3-year)	GPA 2009-2 General Plan land use plan amended to reflect 2009 FEMA flood update and Department of Water Resources flood awareness areas. Ongoing implementation. The former Redevelopment Agency funded a geologic study to compile fault hazard information for the downtown area.
HS.H Update and apply flood control requirement in new development (Ongoing)	General Plan Amendment 2009-2 and Ordinance 1056 added prohibitions for new public facilities in

	flood hazard area and requirements for new residential development. Residential projects must review a conditional letter of map amendment from FEMA to demonstrate that a lot will not be in a flood hazard area.
HS.I Coordinate with San Benito County on hazardous water management planning (Ongoing) HS.S (Ongoing) Review and update the City's Emergency Plan	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.
HS.J Conduct periodic emergency exercises (Ongoing)	Staff attends training coordinated by the Office of Emergency Services
HS.K Conduct periodic noise monitoring(Ongoing)	Insufficient staff resources
HS.L Continue to implement actions related to unreinforced masonry buildings (Ongoing)	Ongoing.
HS.N Identify traffic noise mitigation needs (Ongoing) HS.T Review new development for potential noise impacts	Noise study and conditions for noise reduction are implemented in developments for projects where the environmental analysis pursuant to the California Environmental Quality Act (CEQA) determines the need.
HS.O Periodically evaluate the City's Noise Ordinance (Ongoing)	The City of Hollister approved Ordinance 1137 on April 3, 2017 adopting an updated Noise Ordinance addressing days and hours of operation for construction activities.
HS.P Provide staff training on noise enforcement (Ongoing)	Ongoing training in conjunction with code enforcement training
HS.Q Regularly update Building Code (Ongoing)	Ongoing.
HS.R Require cleaning on sites with hazardous soils (Ongoing)	Two previous clean-up sites were the former Leatherback property purchased by the former RDA located on the southeast corner of Hillcrest and McCray Street and on the southwest corner of McCray Street and 4 th Street. Ongoing implementation provided in an as needed basis.

3. HOUSING ELEMENT REPORTING REQUIREMENTS

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

Jurisdiction City of Hollister
Reporting Period 01/01/2018 - 12/31/2018

Table A

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low - Income	Low - Income	Moderate - Income	Above Moderate - Income			See Instructions	See Instructions	
1480 McDonald Cir.	SF	O				1	1	1			
1400 Marilyn Ct.	SF	O				1	1	1			
1390 Marilyn Ct.	SF	O				1	1	1			
1870 Monte Vista Dr.	SF	O				1	1	1			
CHISPA/North of Buena Vista Road	SF	O			13		13	13			
E. Coria	2-4	R			1		1	1			
The Villages/Benchmark	SF	O				44	155	44			
Walnut Park	SF	O				24	43	24			
Cerrato/Benchmark	SF	O				76	241	76			
Orchard Park/Blue Mountain	SF	O				54	82	54			
The Cottages/Blue Mountain	SF	O				17	39	17			
1380 Kathleen Ct.	SF	O				1	1	1			
Ladd Ranch/Khov	SF	O				27	82	27			
Orchard Ranch/Kiper	SF	O				29	53	29			
1051 Monterey St.	2-4	R			1		1	1			
120 Santa Ana Road	SF	O				1	1	1			
Hillcrest Meadows	SF	O				14	49	14			
750 Argonne Ave.	SF	O				1	1	1			
1103 Sally Street	SF	O				1	1	1			
EI Cerro Drive	SF	O				3	19	3			
(9) Total of Moderate and Above Moderate from Table A3 ▶					0	0	0				
(10) Total by income Table A/A3 ▶ ▶					15	296	786	311			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

2018 General Plan Annual Progress Report
March 18, 2019

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.			2016	2017	2018	2019	2020	2021	2022	2023		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	312		22								22	290
	Restricted Non-deed restricted												
Low	Deed	189		18								18	171
	Restricted Non-deed restricted												
Moderate	Deed	258			13							13	140
	Restricted Non-deed restricted		12	91	2							105	
Above Moderate		557	87	219	296							602	-45
Total RHNA by COG. Enter allocation number:		1,316	99	350	311							760	556
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

TABLE C
PROGRAM IMPLEMENTATION STATUS CITY OF HOLLISTER

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.A Develop program guidelines to establish a Foreclosed Home Reactivation Program	Financial assistance to return foreclosed homes to purchase and rehabilitate foreclosed homes as affordable housing	2010	Completed – program in place
H.B Develop program guidelines to establish a Tenant Based Rental Assistance (TBRA) Program	Program to help rent payments for lower income households so cost does not exceed 30% of the household income.	July 2010	Ongoing program. Former Redevelopment Agency allocated \$50,000 per year for tenant based senior rental assistance for ten years until December of 2019.
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 and secondary units. The City of Hollister works with developers who provide special needs housing such as senior housing and has reduced impacts fees to 1/3 of the fee making a finding that the senior development would only occupy less than half of the household average. The City of Hollister meets with developers and encourages developers to work with agencies that Develop special needs/affordable housing such as Community Housing Improvement Systems and Planning Association, Inc. (CHISPA), Community Services Development

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			Corporation (CSDC) and others to partner and provide affordable housing. The City of Hollister has a density bonus section in the Hollister Municipal Code under Section 17.04. In accordance with Sections 65915, 65915.5 and 65917 of the California Government Code, the purpose of this Article is to provide density bonuses, incentives, or concessions for the production of housing for extremely low, very-low, lower, and moderate-income households, and senior households. In enacting this Article, it is also the intent of the City to implement the goals, objectives, and policies of the City’s General Plan Housing Element and to establish a City density bonus for the provision of affordable senior housing. The Density Bonus Section of the Hollister Municipal Code is attached to this document in its entirety as Appendix K. Additional incentives in the Hollister Municipal Code include per note number 7 of Table 17.04-2 <i>Residential Lot Size, Lot Area, Density and Open Space Requirements by</i>

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			<i>District of Section 17.04.030 Residential General Development Standards of the Hollister Municipal Code the Planning Commission may waive the minimum density requirement for a development proposal with 100% multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.</i>
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. Per SB2 Government Code Section 65583 At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action: Per Section 17.22.120 of the Hollister Municipal Code Small Temporary Residential Shelters (STRS) or Large Temporary Residential Shelter (LTRS). These uses are permitted by right in the North Gateway (NG) Zoning District. Appendix C indicates

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			potential sites in the City of Hollister. on June 22, 2016, the City of Hollister worked with the applicant San Benito County for the approval of a Conditional Use Permit to perform tenant improvements to an existing 12,800 sq. ft. building on a 22,500 sq. ft. lot and utilize it as a homeless shelter for both men and women to provide meals as well as housing, and employment services. All proposed development in the residential zoning districts is subject to a discretionary review by the city and required entitlements by the City of Hollister Planning Commission whether through a site and architectural review process, a conditional use permit or both to ensure that all buildings meet the general development standards in Section 17.04 of the Hollister Municipal Code and transitional housing, and supportive housing, are subject to the same restrictions as other residential uses and not treated differently in order to promote unified and distinct development and for the

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			orderly development and good quality of life to the residents and to meet the city's residential general development standards. The residential standards include but are not limited to open space, parking, the mitigation of any effect of the layout of the development on traffic conditions and patterns on surrounding streets and for compliance with requirements for a Circulation Plan in Section 17.18.030 and supplemental standards in the applicable zoning district for; the layout of the site with respect to locations and dimensions of vehicular pedestrian entrances, exits, drives and walkways; the adequacy of off-street parking facilities to prevent congestion; the location, arrangement and dimensions of loading and unloading facilities; the circulation pattern within the boundaries of the development, the surfacing and lighting of off-street parking facilities.
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 On March 23, 2017 the planning commission approved a resolution recommending to the city

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			council adoption of an ordinance to allow for accessory secondary units in the city per Senate Bill 1069. The Council approved the Ordinance in May 2017.
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 Maintain inventory of sites, expedite project plan review	Incentive for lot consolidation with growth management and re-use of the upper floors downtown.	June 2010 Ongoing	Measure U with Ordinance 979 came to an end in 2012. The City of Hollister is considering a growth management program for 2019. However, H.F was part of the Measure U growth management allocation point system. In the event housing allocations were re-allocated, lot consolidation projects in a multi-family or mixed use zoning was one of the highest priorities. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. Current – HE Appendix H
H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee	Encourage public participation from all economic segments	Ongoing	Ongoing participation with Intergovernmental Committee and cooperation between county and city's housing programs. The Intergovernmental Committee is made up of members of the County Board of Supervisors as well as City of Hollister and City of San

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			Juan Bautista councilmembers and school district representatives meet at least once per month to discuss topics related to housing, infrastructure, schools, circulation, public health and safety, amongst others. The City of Hollister has provided services such as water and sewer outside of its jurisdictional boundaries to proposed low income development. On July 21, 2014 the City of Hollister City Council approved Resolution No. 2014-148 approving a memorandum of understanding between the City and CHISPA for the City to provide extended services outside of its jurisdictional boundaries to approximately 4.71 acres of land identified by apn 019-400-001 through 019-400-014 for the development of 13 single family residential affordable housing units and 41 affordable apartments with the requirement that the property gets annexed into the City of Hollister prior to the issuance of certificate of occupancy of the first residential unit. The project is currently under construction.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			In 2016 the property was annexed into the City of Hollister. The 41 apartments have since been built and were occupied in 2018.
H.H Stimulate re-use and infill Downtown 1. Amend zoning ordinance standards for guest parking, minimum lot size 2. Parking Reduction in Measure Y area 3. Maintain inventory of potential re-use sites	Reduce parking constraints and provide more flexible development standards for infill areas downtown	January 2010 January 2010 Ongoing	1. Completed – Ordinance 1056 Adopted December 2009 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 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 – 1. Two meetings with non-profit housing developers to review constraints for residential developments	Remove constraints to provision of affordable housing from development review process	December 2010	Ongoing. Met with local affordable housing developers to review application constrains. The City’s application for new development and conditional use permits were adjusted so it could be easier to follow. Efforts to address affordable housing constraints will continue in 2019.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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. There is enough capacity to meet the RHNA for lower income households for water and sewer in the City of Hollister. In general, water quality is regulated by the State Water Resources Control Board through the National Pollutant Discharge Elimination System (NPDES) program. The goal of the program is to control and reduce pollutants to water bodies from point and non-point discharges for both long-term project activities and construction activities. The Central Coast Regional Water Quality Control Board (regional board) issues and enforces NPDES permits for discharges to water bodies in the portion of Monterey County that drains to the Monterey Bay. Storm water from the city drains into the San Benito River and the Pajaro River, which eventually empties into the Monterey Bay. As identified in the city's general plan EIR, groundwater is used in

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			conjunction with surface water to meet water demands within the Gilroy-Hollister underwater Basin (page 4.10-8). "Conjunctive use" of groundwater and surface water can result in a combined yield that is greater than the sum of the separate yields of the surface water and groundwater components. This is achieved by using stored groundwater to supply most of the demand during droughts, when surface water deliveries are curtailed. During wet periods, surface water is used to meet most of the demand, and groundwater storage is allowed to recover. <u>Waste Discharge Requirements.</u> The City of Hollister Domestic Wastewater Plant has a design capacity of over 5.0 million gallons per day, which will provide sufficient capacity for anticipated flows through the year 2023, according to the city's <i>Long-Term Wastewater Management Program</i> (City of Hollister 2005) and the 2008 <i>Urban Area Water and Wastewater Master Plan</i> (City of Hollister 2008). Currently, the domestic wastewater plant processes

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			approximately a little over 2 million gallons per day which means that there is enough capacity to meet the RHNA for lower income households for sewer. Wastewater facilities and treatment are provided by the City of Hollister. The city operates two wastewater treatment and disposal facilities. The Domestic Wastewater Treatment Plant is located west of downtown on both sides of the Highway 156 bypass near the San Benito River. The Industrial Wastewater Treatment Facility is located west of downtown Hollister at the west end of South Street and on the north side of the San Benito River, less than one mile east of the Domestic Wastewater Treatment Plant. Treated wastewater from both facilities is disposed of by percolation, which contributes to localized areas of high groundwater in the Hollister West sub-basin. Wastewater generated from future residential development will be collected and conveyed to the City of Hollister Domestic Wastewater Treatment Plant for treatment and disposal. The city's wastewater treatment plant utilizes

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			immersed member bioreactor technology to produce effluent that meets state Title 22 requirements for tertiary recycled water.
H. L Energy conservation 1. Research funding with PG&E and other sources for development of a program similar to Berkeley First and adopt program information about solar technology for home owners. 2. Award growth allocates to projects with energy conservation 3. Prepare bi-lingual materials & explore site review standards 2011	Reduce utility costs and energy cost with solar roof panels	2011	1. Ongoing 2. Completed – this was part of the former growth management program ranking criteria. The city will continue to encourage energy conservation by awarding growth management allocations to projects with energy conservation methods. 3. Energy Conservation material in English and Spanish provided from PG&E, AMBAG Energy Watch and Central Coast Energy Service at the planning/building department’s counter. Ongoing for 2018
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

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H. N Amend standards for affordable housing in mixed use districts and establish a new R4-20 zoning district (20 – 35 du per acre)	Provide incentives for construction of affordable housing	July 2011	Completed – Ordinance 1056 Adopted December 2009
H. O Require city initiated rezone to R4-20 zoning district to assure average development density for zoning district in Performance Overlay districts is met and that affordable housing will be constructed	Stimulate construction of a variety of housing prices for all income levels	Ongoing	R4-20 zoning district established in December 2009 – Will be reviewed on case by case basis
H. P Establish process for expedited development review for affordable housing	Encourage development of affordable housing	July 2010	Ongoing
H. Q. 1. 2008-2010 Growth allocations – 254 with 120 for lower income households and 58% to multi-family and mixed use		2009	1. Completed July 2009 2. Measure U with Ordinance 979 came to an end in 2012. The Council is considering a new growth management program for 2018 that would exempt affordable housing, multifamily residential units, special needs housing, and secondary units per SB 1069 amongst others, from requiring residential allocations.
H. R Amend zoning ordinance requirements for farm worker housing	Compliance Health and Safety Code §17021.5 & 17021.6	July 2012	No Activity in 2018.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 has met with local affordable housing providers including CHISPA and CSDC to discuss application process constrains. Collaboration is ongoing.
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	The Council is considering a new growth management program for 2019 that would exempt affordable housing, multifamily residential units, special needs housing, and secondary units per SB 1069 amongst others, from requiring residential allocations.
H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012		December 2012	No activity in 2018
H.V Protect “at –risk” units	Assist in maintaining use of rehabilitation loan program and H.Y. Protect “as risk’ units.		City of Hollister implemented Housing programs H.V and H.Y. by entering into a loan agreement with Eden Housing to assist with rehabilitation of the 54 unit Rancho Park apartments and 19 unit Rustic Gardens affordable housing developments. Resolution 2015-108 approved a modified loan agreement to assist with rehabilitation and preservation of the affordability of the units (another 55 years). An additional \$117,000 was lent to assist with the

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			rehabilitation from the Housing Successor Low Moderate Income Housing Asset Fund. The modified loan agreement was recorded in February 2016.
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	Ongoing. In 2017 there were 62.28 acres of land annexed into the R3 Medium Density Residential Zoning District as follows: (CHISPA) – 4.7 acres of land for medium density residential north of Buena Vista Road. 41 Affordable apartments were built in 2017 and 13 affordable single family homes are currently under construction. (DeNova Homes) APN: 019-130-026 and 019-130-027 consisting of a total of 57.58 acres within the R3 M/PZ Medium Density Residential Zoning District. In 2018 there were 171.07 acres of land pre-zoned for annexation into the City of Hollister as follows: 151.1 acres into R1-L/PZ Low Density Residential, 17.43 acres into NG North Gateway Commercial, and 2.54 acres into Open Space as follows: On March 5, 2018, The City Council adopted Ordinance

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			No. 1151 pre-zoning for annexation 53.35 acres identified as San Benito County Assessor Parcel Number 020-310-009, to Open Space/Public on 2.54 acres and to Low Density Residential Performance Overlay Zone (R-1 L/PZ) on the remaining 50.81 acres for the Roberts Ranch property. On August 6, 2018, the City Council adopted Ordinances 1157 through 1168 pre-zoning 117.72 acres of land of which approximately 100.29 acres were pre-zoned for R1 Single Family Residential and 17.73 acres were pre-zoned for possible future commercial uses in the NG North Gateway Zoning District.
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.
H. Z Conduct annual housing element review	Review and evaluate housing programs	April of each year	Ongoing
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	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.BB Maintain a list of new sites for multi-family infill housing and special needs housing where opportunities are available	Construction of diversity of housing types and affordable housing	Ongoing	Lists in Housing Element F, G and H were prepared in 2009 of multi-family sites, infill, lot consolidation and potential transitional housing sites.
H.CC Maintain Monitoring Systems	Evaluate effectiveness of housing programs	Annual	Ongoing. The Inventory of Homeownership Units Assisted by the former Hollister Redevelopment Agency or Housing Successor that are subject to covenants or restrictions 34176.1 (12) are 511. The former City of Hollister Redevelopment Agency entered into an agreement with Hollister Investment Group to provide tenant based rental assistance to ten very low income senior apartments at the Prospect Villa Senior Apartments until the end of 2019 in the amount of \$50,000 per year. Funds were deposited into the Low Moderate Income Housing Successor Funds from (Recognized Obligation Payment Schedule) ROPS 2013-14 A and 2013-14 B in the amount of \$50,000 for rent assistance at the Prospect Villa Senior Apartments. The property at 1191 Sunnyslope Road was

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			developed for transitional housing with assistance from the Low Moderate Income Housing Funds of the former Hollister Redevelopment Agency and continues to be leased to Emmaus House with rental restrictions for said use.
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 completed and certified in 2009 and in 2015. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
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 grant funding to special housing need providers for homeless, local food bank and abused persons. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
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. In May of 2017 The City Council adopted an ordinance for residential development standards for second units and waived sewer and water impact fees per SB 1069. The State of California

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.II Provide fair housing information and respond to complaints	Assure equal housing opportunities	Ongoing	Ongoing. The City of Hollister collaborates with the San Benito County Housing Authority.
H.JJ Operate Redevelopment Agency Owner Occupied Rehabilitation Program	Goal of assisting 33 homeowners	Ongoing	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.KK Continue to implement Hollister Second Mortgage Program	Goal of assisting 20 homeowners	Ongoing	The former RDA assisted with the purchase of 11 single family residences with the Hollister Second /First Time Home Buyer program of which three were very low income households, seven were low income households and one was a moderate income household. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
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 projects: • <u>Vista Meadows</u>: 72 low income rental units (71 senior). Status: Constructed and occupied

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			2011 • <u>Hillview I:</u> 25 low income single family self-help units. Status: constructed and occupied in 2011 • <u>Hillview II</u> 30 low income single family self-help units. Status: constructed and occupied in 2014. • <u>Gateway Palms</u> 32 low income rental units. Status: constructed and occupied in 2011. • <u>North Florida Dev.</u> On June 26, 2013 the City of Hollister Planning Commission approved Site & Architectural Review Application No. 2013-3 and Tentative Map No. 2013-1 to subdivide an 8.51 acre parcel into forty-four (44) lots consisting of commercial and residential improvements. The residential improvements include 63 apartment units and 38 single family units. Status: single family units occupied in 2017. Multifamily expected to start construction in 2019. Plans for the multifamily aspect of the development have been recently submitted to the building department for permits.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			• <u>CHISPA Buena Vista:</u> In 2016 the City of Hollister worked with the applicant and affordable housing provider CHISPA to annex approximately 4.7 acres of territory for 41 affordable apartments and 13 affordable single family homes. The apartments were built and occupied in 2017. The affordable single family homes were built and occupied in 2018. • <u>Vista de Oro</u> 80 Very low and low income housing units were built and received temporary occupancy in 2018 at Miller Road and Fourth Street. • <u>CHISPA Line Street</u> 49 Age restricted low income senior apartment units received approval in 2017 and are currently under construction on Line Street between 5th Street and 7th Street.
H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing	Protect Affordable Housing	Annual	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. However, the City of Hollister Successor Agency will continue to monitor

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			affordable housing resale regulations to maintain affordable housing. Strategies for maintain affordable housing include Monitoring the “Risk Assessment Report” published by the California Housing Partnership Corporation (CHPC) to assess federally financed projects. -Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs. -Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers. - Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers. - Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner’s desire to opt-out or prepay. State law requires a 12 month notice.
HOO Monitor Site and Architectural Review Process	Reduce governmental constraints	August 2010 Annual	Ongoing. The city provides the public with the Site and Architectural (S&A) submittal deadlines for the entire year. The calendar is

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			online and in the department. - Once S&A application is submitted staff prepares reports and provides reports to City of Hollister Development Review Committee (DRC) members within 7 days of S&A deadline. - DRC members have one week to review reports before DRC meeting. - Staff provides comments from DRC to applicants and provides the applicant with up to one week to make any necessary revisions to the plans. - Public notice is submitted to the newspaper and it must be published at least 10 days prior to the public hearing planning commission meeting. - Total S&A application processing time for categorically exempt CEQA S&A projects is approximately 6 weeks.
H.PP Annual review of growth allocation procedures			The City of Hollister had in place a Growth Management Ordinance known as Measure U per Section 16.64 <i>Growth Management Program</i> of the Hollister Municipal Code which allowed up to 244 residential dwelling units per year. Measure U expired in 2012. The land use priority

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			for the 244 residential dwelling units included 190 dwelling units in the medium, high, or mixed use high density districts, 50 in the low density residential zoning districts and 4 for small projects. At least 35 of the 244 residential dwelling units needed to be for affordable housing. Second units were exempt from the growth management program per Section 16.64.030 <i>Exemptions</i> of the Hollister Municipal Code. The application for residential allocations under the growth management program was a point system and the highest number of points was given to proposed developments that provided affordable housing. Developers were encourage to provide affordable housing since as part of the application process for the growth management allocations developers had a greater chance of obtaining the residential allocations if they provided affordable housing. The growth management applications had the following questions that provided the highest points: <i>1. In order to assist the city in meeting its RHNA requirements, does the project</i>

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			<i>provide residential units affordable to extremely-low income households? 2. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to very low income households? 3. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to low income households? 4. In order to assist the city in meeting its RHNA requirements, does the project provide residential units affordable to moderate income households? 5. Is a low-income housing company, agency, or non-profit included in the project team in order to ensure the construction and occupancy of residential units identified as affordable?</i> The City of Hollister meets with developers and encourages developers to work with agencies that Develop special needs/affordable housing such as Community Housing Improvement Systems and Planning Association, Inc. (CHISPA), Community Services Development

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			Corporation (CSDC) and others to partner and provide affordable housing. The City of Hollister has provided services such as water and sewer outside of its jurisdictional boundaries to proposed low income development. On July 21, 2014 the City of Hollister City Council approved Resolution No. 2014-148 approving a memorandum of understanding between the City and CHISPA for the City to provide extended services outside of its jurisdictional boundaries to approximately 4.71 acres of land identified by apn 019-400-001 through 019-400-014 for the development of 13 single family residential affordable housing units and 41 affordable apartments with the requirement that the property gets annexed into the City of Hollister prior to the issuance of certificate of occupancy of the first residential unit. The project is currently under construction and it was annexed to the City of Hollister in 2016. The City of Hollister has a density bonus section in the Hollister Municipal Code

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			under Section 17.04. In accordance with Sections 65915, 65915.5 and 65917 of the California Government Code, the purpose of this Article is to provide density bonuses, incentives, or concessions for the production of housing for extremely low, very-low, lower, and moderate-income households, and senior households. In enacting this Article, it is also the intent of the City to implement the goals, objectives, and policies of the City’s General Plan Housing Element and to establish a City density bonus for the provision of affordable senior housing. The Density Bonus Section of the Hollister Municipal Code is attached to this document in its entirety as Appendix K. Additional incentives in the Hollister Municipal Code include per note number 7 of Table 17.04-2 <i>Residential Lot Size, Lot Area, Density and Open Space Requirements by District</i> of Section 17.04.030 <i>Residential General Development Standards</i> of the Hollister Municipal Code <i>the Planning Commission may waive the minimum density requirement for a</i>

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			<i>development proposal with 100% multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.</i>

**CITY OF HOLLISTER HOUSING SUCCESSOR ANNUAL REPORT REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2017-
2018 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(f)**

This City of Hollister Housing Successor Annual Report (Report) has been prepared pursuant to California Health and Safety Code Sections 34176.1(f). This Report summarizes activities during Fiscal Year 2017/18 related to the Low and Moderate Income Housing Asset Fund (LMIHAF). The purpose of this Report is to provide the City Council in its capacity as the Housing Successor to the former City of Hollister Redevelopment Agency an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 3416.1 (Dissolution Law).

The following Report is based upon information prepared by the City of Hollister staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal year 2017-2018, which is on file with the City Clerk. This Report conforms with and is organized into Sections 1 through 11 pursuant to Section 34176.1 (f) of the Dissolution Law.

- 1. Amount Deposits into the Low Moderate Income Housing Fund in FY 2017/18 from loan agreements between the former Hollister Redevelopment Agency and the City of Hollister pursuant to 34919.4 (b) (3) (A) (§34176.1 (f)(1):** None.

Deposits of funds to the Low Moderate Income Housing Fund from repayment of loans owed to the Low Moderate Income Housing Fund in FY 2017/18 in order to make payments to the Supplemental Educational Realignment Augmentation Fund from the former Hollister Redevelopment Agency pursuant to 34919.4 (b) (3) (B) (C) (§34176.1 (f)(2): None.

2. Balance of the Low Moderate Income Housing Asset Fund at the end for Fiscal Year 2017/18 and any amounts held for items listed on the Recognized Obligation Payment Schedule (§34176.1 (f)(3):

- a. Low Moderate Income Housing Asset Fund Balance: \$1,226,805.
- b. Funds received from the Recognized Obligation Payment Schedule for Redevelopment Property Tax Trust Fund to pay enforceable obligations for rent assistance: \$50,000.

3. Summary of Expenditures from the Low Moderate Income Housing Fund by Category (§34176.1 (f)(4):

Description of Expenditures	Amount
1. Monitoring and preservation of long-term affordability covenants	\$258,342
2. Homeless Prevention and Rapid Rehousing Services	\$ 0
3. Housing Development Expenditures	\$ 0
• Expenditures on Extremely Low Income Rental Units	\$1,000,000
• Expenditures on Very Low Income Units	\$ 0
• Expenditures on Low Income Units	\$ 0

4. Value of Housing Successor assets (§34176.1 (f)(5):

- a. Real property: \$110,000
- b. Loans and grants receivable:
 - i. Loans with monthly payments \$71,243
 - ii. Estimated value of 131 Forgivable loans and loans with deferred payments: \$14,277,983. The majority of the deferred loans will not require payment for twenty or more years.

5. Description of transfers of Low Moderate Income Housing Funds (LMIHAF) to other Housing Successor's. (§34176.1 (f) (6): The City of Hollister did not make any LMIHAF transfers to other Housing Successor(s) under §34176.1 (c) (2) during the Fiscal Year.

6. Description of any project that received property tax on the Recognized Obligation Payment Schedule during FY 2015/16 (§34176.1 (f) (7): The former City of Hollister Redevelopment Agency entered into an agreement with Hollister Investment Group in 2010 to provide tenant based rental assist to ten very low income senior apartments at the Prospect Villa Senior Apartments until the end of 2019 in the amount of \$50,000 per year. Funds were

deposited into the Low Moderate Income Housing Successor Funds from ROPS 2017-18 A and 2017-18 B in the amount of \$50,000 for rent assistance at the Prospect Villa Senior Apartments.

7. Status of real property acquired by the former RDA (§34176.1 (f)(8):

- a. **Prior to 2/1/2012:** The property at 1191 Sunnyslope Road was developed for transitional housing with assistance from the Low Moderate Income Housing Funds of the former Hollister Redevelopment Agency and continues to be leased to the Emmaus House with rental restrictions for said use. It has come to staff's attention that the property inadvertently was not transferred from the City of Hollister to the Hollister Redevelopment Agency in 1996. It is possible the property is owned by the City of Hollister and should not be considered a housing asset of the former City of Hollister RDA.
- b. **After 2/1/2012:** Not applicable – none purchased.

8. Description of outstanding obligations for replacement housing pursuant to Health and Safety Code §33413 (§34176.1 (f)(9): *Replacement Housing*: According to the draft 2009-2014 Implementation Plan for the former Hollister Redevelopment Agency (RDA), no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The Hollister RDA was unable to adopt the update to the draft plan in 2011 due to prohibitions in the Dissolution Act and Voluntary Program Act. The draft 2009-2014 and 2005-2009 Implementation Plans did not identify a need for replacement housing and are posted on the City's website at <http://hollister.ca.gov/government/city-departments/development-services/successor-agency>.

Inclusionary/Production Housing: *Not applicable.* According to the draft 2009-2014 Implementation Plan for the former Hollister Redevelopment Agency (RDA), no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The Hollister RDA was unable to adopt the update to the draft plan in 2011 due to prohibitions in the Dissolution Act and Voluntary Program Act. The draft 2009-2014 and 2005-2009 Implementation Plans are posted on the City's website at <http://hollister.ca.gov/government/city-departments/development-services/successor-agency>.

9. Deposits into the Low Moderate Income Housing Funds in FY 2017/18 (§34176.1 (f)(1):

- a. The balance of Repayment of loans and interest: \$21,412
- b. Recognized Obligation Payment Schedule property tax: \$50,000 for Prospect Villa rent assistance

10. Cap on Use of Use of LMIHAF for Senior Housing. (§34176.1

- 11. (f)(11): *Cap applicable in Fiscal Year 2017/18:*** Section 34176.1 (b) prohibits using LMIHAF for a senior housing development if the total number of deed-restricted senior rental units in the

City of Hollister established by the City, the former RDA and the housing successor over the past ten years exceeds fifty percent (50%) of the aggregate number of units of deed-restricted rental housing assisted. Over the past ten years, 44% of the deed restricted rental units developed or assisted was for seniors. The Housing Successor complies.

Deed Restricted Units Assisted in Hollister 2006 - 2018

Project Name	Senior Units	Non-Senior Units	Total Units
Gateway Palms	0	32	32
Vista Meadows	72	0	72
Prospect Villa	10	0	10
Hillview I	0	25	25
Hillview II	0	30	30
Rancho Park Apts. (rehab)	0	54	54
Rustic Garden Apts. (rehab)	0	19	19
Senior Sunrise Apts.	48	0	49
Percent of Total as of 16/17	130 (44%)	160 (55%)	290

12. Excess Surplus Low Moderate Income Housing Asset Fund (LMIHAF) (§34176.1 (f)(12):

Potential Surplus – Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor’s preceding four Fiscal Years, whichever is greater. The Excess Surplus relates to a four year calculation beginning with FY 2015/16.

	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/2018
Beginning Balance	(\$113,589)	\$2,757,119	\$2,550,660	\$2,376,181	\$2,412,829	\$2,413,904
Add: Deposits	\$4,755,682	\$ 86,534	\$ 89,439	\$ 418,099	\$101,619	\$71,243
Expenditures	\$1,884,979	\$ 292,993	\$ 263,917	\$ 381,451	\$100,544	\$1,258,342
Ending Balance	\$2,757,119	\$2,550,660	\$2,376,182	\$2,412,829	\$2,413,904	\$1,226,805
Surplus	\$1,757,119	\$1,550,660	\$1,376,182	\$1,412,829	\$1,413,904	\$226,805

The Housing Successor has had an Excess Surplus since FY 2012/13. If the Hollister Housing Successor does not encumber the excess surplus by the end of FY 2018/19, the funds will be transferred to the Community Development Department for expenditure pursuant to the Multi-family Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program. The projected surplus by the end of FY 2018/19 could be less than \$1,000,000 if annual administrative costs average about \$250,000 per year. However, the balance could be higher from repayment of loans and should be monitored in FY 18/19 to assure there is not an excess surplus.

13. Inventory of homeownership units assisted by the former City of Hollister Redevelopment Agency, number of units (§34176.1 (f)(13) An inventory of homeownership units is posted on the City of Hollister Housing Successor home page at the following link:
<http://hollister.ca.gov/government/city-departments/development-services/successor-agency/>.

- a. Number of units lost to the portfolio after February 12, 2012 and reason for loss. None

Year	Unit Lost	Reason
2017-18	0	(NA)

- b. Funds returned to the Hollister Successor Agency as part of an adopted program that protects the former Hollister Redevelopment Agency's investment from the Low and Moderate Income Housing Funds. \$0
- c. Has the Hollister Housing Successor contracted for any outside entity for management of the units? No

14. Compliance of the Hollister housing successor compliance with the Low Moderate and Income Housing Asset Fund expenditure requirements pursuant to §34176.1 (a)(3)(A) for the period 2014-2019.

- a. Administrative Cost Cap for monitoring of 5% of the statutory value of housing successor real property, loans and grants or \$200,000 in any fiscal year to §34176.1(a)(1) of the amount of the assets is less than \$200,000: **Comply** - The Housing Successor expended \$258,342 for administrative costs in fiscal year 2017/18 which is about 21% of the statutory value of the housing successor real property, loans and grants.
- b. Homeless Prevention and Rapid Rehousing Services: **Comply** - The Housing Successor may expend up to \$250,000 per fiscal year for homeless prevention and rapid rehousing services of individual and families who are homeless or would be homeless pursuant to §34176.1(a)(2). The City of Hollister spent \$0 on homeless prevention services in Fiscal Year 2017/18 which is less than the limit of \$250,000 per fiscal year.
- c. Extremely Low Income Rental Housing: **Premature** - Section 34176.1(a) (3) (B) states that at least 30% of the LMIHAF FY 15/16 fund balance (\$765,198) not used for monitoring or homeless prevention and rapid rehousing services must be spent on rental housing for Extremely Low Income Households between the period of 2014 and 2019. Till fiscal year 2016-2017 \$117,000 has been expended to assist with rehabilitation of the Rancho Park and Rustic Garden Apartments for extremely low income units. In Fiscal Year 2017/18 the Housing Successor Agency approved a loan agreement resolution to commit funds of \$1,000,000 for the Sunrise Senior Affordable Apartment Project with CHISPA Housing Inc. The commitment was for the assistance with extremely low to low income households, which are being constructed.

15.

Fiscal Year	Admin/ Monitoring	Homeless Prevention	30% Extremely	CAP 20% 60-80% of	Unencumbered Balance
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	and Preservation	Rapid Rehousing	Low Income	Area Median Income	
12-13	\$ 0	\$ 0	\$ 0	\$ 0	\$2,757,119
13-14	\$277,814	\$ 86,360	\$ 0	\$ 0	\$2,550,660
14-15	\$233,488	\$ 43,429	\$117,000	\$ 0	\$2,166,743
15-16	\$381,451	\$ 0	\$ 0	\$ 0	\$2,412,829
16-17	\$100,544	\$ 0	\$ 0	\$ 0	\$2,413,904
17-18	\$258,342	\$ 0	\$1,000,000	\$ 0	\$226,805
					Estimated Balance
18-19	\$250,000	\$ 0	\$ 0	\$ 0	\$26,805

16.

- a. Cap: 20% cap on use of LMIHAF on development of housing affordable to very low and low income households. *Premature* - Section 34176.1(a) (3) (B) limits the expenditure of the LMIHAF for affordable housing development that is not used for monitoring or homeless prevention and rapid rehousing services to 20% of the LMIHAF (\$510,132) for households earning between 60 to 80% of the area median income between the period of 2014 and 2019. This would apply to Very low income and some Low income households. The information is not required to be reported until 2019.

4. CITY OF HOLLISTER GENERAL PLAN COMPLIANCE WITH THE OFFICE OF PLANNING AND RESEARCH GENERAL PLAN GUIDELINES

The City of Hollister Annual 2018 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 18, 2019 per Section 65400 of the Government Code.

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. The required revision of the City of Hollister General Plan Housing Element for the 2015-2023 program periods was completed in April of 2016. 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.

The City Council of the City of Hollister is getting ready to update the existing 2005 – 2023 General Plan. In 2018, the City Council of the City of Hollister adopted a resolution establishing the general plan advisory committee (GPAC) for the update of the existing general plan.

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

On May 25, 2016 the City of Hollister received a letter from the Department of Housing and Community Development indicating that the department was pleased to find the adopted housing element 2015 – 2023 in full compliance with State housing element law.

The State of California adopted AB 1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. The city council approved Resolution No. 2012-06 in January of 2012, a resolution of the City of Hollister to express its intent to serve as the successor agency of the former RDA of the City of Hollister, pursuant to health and safety code section 34171(j) and section 34173, and to elect to retain the housing assets and functions previously performed by the RDA of the City of Hollister, pursuant to health and safety code section 34176. This Resolution establishes that the City of Hollister will serve as both the Successor Agency and the Successor Housing Agency to the former Hollister RDA.

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

- a. Policies and objectives of the general plan have been addressed on this report.

8. LISTS OF PLANNING ACTIVITIES

a. Planning Activities Initiated in 2018:

- i. The City of Hollister City Council had multiple meetings in 2017 and 2018 to discuss the possible implementation of a growth management ordinance. The first reading of the growth management ordinance included multiple exemptions for types of housing that did not apply to the growth management ordinance including, but not limited to, affordable housing, special needs housing such as senior housing, secondary units, and multifamily units. The efforts of the council to exempt various housing types from the potential growth management ordinance was in great part to continue to meet and not have any impediments

on the Regional Housing Needs. The City Council has previously directed staff to provide HCD with the City's draft Growth Management Ordinance for review and consistency with the City's current certified housing element.

- ii. On March 23, 2017 the planning commission approved a resolution recommending to the city council adoption of an ordinance to allow for accessory secondary units in the city per Senate Bill 1069 and waived sewer and water impact fees for future accessory secondary units. The Council approved the Ordinance in May 2017 and implementation of the ordinance is ongoing.
- iii. On January 17, 2017 the City Council approved Resolution No. 2017-17 adopting a professional services agreement with O'Dell Engineering for the update and preparation of the Parks Facility Master Plan. Various public meetings took place in the spring and summer of 2017 to obtain the public's input. The Environmental work pursuant to the California Environmental Quality Act was recently completed and is currently out for public review. The plan is expected to be completed in the spring of 2019.
- iv. An ad hoc committee on downtown signs will be created to review the downtown sign ordinance and possibly implement amendments.
- v. A committee to review opportunities in the downtown area of the City of Hollister for parking to assist businesses in the downtown has been created.
- vi. In 2018, the City Council has directed staff to work on reviewing Chapter 10 of the Hollister Municipal Code on RV and Boat Parking on residential properties. Ordinance amendments in this section are expected in the Spring of 2019.
- vii. Bylaws for the City of Hollister Planning Commission have been established.
- viii. The City of Hollister is working with Willdan financial to review and update the planning division's application fees.
- ix. The City of Hollister City Council approved the bylaws for the General Plan Advisory Committee (GPAC) for the update to the City's general plan which would consists of 2 city council members, 2 planning commissioners, and one member at large. The general plan update is expected to begin in the Spring of 2019.

b. **General Plan Amendments:** (one in 2018)

- 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.
- iv. General Plan Amendment 2015-1 (June 2015) a general plan amendment for a land use designation change from Low Density Residential (LDR) to Medium Density Residential (MDR) The property is located south of Primavera Drive, north of Maple Street, east of Lorene Drive, west of N. Chappell Road. (APN: 019-340-002).
- v. General Plan Amendment 2014-1– DeNova Homes – (December 2016) Requesting City of Hollister Planning Commission recommendation to the City of Hollister City Council for the General Plan Amendment and Re-zone from HDR to MDR on 81 acres. The site is located northeast of the Buena Vista Road and Locust Avenue intersection, east of the IOOF Cemetery.
- vi. General Plan Amendment – Stewart Fahmy – (February 5, 2018) a general plan amendment was approved on February 5, 2018 by the City Council for a land use designation change from West Gateway (WG) to Medium Density Residential (MDR) on 4.82 acres of land. The property is located between Fourth Street and Jan Avenue, west of Westside Blvd., further identified as APN: 052-300-001.

c. **Major Development Applications**

- i. **Tentative Map No. 2017-2 and Site, Architectural Review No. 2017-5 and Conditional Use Permit 2017- 19** – Lynn Lake – The applicant received approval on January 25, 2018 for a Tentative Map, Site & Architectural review and a Conditional Use Permit for a Plan Unit Development for the construction of a single building with one commercial unit and five residential units on a 10,812 square foot lot in the (DMU) Down Town Mixed Use Zoning District. The proposed project would be located at 220 Fourth Street, further identified as San Benito County Assessor Parcel Number 054-140-006. Status: Requires Final Map approval and building permits.
- ii. **1001 Fourth Street – Conditional Use Permit No. 2017-19 for a Planned Unit Development, Tentative Map No. 2017-4, and Site & Architectural Review No. 2016-9** – Stewart Fahmy/California Land Development – The

applicant received approval of a tentative map, Conditional Use Permit for a Planned Unit Development on January 28, 2018 and a Site & Architectural Review Application approval on February 22, 2018 for the subdivision of approximately 8.07 acres of land into 79 lots consisting of 40 single family homes, 37 townhomes, 1 lot for a park area, and 1 lot for roads. The project proposes a planned unit development (PUD), pursuant to Hollister Municipal Code Section 16.16.030 with a land use designation of Medium Density Residential (MDR) (8-12 dwelling units per acre) on 4.82 acres (APN 052-300-001). The remainder of the site (3.25 acres) (APN 052-080-001) would remain designated as West Gateway (WG) (20 – 35 dwelling units per acre). The project is located at 1001 Fourth Street, between 4th Street to the north, Jan Ave., to the south, and west of Westside Blvd., further identified as San Benito County Assessor's Parcel Numbers 052-080-001 and 052-300-001. CEQA: Requires Final Map approval and building permits. Status: Requires Final Map approval and building permits.

- iii. **Conditional Use Permit 2017-20.** The applicant received approval of Conditional Use Permit 2017-20 on February 22, 2018 to allow for a women's adult care facility in an existing building located at 335 6th Street within the Downtown Mixed Use Zoning District (DMU), further identified as San Benito County Assessor Parcel Number 054-050-005. The project would be licensed by the Department of Health Care Services in the State of California proposing a 12 bed women's care facility. Status: Occupied.
- iv. **Minor Subdivision 2017-5.** Gleanomic, LLC received approval on March 22, 2018 to subdivide an approximately 79,400 SF building into three (3) separate units in an approximately 7.40 acre parcel located at 1802 Shelton Drive within the Light Industrial (M1) Zoning District, further identified as San Benito County Accessors Parcel Number 051-120-070-000. The project site is located just two parcels south of Fallon Road and fronts the western side of Shelton Drive. Status: Requires Final Map approval.
- v. **1040 South Street –Tentative Map No. 2018-1, Conditional Use Permit for a Planned Unit Development No. 2018-1 and Site & Architectural Review No. 2018-5** – Stewart Fahmy – On April 26, 2018, the applicant received approval of a tentative map and Conditional Use Permit for a Planned Unit Development for the subdivision of approximately 4.12 acres of land into 29 lots consisting of 25 single family lots, three (3) multifamily lots, and one lot for storm drainage pursuant to Hollister Municipal Code Section 16.16.030 with a land use designation of Low Density Residential Performance Overlay Zone R1-L/PZ. The applicant also received approval of a Site and Architectural review for the construction of three (3) four unit apartments. The project is located at 1040 South Street, between Gabriel Court and Chaparral Court, Jan Avenue to the

north, and Westside Blvd. to the east, further identified as San Benito County Assessor's Parcel Numbers 052-280-001. Status: Requires Final Map approval and building permits.

- vi. **Tentative Map 2017-3, Conditional Use Permit for a Planned Unit Development, and Site & Architectural Review** – Doug Ledebor – On April 26, 2018, the applicant received approval of a tentative map, conditional use permit for a planned unit development, and a Site & Architectural Review to subdivide a 25.72 acre site into 170 residential lots (a minimum of 26 units are proposed to be duets) in the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District of the City of Hollister. An approximately 2.33 acre park is proposed on site. The project will be located north of Buena Vista Road, between Miller Road to the east and near Brandy Court to the west, further identified as San Benito County Assessor Parcel Number 019-120-038. Status: Requires Final Map approval and building permits.
- vii. **Site & Architectural Review No. 2018-3 - 240 Sally Street** – Efrain Alarcon – On April 26, 2018, the applicant received approval to add of a single modular home on to an existing 13,043 sq. ft. lot with two existing residential units in the R4 High Density Residential Zoning District. The project would be located at 240 Sally Street, further identified as San Benito Assessor Parcel Number 054-151-009. Status: building permit is required.
- viii. **Tentative Map No. 2018-2, Conditional Use Permit No. 2018-2 for a Planned Unit Development, and Site & Architectural Review No. 2018-6** – Kraig Klauer – On May 24, 2018, the applicant received approval of a Tentative Map, Conditional Use Permit for a Planned Unit Development, and a Site & Architectural Review for a Planned Unit Development to subdivide a 2.181 acre site into 11 residential lots, including the creation of a 6,570 sq. ft. lot around an existing single family home that shall remain, and a 14,230 sq. ft. lot for the construction of 3 attached residential units for a total of 12 new residential units and one existing residential unit in the Low Density Residential (R1) Zoning District of the City of Hollister, located at 811 Santa Ana Road, south of Santa Ana Road, east of the Highway 25 Bypass, and west of Gabilan Hills School, further identified as APN 054-580-042. Status: Requires Final Map approval and building permits.
- ix. **Tentative Map No. 2018- 3 & Conditional Use Permit No. 2018-3 for a Planned Unit Development** – Hugh Bikle – On June 28, 2018, the applicant received approval of a tentative map and a conditional use permit for a planned unit development to subdivide a 4.27 acre parcel into 49 single-family residential lots at 180 North Chappell Road, south of Primavera Drive, west of Chappell Road, north of Maple Street, and east of Lorene Drive, further identified as San Benito County Assessor Parcel Number 019-340-002. A tentative map and planned unit development were approved by the Planning

Commission on October 22, 2015 for the property. However, the applicant did not obtain a final map approval within the two year requirement and the approval expired on October 22, 2017. Therefore, the applicant's request was for new entitlements for the subdivision that was previously approved. Status: Under Construction.

- x. **Site & Architectural Review No. 2018-8** – Robert Enz – On June 28, 2018, the applicant received approval of a Site and Architectural Review Application for the construction of a two (2) story, 15,000 square foot shell building with an airplane hangar at 1691 Airway Drive, further identified as San Benito County Assessor Parcel number 053-420-005 in the Airport Support (AS) Zoning District. The building would be designed to accommodate typical light industrial uses and offices with possible aircraft storage, maintenance, or assembly in the future or any combination thereof. Status: Requires building permits.
- xi. **Site & Architectural No. 2018-10** – American Casting – On August 23, 2018, the applicant received approval of a Site & Architectural application to construct a new 21,200 sq. ft. two (2) story industrial building on a 1.4-acre parcel located at 71 Fallon road, further identified as San Benito County Assessor Parcel Numbers 051-120-063 and a portion of 051-120-062. The proposed project would replace the current temporary 2,160 sq. ft. pre-manufactured building which received a six (6) month extension through the approval of Conditional Use Permit No. 2016-7 at the regular Planning Meeting of March 22, 2018. The project site is located in the M1 –Light Industrial Zoning District. Status: Requires building permits.
- xii. **Site and Architectural Review No. 2018-13 - RSI Group/Nina Raey/Panera Bread** – On September 27, 2018, the applicant received a Site and Architectural approval to construct a new freestanding 3,851 SF Panera Bread Restaurant with a 635 SF patio and drive-through in the newly proposed Hollister Farms Shopping Center located west of Highway 25 and north of East Park Street, further identified as San Benito County Assessor Parcel Number 056-250-066. Status: Under construction.
- xiii. **Site and Architectural Review No. 2018-18** – Del Curto Brothers Construction – On September 27, 2018, the applicant received Site and Architectural Approval for a new 30,738 SF, three story mixed use building located at 365 Fourth Street in the Downtown Mixed Use (DMU) Zoning District. The building is proposed to have 8 commercial/retail units on the first floor, and a total of 22 residential units (one-bedroom and studio apartments) on the second and third floors. The property is further identified as San Benito County Assessor Parcel Number 054-110-036. Status: Requires Tentative Map approval.
- xiv. **Site and Architectural Review No. 2018-17** – Community Foundation for San Benito County – On September 27, 2018, the applicant received Site and Architectural approval for a new 10,858 SF, two story Community Building located at 430, 434, and 438 San Benito Street in the Downtown Mixed Use

(DMU) Zoning District, further identified as San Benito County Assessor Parcel Numbers 054-110-016 & 054-110-030. Status: Requires building permits.

- xv. **Minor Subdivision 2018-5, Conditional Use Permit 2018-11, Site and Architectural Review 2018-20** - Hollister Paint Co. Inc. – On November 15, 2018, the applicant received Minor Subdivision, Conditional Use Permit, and Site and Architectural approval for the consolidation of two parcels and the construction of an additional 3,135 SF storage building on the properties located at 57, 67, and 105 East Street further identified as San Benito County Assessor Parcel Numbers 054-230-008, 054-230-010, and 054-230-012. The properties are located in the R4 High Density Residential Zoning District, north of 2nd Street on the east side of East Street. The applicant also received approval of a Conditional Use Permit for the expansion of their existing non-conforming commercial business in a residential zoning district. Status: Requires building permits.
- xvi. **Minor Subdivision No. 2018-3 and Site and Architectural Review No. 2018-7** - Alan Brookshire - The applicant received Minor Subdivision and Site and Architectural approval to subdivide an approximately 4,410 SF lot into three separate lots with two lots (1,302 & 1,488 SF) having attached townhomes and one lot (1,620 SF) having a single family home. The project site is located at 221 Hawkins Street in the Downtown Mixed Use Zoning District (DMU), further identified as San Benito County Assessor Parcel Number 056-091-002). Status: Requires Final map and building permits.
- xvii. **Conditional Use Permit 2018-10** - Alan Brookshire - The applicant received approval of a Conditional Use Permit for the previously approved Minor Subdivision 2018-3 and Site and Architectural Review 2018-7 which will allow a variation in the multifamily open space requirements. The project site is located at 221 Hawkins Street in the Downtown Mixed Use Zoning District (DMU), further identified as San Benito County Assessor Parcel Number 056-091-002. Status: Requires Final map and building permits.
- xviii. **Ordinance 1157 through 1168** – PAD Investment Trust – On August 8, 2018 the City Council of the City of Hollister approved Ordinances 1157 through 1168 pre-zoning for annexation a total area of 117.72 acres to North Gateway Commercial on 17.43 acres and to Low Density Residential Performance Overlay Zone (R1 – L/PZ) which allows up to 8 residential dwelling units per acre on 100.29 acres located along State Route (SR) 25 (Hollister Bypass) Santa Ana Road to the south, North Chappell Road to the west, and SR 25 to the east and north. Status: Requires Annexation by LAFCO.
- xix. **Environmental Impact Report, Ordinance 1151, Tentative Map No. 2016-1, Conditional Use Permit No. 2017-6 for a Planned Unit Development, and Site & Architectural Review No. 2017-6** – Roberts Ranch – On February 20, 2018, the City Council of the City of Hollister adopted a resolution approving a 206-lot tentative map consisting of 192 single family lots and 14 multiple family

lots (7 duplex and 7 triplex), a resolution approving a Conditional Use Permit for a Planned Unit Development, a resolution approving a Site and Architectural Review for the multifamily component of the subdivision, and a resolution adopting the Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Roberts Ranch project which is located between Fairview Road and Enterprise Road, north of Airline Highway (State Route 25) being more specifically described as San Benito County Assessor's Parcel Numbers 020-310-009, 057-490-002, and 057-490-010. On March 5, 2018, the City Council approved an ordinance amending Municipal Code Chapter 17.24.250 Pre-zoning of Specifically Described Real Property consisting of approximately 53.35 acres identified as San Benito County Assessor Parcel Number 020-310-009, to Open Space/Public on 2.54 acres and to Low Density Residential Performance Overlay Zone (R-1 L/PZ) on the remaining 50.81 acres for the Roberts Ranch property. Status: The property has been annexed by LAFCO and it now requires final map approval and building permits.

9. ADDITIONAL CONTENT

a. Interagency and Intergovernmental Coordination Efforts

- i. Staff participates in the Hollister Downtown Association Design Committee to emphasize quality design in the downtown that is sensitive to the historic fabric and conducive to a pedestrian atmosphere.
- ii. Staff has an active participation in the tourism task force.
- iii. Staff has an active participation in the Pinnacles Gateway Partners meeting.
- iv. Association of Monterey Bay Area Governments:
 1. Participation with energy conservation programs
- v. Governance Committee: Ongoing
- vi. Hollister School District
 1. Review of strategies to review safe routes to school and improve traffic safety
- vii. Intergovernmental Committee:
 1. Geographic Information System (GIS) coordination
- viii. San Benito County Council of Governments:
 1. Traffic Advisory Committee (Caltrans, COG, City of Hollister, San Benito County, San Juan Bautista)

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

- i. 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 former Redevelopment Agency approved a contract with a geologic consulting firm to compile a map of all properties in the downtown area that have been evaluated for surface fault rupture pursuant to the Alquist Priolo Earthquake Fault Zoning Act. Several properties with buildings that were destroyed or demolished as a result of the the1989 Loma Prieta Earthquake were evaluated in the early 1990s but the contiguous property in the ‘shadow’ of the study was not cleared. One of the purposes of the study was 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. The properties included in the Designated Assessment Area Boundary have been cleared for new development, redevelopment or subdivision in conformance with the Alquist –Priolo Earthquake Fault Zoning Act (AP Act). The assessment concluded that there is no evidence of active faulting in the Assessment Area. The October 2, 2015 peer review letter prepared by Brian Paparello of Landset Engineering, Inc. concluded that the engineering geologic constraints were adequately characterized in the Assessment and that the potential for surface fault rupture is low. The Assessment and peer review letter have been filed with the State Geologist as required by the AP Act. The City of Hollister initiated a Phase 2 downtown surface fault hazard investigation in support of Economic Development per City Council Resolution No. 2016-20.

RESOLUTION NO. 2019-60

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING THE CITY OF HOLLISTER ANNUAL 2018 GENERAL PLAN
PROGRESS REPORT**

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

WHEREAS, the California Department of Housing and Community Development requires the City of Hollister to report on progress in meeting its share of regional housing needs and the status of Hollister's compliance with deadlines in the 2015-2023 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 2018 General Plan Progress Report dated March 18, 2019; 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.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hollister has reviewed and accepted the City of Hollister Annual 2018 General Plan Progress Report at the March 18, 2019 Council meeting.

PASSED AND ADOPTED, by the City Council of the City of Hollister at a regular meeting held this 18th day of March, 2019, by the following vote:

AYES: Council Members Richman, Resendiz, Spencer, Lenoir, and Mayor Velazquez.

NOES: None.

ABSTAINED: None.

ABSENT: None.



Ignacio Velazquez, Mayor

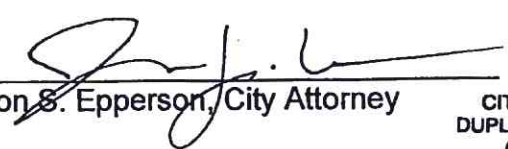
ATTEST:



Christine Black, MMC, City Clerk

APPROVED AS TO FORM:

Prentice, Long & Epperson, Attorneys at Law



Jason S. Epperson, City Attorney

CITY OF HOLLISTER
DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK