

City of Hollister Annual 2019 General Plan Progress Report
Approved per City Council Resolution 2020-39
March 16, 2020



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1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2019 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL

The City of Hollister Annual 2019 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 16, 2020.

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. The City of Hollister Planning Commission recommended adoption of the downtown sign ordinance at its January 23, 2020 meeting. The first reading of the downtown sign ordinance is scheduled for the March 16, 2020 City Council meeting.
LU.B Investigate inclusionary housing programs (Housing)	At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister. Section 4.1 of the scope of work for the City of Hollister update of the general plan indicates that "PlaceWorks Inc. will develop several alternatives for inclusionary housing policies and policies that might require a percentage of rental residential units within each residential project or subdivision." Place Works, Inc. will prepare a public involvement strategy which will describe outreach goals, identify ways to engage underrepresented groups in the community including preparing materials and conducting meetings in English and Spanish, define public input "channels" such as workshops, pop-up events, provide presentations to community groups, and online engagement by which to gather community opinions. On April 27, 2018 the Planning Commission approved a resolution adopting the tentative map

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	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 complete and was occupied in 2019. The ribbon cutting/grand opening ceremony took place on February 21, 2020. In 2019, the Vista de Oro development at Miller Road and 4th Street consisting of 80 multifamily apartments for Very Low and Low Income families received 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. At its regular meeting of September 3, 2019, the City Council of the City of Hollister adopted Resolution No. 2019-206 directing staff to prepare Hollister Municipal Code amendments for the City Council to approve tentative maps. The first reading of the ordinance is expected in April 2020.
LU.D Update public service master plans (Police and Fire)	No Activity in 2019

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.E Initiate a process to amend the AMBAG forecasts	Completed in 2006
LU.F Conduct outreach and education for sustainable building and green product types	1. 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 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. Implementation of the West Gateway Beautification Plan occurs as development along west Fourth Street (formerly San Juan Road) occurs such as with Vista de Oro and Solorio Park I. 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

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	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 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. 3. At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	for the City of Hollister. The City Council authorized the creation of an Economic Development Element with the update of the general plan to incorporate goals, policies, and implementation measures that reflect the City's vision for local economic development that complements and is reinforced by the other General Plan elements. Among others, anticipated goals will include reducing local out-commuting by improving the local jobs housing balance and creating a more diverse and robust tax base to support high quality local services. The economic element will focus on issues such as job attraction; building on local success, supporting and leveraging the surrounding agricultural industry; capitalizing on opportunities related to the airport, the industrial area, the expanding cannabis sector, wine industry, and tourism development related to the Pinnacles Gateway Partnership and Hollister Hills recreational activities.
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

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	development because it 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 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. The planning commission approved Minor Subdivision 2019-1, Conditional Use Permit 2018-14 for a Planned Unit Development and Tentative Map 2019-1 for the 400 block on April 11, 2019. The approval was appealed on April 25, 2019 to the City Clerk’s Office. The City Council properly noticed a public hearing on the appeal for May 20, 2019, and on that day, the City Council continued the appeal hearing to a date certain of June 3, 2019. On June 3, 2019, the City Council held the public hearing to consider the appeal and heard and considered testimony and evidence from city staff, the applicant, the public, and information presented in the staff report and after considering the testimony and evidence of the case, the City Council adopted City Council Resolution 2019-123 which denied the appeal and affirmed the planning commission approvals.
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

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	parking violations 4. Downtown Parking Committee was created in 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 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

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	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 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 of 2017. The City Council waved Sanitary Sewer Impact Fees and Water Impact Fees for accessory second units per SB 1069.

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
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 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.
C.F.1 Highway 25 bypass	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	Funding for part of the cost of some of these road improvements will be from traffic impact fees. → West of Fairview Development Agreement

CIRCULATION ELEMENT	Implementation Status
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	
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 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 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

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	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 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

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	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 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.
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.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
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 2019
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
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

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	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 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.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
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. 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

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	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. The completed McCarthy Park is currently open to the public. 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, 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.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
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
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	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. However, on June 18, 2018, the City Council of the City of Hollister adopted Resolution No. 2018-167 approving certification of an Environmental Impact Report for the Chappell Road area prezone project. Mitigation Measure 3.2.1 indicates “in the event, that no City program is in place, the subdivider shall provide that for every one (1) acre of Prime Farmland on the site that is permanently converted to nonagricultural use as a result of project development, one (1) acre of land of comparable agricultural productivity shall be preserved in perpetuity.” 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 2019
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 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

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
	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. 9. Ordinance 1187 was introduced during a regular meeting of the City Council on February 18, 2020. Ordinance 1187 adopts the 2019 Edition of the California Building Standards Code with amendment. The code would require new residential units to be equipped with the necessary requirements to be able to adapt solar energy to the home and to be able to adapt an area in the home to transmit electrical energy to a vehicle.
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</i>

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
	<i>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>
NRC.H Apply air quality standards in development review (Ongoing)	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). At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister. Section 6.5 of the scope of work indicates that PlaceWorks will prepare a stand-alone Climate Action Plan (CAP) for the City of Hollister to support community –wide GHG reductions. The CAP would include the preparation of GHG forecasts and identify reduction targets. The CAP would identify and quantify existing and planned activities and the CAP would develop and quantify GHG reduction measures.
NRC.T Require construction techniques that minimize wind erosion	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.

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
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). At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister. Per Section 6.6 of the scope PlaceWorks will prepare a Local Hazard Mitigation Plan (LHMP) as part of the general plan update. The LHMP would include an assessment and map of hazards and critical facilities within the City. It is anticipated that the plan will focus on earthquakes, wildfires, floods, drought, and climate change. The LHMP would undertake a vulnerability assessment of critical facilities. This task would also address social vulnerability issues associated with the hazards of concern to better understand key populations that may be inordinately vulnerable to these hazards. The LHMP would create hazard mitigation strategies and actions to reduce the city's vulnerability. City staff and stakeholders would be engaged thought the project. Once complete, the plan would be transmitted to the California Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA) for review and approval.
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.

2019 General Plan Annual Progress Report
March 16, 2020

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

Jurisdiction	Hollister
Reporting Year	2019 (Jan. 1 – Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous AFRs.
Please contact HCD if your data is different than the material supplied here.

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability												
Income Level	RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	312				46					46	266
	Non-Deed Restricted					81					81	108
Low	Deed Restricted	189										
	Non-Deed Restricted				13							
Moderate	Deed Restricted	258				3					121	137
	Non-Deed Restricted											
Above Moderate		557	68	12	91	2	206				953	
Total RHNA		1,316										
Total Units		68	99	310	311	413					1,201	511

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

PROJECT

	<u>2019</u> <u>FINAL</u>	<u>TYPE OF HOUSING</u>
CHISPA SENIOR APARTMENTS.....	49.....	APARTMENTS
VISTA DE ORO.....	80.....	APARTMENTS
KLAUER SUBDIVISION.....	1.....	SFR
240 SALLY STREET.....	1.....	MULTI-UNIT (3 RD UNIT)
HACIENDA.....	1.....	SFR
MAPLE PARK.....	16.....	SFR (SMALL LOT)
ALLENDALE.....	141.....	SFR
THE COTTAGES.....	18.....	SFR (SMALL LOT)
EL CERRO.....	10.....	SFR
HILLCREST MEADOWS.....	15.....	SFR
ORCHARD PARK.....	11.....	SFR (SMALL LOT)
CERRATO ESTATES.....	69.....	SFR
LADD RANCH.....	1.....	SFR

TOTAL RESIDENTIAL UNITS IN THE CITY OF HOLLISTER
WITH FINAL OCCUPANCY FOR THE YEAR 2019..... 413

2019 RESIDENTIAL UNITS BY INCOME PER TABLE B ABOVE: VERY LOW: 46
Low: 81
MODERATE: 3
ABOVE MODERATE: 283

CITY OF HOLLISTER REGIONAL HOUSING NEEDS ALLOCATIONS 2015 – 2023 PER TABLE B ABOVE

<u>INCOME LEVEL</u>	<u>RHNA ALLOCATION</u>	<u>BUILT 2015-2019</u>	<u>TOTAL REMAINING</u>
VERY LOW	312	46	266
LOW	189	81	108
MODERATE	258	121	137
ABOVE MODERATE	557	953	0
TOTAL	1,316		

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
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</i> by

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 consolidation for 2011-2012 allocations 2) re-allocate unused lots to lot consolidation; 3) RDA to offer below market rate funding in Measure Y exemption area for affordable projects with lot consolidation or re-use of the upper floors Maintain inventory of sites, expedite project plan review	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 2020.

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
			less than 3 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 immersed member bioreactor

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
			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 2020
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 adopted a new growth management program for 2020 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 approved a new growth management program for 2020 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	At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister. Section 4.1 of the scope of work for the City of Hollister update of the general plan indicates that “PlaceWorks Inc. will develop several alternatives for inclusionary housing policies and policies that might require a percentage of rental residential units within each residential project or

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
			subdivision.” Place Works, Inc. will prepare a public involvement strategy which will describe outreach goals, identify ways to engage underrepresented groups in the community including preparing materials and conducting meetings in English and Spanish, define public input “channels” such as workshops, pop-up events, provide presentations to community groups, and online engagement by which to gather community opinions.
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 rehabilitation from the Housing Successor Low Moderate Income Housing Asset Fund. The modified

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
			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 including: 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 No. 1151 pre-zoning for annexation 53.35 acres identified as San Benito

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
			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. The City is currently processing an annexation agreement with the property owners of two separate parcels which consists of the following: 1) APN: 019-120-005 Woodle property consisting of 9.09 acres for Medium Density Residential; 2) APN: 019-310-002 Rosati property consisting of 23.51 acres for Medium Density Residential.

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.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.
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

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
			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 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

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
			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 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

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			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 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

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			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 2020. Plans for the multifamily aspect of the development have been recently submitted to the building department for permits. • <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

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			income senior apartment units received approval in 2017 and received occupancy in 2019. The apartments are located on Line Street between 5 th Street and 7 th 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 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-

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			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 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

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
			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 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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			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 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</i>

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			<i>team in order to ensure the construction and occupancy of residential units identified as affordable?</i> The City of Hollister adopted a growth management program in 2019 which limits residential allocations to 159 market rate single family homes per year and exempts affordable housing, special needs housing, rental housing amongst others. The growth management program is currently under review by the State of California Housing and Community Development Department. 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 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

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			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 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

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			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 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</i>

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			<i>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 2018-
2019 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 2018/19 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 2018-2019, 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 2018/19 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 2018/19 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 2018/19 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: \$1,223,875.
- b. None.

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	\$251,114
2. Homeless Prevention and Rapid Rehousing Services	\$ 0
3. Housing Development Expenditures	\$ 0
• Expenditures on Extremely Low Income Rental Units	\$ 0
• 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 144 Forgivable loans and/or 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 2018/19 (§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 2018-19 A and 2018-189 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 2018/19 (§34176.1 (f)(1):**

a. The balance of Repayment of loans and interest: \$157,933

10. **Cap on Use of Use of LMIHAF for Senior Housing. (§34176.1 (f)(11):** *Cap applicable in Fiscal Year 2018/19:* 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	FY 2018/2019
Beginning Balance	(\$113,589)	\$2,757,119	\$2,550,660	\$2,376,181	\$2,412,829	\$2,413,904	\$1,226,805
Add: Deposits	\$4,755,682	\$ 86,534	\$ 89,439	\$ 418,099	\$101,619	\$71,243	\$248,184
Expenditures	\$1,884,979	\$ 292,993	\$ 263,917	\$ 381,451	\$100,544	\$1,258,342	\$251,114
Ending Balance	\$2,757,119	\$2,550,660	\$2,376,182	\$2,412,829	\$2,413,904	\$1,226,805	\$1,223,875
Surplus	\$1,757,119	\$1,550,660	\$1,376,182	\$1,412,829	\$1,413,904	\$226,805	\$223,875

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
2018-19	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 \$251,114 for administrative costs in fiscal year 2018/19 which is about 20% 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 2018/19 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. 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 began construction and are expected to be completed in the 2019-2020 Fiscal Year.

15. Fiscal Year	Admin/ Monitoring and Preservation	Homeless Prevention Rapid Rehousing	30% Extremely Low Income	CAP 20% 60-80% of Area Median Income	<u>Unencumbered Balance</u>
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
18-19	\$251,649	\$ 0	\$ 0	\$ 0	\$223,875
					Estimated Balance
19-20	\$200,000	\$ 0	\$ 0	\$ 0	\$23,875

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 2019 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 16, 2020 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. At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister.

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 2019:

- i. The City of Hollister City Council had multiple meetings in 2017, 2018, and 2019 to discuss the possible implementation of a growth management ordinance. The growth management ordinance included multiple exemptions 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 established in order 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 Growth Management Ordinance for review and consistency with the City's current certified housing element and state law. The city is anticipating a formal letter from HCD by this month.

- 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 was completed in the spring of 2019.
- iv. An ad hoc committee on downtown signs was created to review the downtown sign ordinance and possibly implement amendments. As a result, the first reading of the ordinance is scheduled for March 16, 2020.
- 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. In 2019 a request for proposal went out for the City of Hollister update of the general plan and environmental impact report pursuant to the California Environmental Quality Act. At its regular meeting of Monday February 3, 2020, the City Council of the City of Hollister adopted Resolution No. 2020-17, a resolution of the City Council of the City of Hollister awarding a contract to

PlaceWorks, Inc. for the preparation of a General Plan Update and Environmental Review for the City of Hollister.

b. **General Plan Amendments:**

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

1. **Site & Architectural Review No. 2018-24** - Hawkins Companies – On January 24, 2019 the City of Hollister Planning Commission approved the Site & Architectural application of a 5,495 square foot building with two tenant spaces and one drive-through on a 0.921 acre site (40,118.76 sq.ft.) identified as Parcel No. 5 of the approved Hollister Farms Subdivision. The project site is located south of Park Street, west of Highway 25 Bypass

and east of Prospect Avenue in the General Commercial (GC) Zoning District, further identified as San Benito County Assessor Parcel Number 056-250-070. CEQA: Mitigated Negative Declaration.

2. **Tentative Map 2018-4** - Clearist Park - On January 24, 2019 the City of Hollister Planning Commission approved the request to subdivide three parcels consisting of 207.65 total acres into 60 lots ranging in size from 1.68 acres to 11.30 acres. The project site is located north of the Hollister Airport, bounded by the airport runway to the south and southwest, existing agricultural lands to the west and north, and San Felipe Road to the east in the Airport Support (AS) and Industrial Business Park (IBP) Zoning Districts, and is further identified as San Benito County Assessor Parcel Numbers 050-010-006, 050-010-007, and 050-010-008. CEQA: Environmental Impact Report.
3. **Site and Architectural Review No. 2018-11** - L.A. Hearne - On January 24, 2019 the City of Hollister Planning Commission approved a Site and Architectural for a new 15,000 SF industrial shell warehouse building with three tenant spaces and an industrial yard on a 6.42 acre site located at 1258 McCloskey Rd in the Light Industrial Zoning District (ML) further identified as San Benito County Assessor Parcel Number 051-110-08 . CEQA: Mitigated Negative Declaration.
4. **Minor Subdivision 2018-5, Conditional Use Permit 2018-11, Site and Architectural Review 2018-20** - Hollister Paint Co. Inc. - 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 commercial storage building in support of the existing commercial retail use 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 is also requesting approval of a Conditional Use Permit for the expansion of their existing non-conforming commercial business, in support of the existing commercial retail use, for the construction of the storage building in a residential zoning district. CEQA: Categorically Exempt.
5. **Site and Architectural 2019-4** - Steel Solutions (Gillian Enz) - On February 28, 2019 the City of Hollister Planning Commission approved Site and Architectural review for the construction of a 22,800 sq.ft. building with eight (8) tenant spaces on a 1.695 acre site. No land use is proposed at this time. The project is located within the M-1 Light Industrial Zoning District at 365 Apollo Ct., further identified as San Benito County Assessor Parcel Number 051-170-004. CEQA: Categorically Exempt.
6. **Minor Subdivision No. 2019-1, Conditional Use Permit No. 2018-14 for a Planned Unit Development, and Tentative Map No. 2019-1** - Del Curto Brothers Construction and Community Foundation for San Benito County - On April 11, 2019 the City of Hollister Planning Commission approved a Minor Subdivision to abandon the section of Briggs Alley located between the property identified as APN 054-110-036 to the north and APN 054-110-016 and 054- 110-030 to the south and dedicating half of the width and length of the alley to the northern property and the other half of the alley to the southern property.

The applicant is also requesting Tentative map Approval and a Conditional Use Permit for a Planned Unit Development to make into condominiums a three story mixed use building with six (6) commercial/retail units on the first floor, eleven (11) residential units on the second floor, and eleven (11) residential units on the third floor as approved by Planning Commission Resolution No. 2018-39 on September 27, 2018 for Site & Architectural Review Application No. 2018-18. The Conditional Use Permit will also include a residential density bonus pursuant to Section 17.04.070 Article II Density Bonus of the Hollister Municipal Code. The properties are located within the Downtown Mixed Use (DMU) Zoning District at 365 San Benito Street, further identified as San Benito County Assessor Parcel Number 054- 110-036, 054-110-016, and 054-110-030. CEQA: Categorically Exempt.

7. **Site & Architectural Review No. 2018-19** - Jose Rodriguez - On April 11, 2019 the City of Hollister Planning Commission approved a Site & Architectural application to construct a 10,000 SF industrial warehouse on 6.57 acres located at 120 Fallon Road, further identified as San Benito County Assessor Parcel 051-120-019. This parcel is located in the Light Industrial (M1) Zoning District, north of Fallon road and east of Technology Parkway. CEQA: Categorically Exempt.
8. **Site & Architectural Review No. 2019-3, Conditional Use Permit No. 2019-1** - Mark Trillo - On April 11, 2019 the City of Hollister Planning Commission approved a Site and Architectural application to convert an existing non-conforming commercial single-story block building into two, new, Below-Market-Rate affordable residential units on a 7,826 SF lot. There is an existing residence on the property which will also be an affordable unit. The applicant is also requesting the approval of a conditional use permit to approve a variation in the minimum dimension requirement for private and common open space. The project is located at 169 East Street in the R4 High Density Residential Zoning District, further identified as San Benito County Assessor Parcel Number 054- 230-023. CEQA: Categorically Exempt.
9. **Site and Architectural Review No. 2019-1** - RSI Group, Inc./Nina Raey - On April 11, 2019 the City of Hollister Planning Commission approved a Site and Architectural review for the construction of a 4,331 SF Denny's Restaurant on a 0.81 acre site. The project is located within the General Commercial (GC) Zoning District at Highway 25 and Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 056-250-070. CEQA: Mitigated Negative Declaration.
10. **Site & Architectural Review No. 2018-14** - Geary Coats/Coats Consulting - The applicant received Site & Architectural approval to construct a 2,400 SF commercial building, located 773 San Felipe Rd, further identified a San Benito County Assessor Parcel Number 051-100-310. This parcel is located in the North Gateway (NG) Zoning District, east of San Felipe Road and south of McCloskey Road. CEQA: Categorically Exempt.
11. **Site and Architectural Review 2019-6** - Brandon Whallon/Hawkins Companies - On April 25, 2019 the City of Hollister Planning Commission approved Site and Architectural review for the construction of a 9,017 sq.ft. health care facility on an approximately 1.15 acre site within the Hollister Farms commercial subdivision project. The project is located

within the General Commercial (GC) Zoning District west of Highway 25 and north of Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 056-250-065. CEQA: Mitigated Negative Declaration.

12. **Site and Architectural Review 2019-11** - Jeremy Vanderkraats /Signs by Van - On April 25, 2019 the City of Hollister Planning Commission approved the Site and Architectural review of a Master Sign Program for the installation of a new freestanding multi-tenant sign in an existing commercial shopping center on two parcels which are 2.45 and 3.72 acres in size. The project is within the General Commercial (GC) Zoning District located at 341 & 351 Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 057-230-022. CEQA: Categorically Exempt.
13. **Site and Architectural Review 2019-5** - Manuel Alvarez - On May 23, 2019 the City of Hollister Planning Commission approved a Site and Architectural application to construct a two-story residential duplex on a site with an existing residential unit, located at 638 Line St, further identified as San Benito County Assessor Parcel Number 052-010-017. This property is located in the R3-M/PZ Zoning District, east of Westside Blvd and North of South St. CEQA: Categorically Exempt.
14. **Conditional Use Permit 2019-4** - Ana Marquez - On May 23, 2019 the City of Hollister Planning Commission approved a Conditional Use Permit for a wholesaling/distribution business for alcoholic beverages. The project is located at 321 San Felipe Rd, Suite 6, in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Parcel Number 051-210-006. The City Council of the City of Hollister acknowledged the receipt of the Alcoholic Beverage Control (ABC) license review for a Duplicate/Secondary Distilled Spirits Imported/Wholesale ABC License at this location at the regular meeting of May 6, 2019. CEQA: Categorically Exempt.
15. **Site and Architectural 2019-13** - INCO Investments LLC - On May 23, 2019 the City of Hollister Planning Commission approved a Site and Architectural application to construct a 19,200 square foot hangar on the Hollister Airport property. The property is located at 220 Skylane Drive in the A (Airport) Zoning District. The project site location is further identified as San Benito County Assessor Parcel 050-010-001. CEQA: Categorically Exempt.
16. **Site and Architectural Review 2019-2** - Amanda Thai Bach - On June 27, 2019 the City of Hollister Planning Commission approved a Site and Architectural application for the construction of a 13,752 SF cannabis nursery facility on a 1.03 acre site. This project is located at 1920 Airway Drive in the Industrial Business Park (IBP) Zoning District, further identified as San Benito County Assessor Parcel Number 053-420-028. CEQA: Mitigated Negative Declaration.
17. **Tentative Map 2016-3 and Conditional Use Permit 2016-6 for a Planned Unit Development Extension** - Tony Faria - On June 27, 2019 the City of Hollister Planning Commission approved a Tentative Map and Conditional Use Permit for a Planned Unit Development extension. On June 22, 2016 the City of Hollister Planning Commission approved Tentative Map 2016-3 and Conditional Use Permit 2016-6 for a Planned Unit

Development for eight single family homes and three open space lots on a 1.23 acre property. On June 14, 2018 the Planning Commission approved a one-year extension of the Tentative Map and Conditional Use Permit for a Planned Unit Development which expires on June 22, 2019. A public hearing with the Planning Commission was scheduled on May 23, 2019 for this item and the Planning Commission continued this item to a date certain of June 27, 2019 for lack of a quorum on the item. The property is located at 1650 Cienega Road, further identified as San Benito County Assessor Parcel Number 020-170-035. CEQA: Categorically Exempt.

18. **Site and Architectural 2018-22 and Conditional Use Permit 2019-3 for a Planned Unit Development** - Hollister Enterprises - On June 27, 2019 the City of Hollister Planning Commission approved a Site and Architectural and Conditional Use Permit approval to modify the previous approval of Site and Architectural Review 2017-6 and Conditional Use Permit 2017-6 which approved 35 multi-family units (7 duplex, and 7 triplex buildings) in the Robert's Ranch subdivision (Tentative Map 2016-1). The applicant received approval to change the 7 previously approved duplexes into triplex residential buildings, and the 7 previously approved triplex residential buildings into fourplex residential buildings, for a total of 49 multi-family units. The project is located on the northeast corner of Enterprise Road and Airline Highway, further identified as San Benito County Assessor Parcel Numbers 057-049-010, 057-049-002, and 020-310-009. CEQA: Environmental Impact Report.
19. **Site and Architectural 2019-10** - Maggie Lesende - The applicant is requesting Site and Architectural approval to construct two duplex residential units for a total of four residential units on an area comprised of two adjacent parcels consisting of a total area of approximately 0.19 acres. The project site is located north of Hazel Street, west of Prospect Avenue, and south of South Street in the Neighborhood Mixed Use (NMU) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 056-050-013 and 056-050-014. CEQA: Categorically Exempt.
20. **Site and Architectural Review 2019-9** - Carl Wood/Dollar General - On June 27, 2019 the City of Hollister Planning Commission approved a Site and Architectural review to construct a 9,100 SF commercial retail building on a 1.58 acre site. This project is located on the northwest corner of 4th Street and Felice within the West Gateway (WG) Zoning District, further identified as San Benito County Assessor Parcel Number 052-131-021. CEQA: Categorically Exempt.
21. **Planning Commission Recommendation to the City Council of a Mitigated Negative Declaration and Prezone 2017-2** - Hugh Bikle - On August 22, 2019 the City of Hollister Planning Commission approved a Planning Commission Recommendation to the City of Hollister City Council for the prezone for annexation of one parcel of approximately 9.102 acres to the City of Hollister, and the adoption of a Mitigated Negative Declaration. The project site is located at 1070 Buena Vista Road, within the City of Hollister's sphere of influence, north of Buena Vista Road and Calaveras School, and west of Westside Blvd. The property is further identified as San Benito County Assessor Parcel Number 019-120-005. CEQA: Mitigated Negative Declaration.
22. **Minor Subdivision 2018-6 and Site & Architectural Review 2018-23** - Wright Thirteen, LLC - On August 22, 2019 the City of Hollister Planning Commission approved a minor subdivision application to subdivide a 13.19 acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The applicant is also requesting a Site & Architectural

approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage and landscape improvements. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.

23. **Planning Commission Recommendation to the City Council for a Mitigated Negative Declaration and Prezone No. 2018-1** - Steve Rosati - On August 22, 2019 the City of Hollister Planning Commission approved a Planning Commission Recommendation to the City of Hollister City Council for the prezone for annexation of one parcel of approximately 24.4 acres to the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District in the City of Hollister, and the adoption of a Mitigated Negative Declaration. The project site is located south of Santa Ana Road, east of Marguerite Maze Middle School and Gabilan Hills Elementary School, north of Meridan Street, and west of Moorpark Drive. The property is located within the City of Hollister Sphere of Influence. The property is further identified as San Benito County Assessor Parcel Number O19-310-002. CEQA: Mitigated Negative Declaration.
24. **Tentative Map No. 2019-3, Condition Use Permit No. 2019-5** - Tony Faria - On August 22, 2019 the City of Hollister Planning Commission approved a tentative map to subdivide a 53,578.8 SF (1.23 +/- acres) parcel into four (4) residential lots each with a single family residential unit and an accessory dwelling unit, and a conditional use permit for a planned unit development at 1650 Cienega Road within the Low Density Residential Performance Overlay Zoning District (RI/L-PZ). This property is located between San Benito Street and Cienega Road, west of Henry Court, further identified as San Benito County Assessor Parcel Number 020-170-035. CEQA: Categorical Exemption.
25. **Site & Architectural Review No. 2019-14** - Quick Quack Development II, LLC. (Efrain Corona) - On September 26, 2019 the City of Hollister Planning Commission approved a Site and Architectural application for the construction of a new 3,900 SF fully-automated car wash on a 32,395 SF lot (0.74 +/- acres) within the Hollister Farms commercial subdivision project. The property is within the General Commercial (GC) Zoning District west of Highway 25 and north of East Park Street, further identified as San Benito County Assessor Parcel Number 056-250-066. CEQA: Mitigated Negative Declaration.
26. **Minor Subdivision 2018-1 and Site & Architectural Review 2018-2** - Felipe Nine, LLC - On September 26, 2019 the City of Hollister Planning Commission approved a minor subdivision application to subdivide an 8.36 acre parcel into four lots consisting of 3.04 acres, 4.50 acres, 0.34 acres and 0.48 acres. The applicant is also requesting a Site & Architectural approval to construct approximately 220,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing commercial and fallow land, including onsite parking and all utility connections, drainage and landscape improvements. The applicant is also requesting approval of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for this project pursuant to the California Environmental Quality Act. The project site is located at 773 San Felipe Road, south of McCloskey Road and east of San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 051-100-0 31. CEQA: Mitigated Negative Declaration.

27. **Minor Subdivision 2018-6 and Site & Architectural Review 2018-23** - Wright Thirteen, LLC - On September 26, 2019 the City of Hollister Planning Commission approved a minor subdivision application to subdivide a 13.19 acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The applicant is also requesting a Site & Architectural approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage and landscape improvements. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District. The location is further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.
28. **Planning Commission Recommendation to the City Council for a Mitigated Negative Declaration and Pre-zone 2018-6** – Coats Consulting/Geary Coats/Briggs Seventeen, LLC - On September 26, 2019 the City of Hollister Planning Commission approved a Planning Commission Recommendation to the City of Hollister City Council for the prezone for annexation of one parcel of approximately 13.48 acres to the North Gateway (NG) Zoning District in the City of Hollister, and the adoption of a Mitigated Negative Declaration. Annexation will require approval by San Benito County LAFCO. The project site is located west of San Felipe Road, north of Wright Road, and south of Flynn Road. The property is located within the City of Hollister Sphere of Influence. The property is further identified as San Benito County Assessor Parcel Number 019-090-026. CEQA: Mitigated Negative Declaration.
29. **Conditional Use Permit No. 2019-7** - Mark Preader - On November 21, 2019 the City of Hollister Planning Commission approved a Conditional Use Permit application for the use of a Martial Arts Academy within a 3,420 SF tenant space of an existing building located at 817 Industrial Drive. The project is located in the MI Light Industrial Zoning District, and the proposed use is a commercial use, therefore, Conditional Use Permit approval is required. The property is further identified as San Benito County Assessor Parcel Number 056-270-014. CEQA: Categorically Exempt.
30. **Site & Architectural Review No. 2019-17, Conditional Use Permit No. 2019-6** - Prakash Patel - On October 24, 2019 the City of Hollister Planning Commission approved a Site & Architectural Review and Conditional Use Permit for the construction of a 93 room, 4-story hotel on a 1.561 acre (68,032 SF) site located at 391 Gateway Drive in the General Commercial (GC) Zoning District. The applicant is requesting a CUP to allow for variation in parking requirements. The property is further identified as San Benito County Assessor Parcel Number 053-041-007. CEQA: Categorically Exempt.
31. **Site & Architectural Review No. 2019-15** - Phillip Moss/Taco Bell - On October 24, 2019 the City of Hollister Planning Commission approved a Site and Architectural review to remodel the existing 2,620 SF Taco Bell drive-thru restaurant at 431 Tres Pinos Road which is located in the General Commercial (GC) Zoning District. The property is located with the Hollister Shopping Center, south of Tres Pinos Road, further identified as San Benito County Assessor Parcel Number 057-230-016. CEQA: Categorical Exemption.
32. **Conditional Use Permit Review No. 2019-9** - Elva Ayala - On November 21, 2019 the City of Hollister Planning Commission approved a Conditional Use Permit for the use of a health and fitness center within a 1,740 SF tenant space of an existing building located at 817 Industrial Drive. The project is located in the MI Light Industrial Zoning District, and the proposed use is a commercial use, therefore Conditional Use Permit approval is required. The property is

further identified as San Benito County Assessor Parcel Number 056-270-014 CEQA: Categorically Exempt.

33. **Extension of Tentative Map No. 2017-2, Site and Architectural Review No. 2017-6, and Conditional Use Permit Review No. 2017-19** - Lynn Lake - On November 21, 2019 the City of Hollister Planning Commission approved a two-year extension of the previous approved Tentative Map, Site & Architectural and 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 SF square foot lot in the (DMU) Downtown Mixed Use Zoning District. The proposed project would be at 220 Fourth Street, further identified as San Benito County Assessor Parcel Number 054-140-006. CEQA: Categorically Exempt.
34. **Minor Subdivision No. 2019-5** - Fernando Gonzalez - On November 21, 2019 the City of Hollister Planning Commission approved a Minor Subdivision application to subdivide a 9,524 SF parcel with three existing units into two parcels; Parcel I would be 4,655 SF and contain an existing duplex, and Parcel 2 would be 4,869 SF and contain an existing single unit. The applicant received prior approval for this subdivision on May 18, 2009 (City Council Resolution 2009-70), but the prior approval has since expired. The property is located at 418, 424, and 426 6th Street, further identified as San Benito County Assessor Parcel Number 053-007-015. CEQA: Categorically Exempt.
35. **Site & Architectural Review No. 2019-16** - David Huboi - On November 21, 2019 the City of Hollister Planning Commission approved a Site and Architectural application to construct three (3), three (3) story apartment buildings; two of the buildings will consist of 11 units and one building will consist of 6 units with the first floor being a gym, community room, laundry room, and lounge area. The project is located on a 49,774 SF lot (1.143 +/- acres) at the northwest corner of Ladd Lane and Hillock Drive, within the Neighborhood Mixed Use (NMU) Zoning District, further identified as San Benito County Assessor Parcel Number 057-230-013. CEQA: Mitigated Negative Declaration.

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. 2020-39

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING THE CITY OF HOLLISTER ANNUAL 2019 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 of 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 2019 General Plan Progress Report dated March 16, 2020; 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 2019 General Plan Progress Report at the March 16, 2020 Council meeting.

PASSED AND ADOPTED, by the City Council of the City of Hollister at a Regular Meeting held this 16th day of March, 2020, by the following vote:

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

NOES: None.

ABSENT: Council Member Richman.

ABSTAINED: None.

ATTEST:


Christine Black, MMC, City Clerk


Ignacio Velazquez, Mayor

APPROVED AS TO FORM:

Epperson Law Group PC


Jason S. Epperson, City Attorney

