

City of Hollister Annual 2021 General Plan Progress Report
Approved per City Council Resolution 2022-49
March 21, 2022



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1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2021 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL

The City of Hollister Annual 2021 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 21, 2022.

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 was formed to review the downtown sign ordinance in 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 occurred March 16, 2020 City Council meeting. Ordinance 1188 repealing and replacing Chapter 17.20 “Signs” of the Hollister Municipal Code was adopted at its regular April 6, 2020 meeting of the City Council.
LU.B Investigate inclusionary housing programs (Housing)	At its regular meeting of November 1, 2021, the City Council adopted Resolution No. 2021-203 a Resolution of the City Council of the City of Hollister approving amendments, modifications, and revisions to the existing contract between the City of Hollister and PlaceWorks, Inc. for the General Plan Update and Environmental Review <u>to include the scope of services, costs, and schedule to be conducted by PlaceWorks, Inc. in cooperation with Goldfarb & Lipman LLC. for an Inclusionary Housing Program for the City of Hollister;</u> Authorizing a supplemental appropriation; and authorizing the city to receive the SB 2 grant funding. 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

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	“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 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)	This has been complete. 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. Ordinance No. 1194 an Ordinance of the City Council of the City of Hollister Amending miscellaneous Sections of Title 17 "Zoning Code" of the Hollister Municipal Code was adopted on September 8, 2020 allowing for consistency on the land uses for cannabis use between the zoning code

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	and the cannabis ordinance. Ordinance No. 1198 an Ordinance of the City of Hollister Amending Chapter 17.16.020 of the Hollister Municipal Code Regarding "Accessory Residential Uses and Structures" was adopted on November 2, 2020 allowing for accessory structure of up to 120 sq. ft. and up to 15 feet in height to have a 5 foot setback instead of 10 feet between the main house and the accessory structure in the rear yard.
LU.D Update public service master plans (Police and Fire)	No Activity in 2021
LU.E Initiate a process to amend the AMBAG forecasts	Completed in 2006 and again in 2020
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.	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. The update of the general plan will include special planning areas including Buena Vista Road and Union Road to include design review guidelines for 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

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	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. Resolution No. 2020-208 a Resolution of the City Council of the City of Hollister Authorizing the San Benito Street Traffic Calming and Beautification Project and Approving an Appropriation of Funds was adopted by the City Council at its regular meeting of October 19, 2020. At the same meeting, Resolution No. 2020-210 a was adopted. This is a Resolution of the City Council of the City of Hollister Approving The Parklet Program - Policy, Procedures and Guidelines and Authorizing an Appropriation in the Amount of \$15,000 from the General Fund for the construction of a City owned Parklet for Community Promotion purposes. The parklets have since been constructed. Resolution No. 2020-151 a Resolution of the City Council of the City of Hollister Authorizing a Traffic Calming Study and Design for Buena Vista Road was adopted on August 3, 2020 by the City Council. Resolution No. 2020-124 a Resolution of the City Council of the City of Hollister Approving the Central Avenue Traffic Calming Report was adopted on June 15, 2020 by the City Council and improvements were complete in 2021.
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

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	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. 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. 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. 2. Resolution No. 2020-119 a Resolution of the City Council of the City of Hollister Approving an Operations Covenant and Declarations of Covenant and Restrictions ("Agreement") Between the City of Hollister and Lotus Management Holiday Inn Express & Suites approving a hotel incentive

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	program that includes a Transient Occupancy Tax subsidy with the project applicant was adopted by the City Council at its regular meeting of June 15, 2020. The property is located at 391 Gateway Drive and would consists of a new four story 93 room hotel on a 1.561 acre site in the General Commercial Zoning District.
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. In 2021, the City Council authorized the creation of a local historic resources commission. Currently, the city clerk has advertised the positions for persons who are interested in serving in the historic resources commission.
LU.M Inventory illegal or dangerous housing sites (2010).	Housing conditions survey for City of Hollister Housing Element revision completed in Summer of 2008.
LU.N Assemble parcels for development in accordance with RDA programs – (purchase parcels to assemble for one large lot and build a RDA funded project or offer land to private developer (2010)	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA’s in the state of California on February 1, 2012. City of Hollister issued an RFP and entered into an exclusive negotiating agreement for development of the former Hollister Redevelopment Agency properties that were assembled for the development of a catalyst project on the 400 block in accordance with the RDA’s five year implementation plan. The proposal would be a mixed use transit oriented development because 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

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	11 residential units and 1,198 sq. ft. of private open space in the form of balconies, a 10,490 sq. ft. third floor with 11 residential units and 1,198 sq. ft. of private open space in the form balconies, and a 2,000 sq. ft. roof top common open space area. The site also received approval of a Site and Architectural Review per Planning Commission Resolution No. 2018-40 on September 27, 2018 for a two story 9,324 sq. ft. philanthropic building consisting of a 4,725 sq. ft. first floor and a 1,576 open space arcade and a 4,599 sq. ft. second floor. 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 parking violations 4. Downtown Parking Committee was created in to review and evaluate potential parking opportunities in the downtown. 5. Resolution No. 2020-208 a Resolution of the City Council of the City of Hollister Authorizing the San Benito Street Traffic Calming and Beautification Project and

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	Approving an Appropriation of Funds was adopted by the City Council at its regular meeting of October 19, 2020. 6. Ordinance 1199 an Ordinance of the City of Hollister Amending Chapter 10.20 of the Hollister Municipal Code Stopping, Standing and Parking Generally to allow for “back-in” diagonal parking where indicated was adopted by the City Council at its regular meeting of December 21, 2020.
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

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
	Plant for expanding the local water supply. Additionally, it partnered with Sunnyslope on the Cross Town Pipeline initial study. Staff participates in the county’s geographic information system (GIS) technical committee to make GIS more efficient for staff and the public. The COH and SSCWD also send an Annual Water Quality Report to all customers explaining the drinking water quality.
LU.R Encourage specific plans (Ongoing)	Ongoing.
LU.S Evaluate public facilities fees (Ongoing) LU.Z Review impact fees (Ongoing) LU.AA Study infrastructure “hook-up” fees (Ongoing)	Ongoing. In 2018 the City of Hollister City Council adopted revisions to the existing impact fee list. In May 19, 2019 the City Council adopted Resolution No. 2019-113 approving an update to the public facility impact fees for jail/juvenile hall, library, park construction, storm drainage and water facilities and new fees for city hall/city yard. Resolution No. 2016-46 adopted was adopted on April 4, 2016 updating the traffic impact fees and Resolution 2017-234 was adopted on September 18, 2017 amending the traffic impact fee.
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

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	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.
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

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C.F. Prioritize Road Improvements	The City of Hollister approved the North Street Project Tentative Map in April of 2017 (DeNova Homes) which required 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 now complete. North Street was constructed in its full width, constructed with a minimum of 84-foot right-of-way and a minimum 64 foot curb-to-curb dimension. Construction includes sidewalk and curb and gutter along the north and south side of the roadway. Construction also includes the installation of street lighting, underground infrastructure for water, sewer and storm facilities where necessary. Additional underground infrastructure may be required by other utilities.

CIRCULATION ELEMENT	Implementation Status
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 C.F.6 Widen Highway 25 Sunset to Fairview Road C.F.7. Widen Fairview Highway 25 to McCloskey Road C.F.8 Extend Westside Boulevard Nash to San Benito Street C.F11 Extension Memorial from Santa Ana to Shelton Drive, Fallon Road or Flynn Road as two lane major collector C.F.12 Four lane new east-west thoroughfare between Fairview Road and San Felipe Road north of McCloskey Road C.F 13 Two lane east-west collector between Fairview Road and Future Memorial Drive south of McCloskey Road C.F.14 Widen to Fairview Road between McCloskey and Highway 156 to four lane thoroughfare C.F15 Widen Union Road between Highway 25 and Highway 156 to four lane arterial	Funding for part of the cost of some of these road improvements will be from traffic impact fees. C.F.3: At its October 2021 Planning Commission Meeting, the applicant HPG Hollister Development LLC, received approval for Tentative Map 2021-2, Conditional Use Permit 2021-8 for a Planned Unit Development, Site & Architectural Review 2021-8 for the subdivision of a 23.51 acre parcel into 116 single family lots and 28 duet lots. The development would extend Memorial Drive to Santa Ana Road. C.F.5: The West of Fairview Development was approved in 2007 with a development agreement. The development agreement has extended the approval of the subdivision and the development is currently under construction. The development involves the extension of Union Road to Fairview Road.
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

CIRCULATION ELEMENT	Implementation Status
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

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CSF.A Adopt an Information Technology Plan (1 year)	Continued interagency coordination with Geographic Information Systems including 1) staff training, 2) goals setting for informational needs for departments.
CSF.B Evaluate fire service consolidation opportunities (1 year) 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.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High School aquatics facility.
CSF.D Adopt a performance standards ordinance (2 year)	Ordinance not adopted but the intent to assure adequate services has been met with other strategies. Updates to impact fees have been approved to fund drainage improvements, expand sewer capacity and treatment, water supply, and recreation. Community Facilities District rates for police and fire protection are updated annually based on the CPI and new residential development is required to annex to the district. Adoption of the Grading and Best Management Ordinance 1053 includes performance standards for drainage improvements to reduce peak flows from new development and to retain storm water on site. Ordinance 1053 combined with Dust Control and Storm Drainage Standards in Chapter 17.18 of the Municipal Code require measures to reduce particulate dust emissions from construction and maintenance of property. Environmental review is used to mitigate if necessary air pollutants impacts of new development that is subject to environmental review.
CSF.F Coordinate with San Benito County Water District, (SBCWD) San Benito County and Sunnyslope County Water District (SCWD) in water and wastewater system expansion needs (2 year) CSF.R Update the City's Water System Master Plan in coordination with SCWD and SBCWD. CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs (2 year) CSF.DD Maintain data on sewer and water system capacity (Ongoing)	1. Continued coordination for water reclamation and supply with the Governance Committee 2. City and San Benito County Water District in partnership for the reclaimed water master plan 3. Include Sunnyslope County Water District in Development Review Committee process 4. Coordination for environmental review to use Lessalt plant for water supply in 2009 to implement Mitigation Measure in General Plan Final EIR. After further consideration with SBCWD and SCWD it was determined that the environmental review would be completed in conjunction with environmental review scheduled for 2010 for the Hollister Urban Area Water and Wastewater master Plan. A Program EIR was completed and made available for public review in October of 2010.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	In October of 2011 Resolution No. 2011-129 accepted the program EIR for the Hollister Urban Area Water and Wastewater Master Plan and authorized staff to prepare an application to LAFCo to initiate proceedings to establish the boundary lines of the Hollister Urban Area. 5. On September 6, 2011 the city council approved Resolution 2011-117 accepting the Hollister Urban Area Water Supply and Treatment Agreement Statement of Intent. 6. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District. 7. Resolution No. 2013-146, was approved by the city council on September 16, 2013 approving an agreement with the San Benito County Water District for the transfer of the City's Lessalt Water Treatment Facility Real Property and Facilities to the San Benito County Water District.
CSF.H Establish procedures and requirements for well and ditch tail water tests. (2 year)	Ongoing compliance with State Department of Public Health and Department of Resources for well testing. This follows the written plan for testing for the drinking water system.
CSF.I Establish requirements for water conservation in new development (2 year) SSF.Q Identify opportunities for water recycling (3 year)	1. On June 20, 2011, the city council approved Resolution 2011-81 approving the Hollister Area Urban Water Management Plan. 2. Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility 3. Ordinance 1049 established permit procedures and requirements for use of recycled water 4. Ordinance 1055 adopted to comply with state law for water efficient landscapes 5. Commercial, industrial and multi-family projects required to include a separable with a meter for use of recycled water 6. Coordination to use the 50 acre water reclamation facility (Brigantino) to establish an

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	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.
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	Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling (ongoing implementation) Approved Ordinance 1040 which requires waste

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
Management Plan(Ongoing)	diversion plans for new construction and demolitions (ongoing implementation) Approved a new franchise agreement that includes recycling as part of the rates (ongoing implementation) Approved an environmental purchasing policy (ongoing implementation) Approved use of recycled materials at city parks (ongoing implementation) On June 3, 2013 the city council adopted Ordinance No. 1093, an ordinance of the City of Hollister amending Chapter 15.24 “Grading and Best Management Practices Control” of the Hollister Municipal Code relating to solid waste diversion plans. On February 21, 2017 the City Council approved Resolution No. 2017-42 adopting a sanitary sewer management plan.
CSF.S Prepare guidelines for water quality source control program (5 year)	The City of Hollister has adopted a storm water management program as well as a grading ordinance for low impact development. It is city policy to condition bio retentions, vegetative swales, permeable paving or other sources of storm water management for developments. The City has adopted storm water management best management practices (BMP) CASQA manuals for construction, municipal government and industrial uses which address spill prevention and clean up.
CSF.T Conduct water quality education programs (Ongoing) CSF.U Continue to require proper disposal of pollutants	The City of Hollister helps fund the San Benito County Water Resources Association in partnership with Sunnyslope County Water District and San Benito County Water District. The agency provides training to home owners on water use and discharge from homes (ongoing) The City of Hollister City Council, in the past, has discussed the topic of graywater and the potential use of reusing graywater as a component of sustainable water practices. Ongoing implementation with monthly hazardous collection.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.V Coordinate with water resources association of San Benito County (Ongoing)	Agency provided training for certification of irrigation auditors for water efficient landscaping in 2012 coordinated for implementation of water efficient landscape ordinance 1055. Staff collaborated with the Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055 for all developments including the front yards of new residential dwelling units.
CSF.X Enhance facilities for police and fire services (Ongoing)	Planning Commission Resolution PC 2010-15 was approved in May 2010 for the demolition and reconstruction of Fire Station 1 (fault, environmental, design). Demolition of the building and reconstruction started in 2011 and completed in 2012.
CSF.Y Evaluate coordinated funding strategies for infrastructures and services	Ongoing coordinated billing for sewer and water for residents located in the Sunnyslope County Water District Coordinated water efficient landscape applications process with Water Resources Association in 2010. Ongoing
CSF.Z Implement plans for a regional wastewater treatment facility (Ongoing)	Completed in 2008
CSF. BB Implement the City's Parks and Recreation Master Plan (Ongoing)	Ongoing 1. On January 17, 2017 the City Council approved Resolution No. 2017-17 adopting a professional services agreement with O'Dell Engineering for the update and preparation of the Parks Facility Master Plan. Various public meetings took place in the spring and summer of 2017 to obtain the public's input. The Environmental work pursuant to the California Environmental Quality Act was recently completed and is currently under public review. 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

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	Park. 3. On April 4, 2017 a supplemental appropriation was approved per City Council Resolution No. 2017-79 for the Ranch San Justo Field House Project. 4. On November 6, 2017 The City Council adopted Resolution No. 2017-281 approving a master agreement between the City of Hollister and Hollister School District for the Use of Recreational Fields. 5. On November 6, 2017 The City Council adopted Resolution No. 2017-278 accepting the Housing-Related Parks Program Grant award of \$659,573.00 from the California Department of Housing and Community Development to create or rehabilitate parks and or/and recreational facilities for approving housing for lower income households and for being in compliance with State Housing Element Law, including the submittal of an approved annual general plan progress report to the state, which the City of Hollister has done. 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,

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
	Maze and Rancho San Justo school city parks.
CSF. CC Maintain and update Capital Improvements Program (Ongoing)	Ongoing.
CSF.EE Monitor water quality at the wastewater treatment plant (Ongoing)	Ongoing monitoring to comply with requirements of waste discharge permits.
CSF.FF Provide for new elementary and middle schools (Ongoing)	Staff participated in the Hollister School District Facility Master Plan data collection and interagency meetings. Staff collaborated with the Hollister School District and provides the district with an annual update of new and proposed housing for their student forecast studies.
CSF.GG Publicize the City's waste management program (Ongoing)	Coordinate with waste haul contractor for education about designated drop-off days for household hazardous waste and recycling programs.
CSF. HH Inspect drainage channels and culverts (Ongoing)	Ongoing inspection and general maintenance as needed.
CSF.II Require fire agency review (Ongoing) CSF.JJ Require fire protection mitigation in new development (Ongoing) CSF.KK Require law enforcement review (Ongoing)	The Police, Fire Department, Utilities and Sunnyslope County Water District attend Development Review Committee meetings to review applications and identify fire improvement and water supply needs and identify conditions for new development or re-imbursement agreements for area-wide benefits. New development is required to be annexed into the Community Facilities District to fund for staff for police and fire protection.
CSF.LL Require storm water runoff measures. (Ongoing)	Ordinance 1053 for grading and best management practices adopted in December 2009. Ongoing communication with Regional Water Quality Control Board District V.
CSF.MM Require utility providers review (Ongoing)	Ongoing
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	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. The update of the general plan will consider policy for an agricultural land trust. 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)	Ongoing meeting with the County of San Benito.
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.

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
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 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

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
	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 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-

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

HEALTH AND SAFETY ELEMENT

HEALTH AND SAFETY ELEMENT	Implementation Status
HS.A (2-year) Designate travel routes for hazardous materials HS. B (2-year) Designate truck routes HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing)	Highway 25 bypass opened in 2009. The City supports coordination with San Benito County and the Council of Governments to update the hazardous materials and truck routes in relation to the new highway alignment. HS.B: California Truck route established along Airline Highway (25 Bypass). Signs being posted currently.
HS. C Implement airport land use plan (2-year) HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan (Ongoing)	1. Planning applications in Airport influence area get referred to the Airport Land Use Commission (ongoing) for a land use consistency determination. 2. Staff coordinated with the San Benito County Council of Governments (COG) and the County of San Benito for the update to the Airport Land Use Comprehensive Plan (ALUCP) for the Hollister Municipal Airport and completed the plan in 2012.
HS. D Provide public awareness and education about noise issues (2-year)	Provided on an as needed basis. The City of Hollister approved Ordinance 1137 on April 3, 2017 adopting an updated Noise Ordinance addressing days and hours of operation for construction activities. March 7, 2022 - Ordinance No. 1207 was adopted by the City Council, an Ordinance of the City of Hollister Amending Chapter 8.28 (Noise Ordinance) Restrictions on Noise Levels in Residential and Adding Section 8.28.025 Downtown Mixed Use District Noise Standards. (Development Services and Police).
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.
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)	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
HS.S (Ongoing) Review and update the	

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City's Emergency Plan	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)	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.T Review new development for potential noise impacts	
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		ANNUAL ELEMENT PROGRESS REPORT						This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.																	
Reporting Year			2021 (Jan. 1 - Dec. 31)		Housing Element Implementation						Please contact HCD if your data is different than the material supplied here																	
Planning Period			5th Cycle 12/31/2015 - 12/31/2023		(CCR Title 25 §6202)																							
Table B																												
Regional Housing Needs Allocation Progress																												
Permitted Units Issued by Affordability																												
			1		2								3		4													
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			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	189		-	-	-	-	-	81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	81	108		
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	258		-	-	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	121	137		
	Non-Deed Restricted			-	-	12	91	2	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Above Moderate	Deed Restricted	557		68	87	219	296	283	298	392	-	-	-	-	-	-	-	-	-	-	-	-	-	1,643	-	-		
Total RHNA		1,316																										
Total Units				68	99	310	311	413	298	392	-	-	-	-	-	-	-	-	-	-	-	-	-	1,891	511	-		

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<u>PROJECT</u>	<u>2021 ENTITLED</u>	<u>TYPE OF HOUSING</u>
1620 BUENA VISTA (NORTH OF BUENA VISTA/WEST OF MILLER RD).....	130.....	APARTMENTS
SOUTH STREET TOWNHOMES.....	14.....	TOWNHOMES
435 SAN BENITO STREET (MIXED USE).....	5.....	APARTMENTS
500 SAN BENITO STREET (MIXED USE).....	12.....	APARTMENTS
650 CENTRAL AVE.....	1.....	RENTAL (3 RD UNIT)
AVALON (ADJACENT TO MAZE SCHOOL).....	116.....	SFR
760 CANAL ALLEY (ADU).....	1.....	RENTAL
1380 MEMORIAL (ADU).....	1.....	RENTAL
2101 RALEIGH CIR (ADU).....	1.....	RENTAL
230 SAN LORENZO DRIVE (ADU).....	1.....	RENTAL
437 SIXTH STREET (ADU).....	1.....	RENTAL
333 MAPLETON (ADU).....	1.....	RENTAL
1260 SUNNYSLOPE ROAD (ADU).....	1.....	RENTAL
725 CANAL ALLEY (ADU).....	1.....	RENTAL
270 SAN TROPEZ DRIVE (ADU).....	1.....	RENTAL
837 FIFTH STREET (ADU).....	1.....	RENTAL
TOTAL RESIDENTIAL UNITS IN THE CITY OF HOLLISTER		
ENTITLED IN THE YEAR 2021..... 288 (172 MULTIFAMILY UNITS AND 116 SINGLE FAMILY)		

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 by</i>

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			<i>District of Section 17.04.030 Residential General Development Standards of the Hollister Municipal Code the Planning Commission may waive the minimum density requirement for a development proposal with 100% multifamily affordable housing in the R4, R4-20, and OT-H Zoning Districts where it is demonstrated that the minimum density standard poses a constraint to the viability of the development. The manager's unit may be excluded from the affordability requirement. A conditional use permit shall be required for approval of the waiver.</i>
H.D Amend standards for Homeless Shelters and Transitional Housing to comply with SB2	Amend zoning ordinance to comply with state law	August 2010	Completed – Ordinance 1056 Adopted December 2009. Per SB2 Government Code Section 65583 At least one zone shall be identified to permit emergency shelters without a conditional use permit or other discretionary action: Per Section 17.22.120 of the Hollister Municipal Code Small Temporary Residential Shelters (STRS) or Large Temporary Residential Shelter (LTRS). These uses are permitted by right in the North Gateway (NG) Zoning District. Appendix C indicates

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

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			orderly development and good quality of life to the residents and to meet the city’s residential general development standards. The residential standards include but are not limited to open space, parking, the mitigation of any effect of the layout of the development on traffic conditions and patterns on surrounding streets and for compliance with requirements for a Circulation Plan in Section 17.18.030 and supplemental standards in the applicable zoning district for; the layout of the site with respect to locations and dimensions of vehicular pedestrian entrances, exits, drives and walkways; the adequacy of off-street parking facilities to prevent congestion; the location, arrangement and dimensions of loading and unloading facilities; the circulation pattern within the boundaries of the development, the surfacing and lighting of off-street parking facilities.
H.E Amend zoning ordinance standards for second units and small lots in the Measure Y exemption area	Remove governmental constraints to infill housing with more flexible standards	August 2010	Completed – Ordinance 1056 Adopted December 2009 On March 23, 2017 the planning commission approved a resolution recommending to the city

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			council adoption of an ordinance to allow for accessory secondary units in the city per Senate Bill 1069. The Council approved the Ordinance in May 2017.
H.F Lot Consolidation program to add incentives the Growth Management program 1)reserve 50 units for lot consolation for 2011-2012 allocations 2) re-allocate unused lots to lot consolidation; 3) RDA to offer below market rate funding in Measure Y exemption area for affordable projects with lot consolidation or re-use of the upper floors Maintain inventory of sites, expedite project plan review	Incentive for lot consolidation with growth management and re-use of the upper floors downtown.	June 2010 Ongoing	Measure U with Ordinance 979 came to an end in 2012. The City of Hollister is considering a growth management program for 2019. However, H.F was part of the Measure U growth management allocation point system. In the event housing allocations were re-allocated, lot consolidation projects in a multi-family or mixed use zoning was one of the highest priorities. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. Current – HE Appendix H
H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee	Encourage public participation from all economic segments	Ongoing	Ongoing participation with Intergovernmental Committee and cooperation between county and city's housing programs. The Intergovernmental Committee is made up of members of the County Board of Supervisors as well as City of Hollister and City of San

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

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			In 2016 the property was annexed into the City of Hollister. The 41 apartments have since been built and were occupied in 2018.
H.H Stimulate re-use and infill Downtown 1. Amend zoning ordinance standards for guest parking, minimum lot size 2. Parking Reduction in Measure Y area 3. Maintain inventory of potential re-use sites	Reduce parking constraints and provide more flexible development standards for infill areas downtown	January 2010 January 2010 Ongoing	1. Completed – Ordinance 1056 Adopted December 2009 2. After the construction of 100 units in the Measure Y downtown area the City of Hollister shall review the need for a parking district, review the effectiveness of the parking enforcement procedures 3. Current - HE Appendix G
H.I Amend zoning ordinance to stimulate development in Measure Y area	Provide more flexible development standards for infill in the Measure Y area	2010	Completed – Ordinance 1056 Adopted December 2009 - will continue 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 constraints. 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 2021.

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

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			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

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			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

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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 2021.
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 2021. <u>Vista de Oro</u> ; 80 Very low and low income housing units were

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
			built and received temporary occupancy in 2018 at Miller Road and Fourth Street.
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. However, due to SB330 also known as the “Housing Crisis Act,” the growth management ordinance cannot be implemented.
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

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.		
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			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.
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

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			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 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

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			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 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 recently annexed the following: 1) APN: 019-120-005 Woodle property consisting of 9.09 acres for Medium Density Residential;

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			2) APN: 019-310-002 Rosati property consisting of 23.51 acres for Medium Density Residential.
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

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			Redevelopment Agency entered into an agreement with Hollister Investment Group to provide tenant based rental assistance to ten very low income senior apartments at the Prospect Villa Senior Apartments until the end of 2019 in the amount of \$50,000 per year. Funds were deposited into the Low Moderate Income Housing Successor Funds from (Recognized Obligation Payment Schedule) ROPS 2013-14 A and 2013-14 B in the amount of \$50,000 for rent assistance at the Prospect Villa Senior Apartments. The property at 1191 Sunnyslope Road was 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	Maintain existing	Ongoing	Ongoing implementation

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Enforcement with public information	housing stock		
H.FF Monitor special housing needs	Adjust priorities for special housing needs from ongoing monitoring	Ongoing	City Council grant funding to special housing need providers for homeless, local food bank and abused persons. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.GG Foster and maintain partnerships for special needs housing and affordable housing with programs for second units, rental assistance and rehabilitation loans	Develop special needs housing		Brochure available for second units. In May of 2017 The City Council adopted an ordinance for residential development standards for second units and waived sewer and water impact fees per SB 1069. The State of California 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

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			Home Buyer program of which three were very low income households, seven were low income households and one was a moderate income household. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.LL Require new development to comply with Title 24 at a minimum	Energy conservation	Ongoing	Building permits are reviewed on an ongoing basis for compliance with Title 24
H.MM Make sites available to meet new construction needs	Provide housing for all income levels	Ongoing	Approved the following types of projects: • <u>Vista Meadows</u>: 72 low income rental units (71 senior). Status: Constructed and occupied 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

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			Hollister Planning Commission approved Site & Architectural Review Application No. 2013-3 and Tentative Map No. 2013-1 to subdivide an 8.51 acre parcel into forty-four (44) lots consisting of commercial and residential improvements. The residential improvements include 63 apartment units and 38 single family units. Status: single family units occupied in 2017. Multifamily expected to start construction in 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

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			were built and received temporary occupancy in 2018 at Miller Road and Fourth Street. • <u>CHISPA Line Street</u> 49 Age restricted low income senior apartment units received approval in 2017 and received occupancy in 2019. The apartments are located on Line Street between 5th Street and 7th Street.
H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing	Protect Affordable Housing	Annual	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. However, the City of Hollister Successor Agency will continue to monitor 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

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			existing affordable housing to determine if there are plans to opt-out in the future, and offer assistance in locating eligible buyers. - Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers. - Ensure that all owners and managers of affordable housing are provided with applicable State and federal laws regarding notice to tenants of the owner's desire to opt-out or prepay. State law requires a 12 month notice.
HOO Monitor Site and Architectural Review Process	Reduce governmental constraints	August 2010 Annual	Ongoing. The city provides the public with the Site and Architectural (S&A) submittal deadlines for the entire year. The calendar is 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

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			necessary revisions to the plans. - Public notice is submitted to the newspaper and it must be published at least 10 days prior to the public hearing planning commission meeting. - Total S&A application processing time for categorically exempt CEQA S&A projects is approximately 6 weeks.
H.PP Annual review of growth allocation procedures			The City of Hollister had in place a Growth Management Ordinance known as Measure U per Section 16.64 <i>Growth Management Program</i> of the Hollister Municipal Code which allowed up to 244 residential dwelling units per year. Measure U expired in 2012. The land use priority 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

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			residential allocations under the growth management program was a point system and the highest number of points was given to proposed developments that provided affordable housing. Developers were encourage to provide affordable housing since as part of the application process for the growth management allocations developers had a greater chance of obtaining the residential allocations if they provided affordable housing. The growth management applications had the following questions that provided the highest points: <i>1. In order to assist the city in meeting its RHNA requirements, does the project 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</i>

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			requirements, does the project provide residential units affordable to moderate income households? 5. Is a low-income housing company, agency, or non-profit included in the project team in order to ensure the construction and occupancy of residential units identified as affordable? 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. However, due to SB330 also known as the “Housing Crisis Act,” the growth management ordinance cannot be implemented. 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

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			affordable housing. The City of Hollister has provided services such as water and sewer outside of its jurisdictional boundaries to proposed low income development. On July 21, 2014 the City of Hollister City Council approved Resolution No. 2014-148 approving a memorandum of understanding between the City and CHISPA for the City to provide extended services outside of its jurisdictional boundaries to approximately 4.71 acres of land identified by apn 019-400-001 through 019-400-014 for the development of 13 single family residential affordable housing units and 41 affordable apartments with the requirement that the property gets annexed into the City of Hollister prior to the issuance of certificate of occupancy of the first residential unit. The project is currently under construction and it was annexed to the City of Hollister in 2016. The City of Hollister has a density bonus section in the Hollister Municipal Code under Section 17.04. In accordance with Sections

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			65915, 65915.5 and 65917 of the California Government Code, the purpose of this Article is to provide density bonuses, incentives, or concessions for the production of housing for extremely low, very-low, lower, and moderate-income households, and senior households. In enacting this Article, it is also the intent of the City to implement the goals, objectives, and policies of the City’s General Plan Housing Element and to establish a City density bonus for the provision of affordable senior housing. The Density Bonus Section of the Hollister Municipal Code is attached to this document in its entirety as Appendix K. Additional incentives in the Hollister Municipal Code include per note number 7 of Table 17.04-2 <i>Residential Lot Size, Lot Area, Density and Open Space Requirements by District</i> of Section 17.04.030 <i>Residential General Development Standards</i> of the Hollister Municipal Code the Planning Commission may waive the minimum density requirement for a development proposal with 100% multifamily affordable

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			<i>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>

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

The City of Hollister Annual 2021 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 21, 2022 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 actively working on an update to 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 2021:**

January 19, 2021

1. Resolution No. 2021-2 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the Roberts Ranch Single Family Subdivision for the Annexation of Territory into Community Facilities District No. 2 Annexation No. 28 (Police and Fire Services).

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2. Resolution No. 2021-3 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the Roberts Ranch Subdivision for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 40 (Public Facilities Services).
3. Resolution No. 2021-4 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the Roberts Ranch Multifamily Subdivision for the Annexation of Territory into Community Facilities District No. 5 Annexation No. 15 (Police and Fire Services).
4. Resolution No. 2021-5 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the 814 Prospect Ave. Project for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 39 (Public Facilities Services).
5. Resolution No. 2021-6 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the 814 Prospect Ave. Project for the Annexation of Territory into Community Facilities District No. 5 Annexation No. 14 (Police and Fire Services).
6. Resolution No. 2021-7 a Resolution of the City Council of the City of Hollister Approving the Chappell Road Master Plan and Accompanying Policy to Guide Future Development of the Chappell Road Project Area. Received presentation from Interim Development Services Director Prado.
7. 500 Foot Buffer Zone Along San Felipe Rd. and Hwy. 25 Restricting RV, Boat, and Mini-Storage.
8. Impact Fee Discussion for the Twin Oaks Development. Received report of Impact Fees from Interim Development Services Director Prado with a staff recommendation of not reducing the impact fees for the development and keeping the impact fees as previously agreed by the City Council. The applicant spoke in favor of reduction of fees, due to residential density of 1.53. Council consensus was to not bring this item back.

February 1, 2021

9. Resolution No. 2021-17 a Resolution of the City Council of the City of Hollister Approving an Annexation Agreement Between the City of Hollister and Joan Rosati as Trustee of

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the Joan Rosati Living Trust, Stephen J. Rosati, Jeanne Rosati, and John A. Rosati for the Property Identified as APN 019-310-002.

10. Resolution No. 2021-18 a Resolution of Application by the City of Hollister Requesting the Local Agency Formation Commission of San Benito County (LAFCo) to Initiate Proceedings for the Annexation of Territory of the Parcel Identified as APN 019-310-002.

11. Interim Development Services Director Prado provided an informational update to the City Council on the progress of the 2040 general plan update.

12. Informational Report Regarding Tentative Map Approval Time. Received report from Interim Development Services Director Prado.

February 16, 2021

13. Resolution No. 2021-31 a Resolution of the City Council of the City of Hollister establishing an Arts & Culture Commission (Parks and Recreation).

14. City Council Appointed Planning Commissioner Roxanne Stephens as the second Planning Commissioner on the General Plan Advisory Committee (GPAC). Council gave direction for staff to place on the March 1, 2021, City Council Meeting agenda a Resolution that rescinds the original Resolution, and increases the public members to three (3). Advertise in the Free Lance for the public members and ratify them at the March 15, 2021, City Council Meeting.

March 1, 2021

15. Resolution No. 2021-37 a Resolution of the City Council of the City of Hollister Rescinding and Replacing City Council Resolution 2018-27 to have 7 members appointed by the City Council to Serve on the City of Hollister General Plan Advisory Committee (GPAC) Ad Hoc Committee instead of 5 members. Received report form Interim Development Services Director Prado. Council Member Burns motioned to adopt Resolution No. 2020-37. Motion seconded by Council Member Perez. Motion carried unanimously.

16. Resolution No. 2021-38 a Resolution of the City Council of the City of Hollister authorizing the calling for sealed bids for the Ladd Lane and Southside Road Traffic Calming Improvements Project.

17. Resolution No. 2021-39 a Resolution of the City Council of the City of Hollister to approve Pavement Evaluation Services for approximately 128 centerline miles of roads in the City of Hollister as presented for use in justifying SB 1 funding, appropriate funding and authorizing the execution of the agreement for the services with Kimley-Horn and Associates.

18. Resolution No. 2021-40 a Resolution of the City Council of the City of Hollister approving the appropriation of \$10,340.00 from the general fund for the professional services cost to prepare a four way stop traffic analysis on 6th Street and Powell Street and on 6th Street and West Street.

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Received report from Interim Development Services Director Prado. Analysis concluded that at this time a four way stop was not warranted at this intersection. A traffic calming analysis recommended speed humps and signage. These have since been implemented.

19. General Plan Update. Received report from Interim Development Services Director Prado. Received presentation from David Early, of Placeworks.

March 15, 2021

20. Resolution No. 2021-42 a Resolution of the City Council of the City of Hollister Approving an Annexation Agreement Between the City of Hollister and Alan and Lorraine Woodle for the Property Identified as APN 019-120-005 Authorizing the Mayor to Sign the Agreement on Behalf of the City of Hollister.

21. Resolution No. 2021-43 a Resolution of Application by the City of Hollister Requesting the Local Agency Formation Commission of San Benito County (LAFCo) to Initiate Proceedings for the Annexation of Territory of the Parcel Identified as APN 019-120-005.

22. Resolution No. 2021-44 a Resolution of the City Council of the City of Hollister Approving the City of Hollister Annual 2020 General Plan Progress Report. Received report from Interim Development Services Director Prado.

23. Ratify Public Member Appointments to the General Plan Advisory Committee (GPAC). The following public members were appointed via City Council consensus to the General Plan Advisory Committee (GPAC): Chris Evans, Carol Johnson, Larry Rebecchi.

May 17, 2021

24. Resolution No. 2021-84 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the Farmstead Subdivision for the Annexation of Territory into Community Facilities District No. 5 Annexation No. 16 (Police and Fire Services).

25. Resolution No. 2021-85 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the Farmstead Subdivision for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 41 (Public Facilities Services).

26. Ordinance No. 1201 an Ordinance of the City of Hollister Approving the Second Amendment to the Development Agreement By and Between the City of Hollister and the Development Known as West of Fairview.

June 21, 2021

27. Resolution No. 2021-116 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the 125 Hawkins Alley Project for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 42 (Public Facilities Services)

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28. Resolution No. 2021-117 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the 125 Hawkins Alley Project for the Annexation of Territory into Community Facilities District No. 5 Annexation No. 17 (Police and Fire Services)

29. Resolution No. 2021-118 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the 390 West Street Project for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 43 (Public Facilities Services).

30. Resolution No. 2021-119 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the 390 West Street Project for the Annexation of Territory into Community Facilities District No. 5 Annexation No. 18 (Police and Fire Services).

31. Resolution No. 2021-121 : Development Services User Fees Update at full rate immediately.

32. Resolution No. 2021-123 a Resolution of the City Council of the City of Hollister Directing Staff to Make an Application to the Local Agency Formation Commission (LAFCO) for the City to Provide Sewer Service Outside of Its Jurisdictional Boundaries but Within the Sphere of Influence and Within the Hollister Urban Area Water and Wastewater Master Plan to the Property Located at 1520 Sunnyslope Road, Further Identified as San Benito County Assessor Parcel Number 020-442-015.

33. Resolution No. 2021-124 a Resolution of the City Council of the City of Hollister approving the Initiation of Prezone 2021-2 to initiate the rezoning and expansion of the Sphere of Influence to include three parcels totaling 3.10 acres located in the unincorporated area of the County of San Benito, south of Hillcrest Road and west of Los Altos Drive, further identified as San Benito County Assessor Parcel Numbers 020-460-035, 020-460-036, & 020-120-064.

June 22, 2021 (Special Meeting)

34. General Plan Update Policy Options Study Session. Interim Development Services Director Prado gave a brief introduction of the item. David Early with Placeworks gave a presentation on the General Plan Update and answered questions from Council. Council Consensus was supportive of the update of the general plan status.

August 2, 2021

35. Resolution No. 2021-141 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the 1551 Citation Way Project for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 44 (Public Facilities Services for Amazon Facility).

September 7, 2021

36. Resolution No. 2021-167 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the West Fairview Phase 1B Subdivision for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 45 (Public Facilities Services).

37. Resolution No. 2021-168 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the West Fairview Phase 1B Subdivision for the Annexation of Territory into Community Facilities District No. 5 Annexation No. 19 (Police and Fire Services).

38. Resolution No. 2021-169 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the Hollister Farms Subdivision for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 46 (Public Facilities Services).

39. Resolution No. 2021-171 a Resolution of the City Council of the City of Hollister Approving the Subdivision Improvement Agreement and Deferred Improvement Agreement for the West of Fairview Phase 1B Subdivision, Tract No. 303 and authorizing execution of the agreement for the Improvement with Lennar Homes of California, Inc.

September 20, 2021

40. Resolution No. 2021-183 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the West Fairview Phase 1A Subdivision for the Annexation of Territory into Community Facilities District No. 4 Annexation No. 47 (Public Facilities Services).

41. Resolution No. 2021-184 a Resolution of the City Council of the City of Hollister Approving the Proposed Boundary of the West Fairview Phase 1A Subdivision for the Annexation of Territory into Community Facilities District No. 5 Annexation No. 20 (Police and Fire Services).

October 18, 2021

42. Resolution No. 2021-196 a Resolution of the City Council of the City of Hollister Approving a Fully Funded Senior Planner position in the Development Services Department/Planning Division.

43. Resolution No. 2021-197 a Resolution of the City Council of the City of Hollister Approving the replacement of the Associate Civil Engineer position and one Assistant Engineer position with two Associate Engineer positions in the Development Services Department/Engineering Division and the Revised Associate Engineer Job Description.

44. Resolution No. 2021-198 a Resolution of the City Council of the City of Hollister approving the Sally Street Traffic calming report and authorize implementation of the report to install the recommended traffic calming measures.

45. Resolution No. 2021-199 a Resolution of the City Council of the City of Hollister approving the Buena Vista Road Traffic Calming Analysis.

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46. Informational Report on the City of Hollister Mobile Food Ordinance. Received report from Interim Development Services Prado.

November 1, 2021

47. Resolution No. 2021-203 a Resolution of the City Council of the City of Hollister approving amendments, modifications, and revisions to the existing contract between the City of Hollister and PlaceWorks, Inc. for the General Plan Update and Environmental Review to include the scope of services, costs, and schedule to be conducted by PlaceWorks, Inc. in cooperation with Goldfarb & Lipman LLC. for an Inclusionary Housing Program for the City of Hollister; Authorizing a supplemental appropriation; and authorizing the city to receive the SB 2 grant funding.

November 15, 2021

48. Resolution No. 2021-211 a Resolution of the City Council of the City of Hollister determining that Public Convenience or Necessity would be served by the issuance of a Type 42 Alcoholic Beverage Control License to Crave Wine Company located within Hollister's Downtown Historic District at 616 San Benito Street (APN 054-050-006) in the Downtown Mixed Use (DMU) Zoning District.

49. Resolution No. 2021-212 a Resolution of the City Council of the City of Hollister approving Conditional Use Permit 2021-7 to establish the use of a wine and retail shop, Crave Wine Company, in a +/- 1,675 SF existing ground floor commercial space, located within Hollister's Downtown Historic District at 616 San Benito Street (APN 054-050-006) in the Downtown Mixed Use (DMU) Zoning District.

50. Resolution No. 2021-215 a Resolution of the City Council of the City of Hollister Approving Commercial and Industrial Tax Sharing Agreement (This approval allows for annexations for commercial and industrial properties to occur).

51. Planning Department Report on the Current State of RHNA and Request for Direction.

December 6, 2021

52. Resolution No. 2021-224 a Resolution of the City Council of the City of Hollister adopting the Traffic Calming and All-Way Stop Control Warrant Analysis Prepared by Kimley-Horn and Associates, and Authorizing the Installation of Traffic Calming Measures for the Intersection of Chappell Road and Maple Street. Interim Development Services Director Prado gave a summary of the item, and answered questions from Council.

53. Resolution No. 2021-225 a Resolution of the City Council of the City of Hollister Adopting the All-Way Stop Control Warrant Analysis Prepared by Kimley-Horn and Associates, and Authorizing the Installation of All-Way Stop Control for the Intersection of Chappell Road and

Alvarado Street. Interim Development Services Director Prado gave a summary of the item, and answered questions from Council.

54.Resolution No. 2021-226 a Resolution of the City Council of the City of Hollister approving the proposal from Kimley-Horn and Associates, Inc. for the Buena Vista Road Traffic Calming – interim improvements project and authorizing staff to issue a task order for this work under the current on-call contract.

55.Resolution No. 2021-232 a Resolution of the City Council of the City of Hollister approving Subdivision Improvement Agreement for Tract No. 359, Clearist Park Phase 1 and authorizing the execution of the agreement for the improvements with Clearist Park Inc. a California Corporation. Interim Development Services Director Prado gave a brief summary of the item, and answered questions from Council.

December 20, 2021

56.Resolution No. 2021-239 a Resolution of the City Council of the City of Hollister approving the proposal for the San Felipe Road Precise Line and Beautification Study prepared by Kimley-Horn. Interim Development Services Director Prado, gave a brief summary of the item and answered questions from Council.

57.San Benito County Council of Government Presentation on the RHNA Methodology.

ADDITIONAL ONGOING RECENTLY INITIATED PROJECTS PRIOR TO 2021

- i. The City of Hollister City Council had multiple meetings in 2020 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. Due to SB 330 also known as "Housing Crisis Act" the growth management ordinance will not be implemented.
- ii. 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 adopted by the City Council. The plan was completed in the spring of 2019. The City of Hollister is actively pursuing grants for the future parks as identified in the Parks Facility Master Plan, including, but not limited to a park behind Fire Station No. 2 and at the Leatherback Property. The City of Hollister was awarded a grant in 2022 for a park behind Fire Station 2 and is actively pursuing implementation.

- iii. 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 took place on March 16, 2020. Ordinance 1188 was adopted at its regular April 6, 2020 meeting of the City Council.
- iv. The City of Hollister, working with Willdan financial to review and update the development services department application fees, received approval by the City Council to update its fees in June of 2021.
- v. 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.
- vi. On April 20, 2020, the City Council approved Resolution No. 2020-77 a Resolution of the City Council of the City of Hollister approving a supplemental appropriation in the amount not to exceed two hundred fifty thousand dollars (\$250,000) to San Benito County Health and Human Services for the Home Resource Center.
- vii. On June 15, 2020, the City Council approved Resolution No. 2020-121 a Resolution of the City Council of the City of Hollister Adopting a List of Projects for Fiscal Year 2020-2021 Funded by SB 1: The Road Repair and Accountability Act of 2017. Funding covered maintenance and repair on portions of McCarthy Street, Chappell Road, Casten Ct., and also will cover maintenance and repair on Olive Street, Park Street, and Line Street.
- viii. On June 15, 2020, the City Council approved Resolution No. 2020-119 a Resolution of the City Council of the City of Hollister Approving an Operations Covenant and Declarations of Covenant and Restrictions ("Agreement") Between the City of Hollister and Lotus Management Holiday Inn Express & Suites for a hotel incentive program. The hotel

would consist of 4 stories and 93 rooms. The hotel is currently under construction.

- ix. On June 15, 2020, the City Council approved Resolution No. 2020-124 a Resolution of the City Council of the City of Hollister Approving the Central Avenue Traffic Calming Report. On December 21, 2020, the City Council approved Resolution No. 2020-233 a Resolution of the City Council of the City of Hollister authorizing the call for sealed bids for the Central Avenue Traffic Calming Project, CIP No. C2004.
- x. On August 3, 2020, the City Council approved Resolution No. 2020-151 a Resolution of the City Council of the City of Hollister Authorizing a Traffic Calming Study and Design for Buena Vista Road.
- xi. On October 19, 2020, the City Council approved Resolution No. 2020-207 a Resolution of the City Council of the City of Hollister Approving the Initiation of Prezone 2020-2 to Initiate the Prezoning and Expansion of the Sphere of Influence to Include Four Properties Consisting of Approximately 229.32 Acres Located in the Unincorporated Area of the County of San Benito, East of San Felipe Road, to the North and South of State Route 156, Further Identified as San Benito County Assessor Parcel Numbers 014-120-055, 014-120-063, 014-120-064, and 014-120-014 and the Initiation of General Plan Amendment 2020-1 to Amend the Land Use Plan Map of the City of Hollister General Plan to Include and Designate the Properties Located at APNs 014-120-055, 014-120-063, 014-120-064, and 014-120-014 as Industrial. Since the approval of the initiation of prezone and the initiation of a general plan amendment, the applicant has been working with staff for the preparation of the environmental document pursuant to the California Environmental Quality Act (CEQA).
- xii. On November 16, 2020, the City Council approved Resolution No. 2020-217 a Resolution of the City Council of the City of Hollister appropriating \$186,000 from Park Development Fees to retrofit and expand the Klauer Park Playground with ADA improvements. The goal is to make ADA improvements to all parks within the City of Hollister. The park improvements were completed in February of 2022.
- xiii. On October 19, 2020, the City Council approved Resolution No. 2020-208 a Resolution of the City Council of the City of Hollister Authorizing the San Benito Street Traffic Calming and Beautification Project and Approving an Appropriation of Funds.

- xiv. On October 19, 2020, the City Council approved Resolution No. 2020-210 a Resolution of the City Council of the City of Hollister Approving the Parklet Program - Policy, Procedures and Guidelines and Authorizing an Appropriation in the Amount of \$15,000 from the General Fund for the construction of a City owned Parklet for Community Promotion purposes. Parklets have been improved in the downtown since the adoption of this resolutions. On December 21, 2020, the City Council adopted Ordinance No. 1199 an Ordinance of the City of Hollister Amending Chapter 10.20 of the Hollister Municipal Code Stopping, Standing and Parking Generally to allow for “back-in” diagonal parking where indicated.

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.

Major Development Applications in 2021 (City of Hollister Planning Commission)

1. Site & Architectural Review 2020-15 – Panattoni Development Company – The applicant received Site and Architectural approval for the construction of a forty-four (44) foot in height concrete tilt-up building measuring 129,540 (255' x 508') square feet with a 23 foot in height, to the top of the ridge, canopy measuring 50,268 (88.5' x 568') square feet for an outdoor loading area for a proposed delivery station land use on an overall 25.5-acre site. The delivery station would operate as a last mile distribution facility that would receive shipments from fulfillment centers to be sorted on site and loaded onto delivery vehicles for distribution to customers. The applicant is also requesting the approval of two freestanding signs onsite along Citation Way. The property is located at 1500, 1601, 1551, and 1601 Citation Way, further identified as San Benito County Assessor Parcel Numbers 053-360-037, 053-360-038, 053-360-039, and 053-360-040. The property is located in the M1 Light Industrial Zoning District of the City of Hollister. CEQA: Environmental Impact Report Addendum.
2. Extension of Tentative Map 2018-4 – Clearist Park, LLC – The applicant received a one (1) year extension to Vesting Tentative Map 2018-4 which received approval by the City of Hollister Planning Commission on January 24, 2019 per Resolution 2019-3. The Vesting Tentative Map approval comprises of the subdivision of three parcels consisting of a total area of 207.62 acres into 60 lots ranging in size from 1.68 acres to 11.30 acres. The property is located north of the Hollister Municipal Airport, west of San Felipe Road, approximately 0.53 miles north of the Fallon Road intersection, further identified as San Benito County Assessor Parcel Numbers 050-010-006, 050-010-007, and 050-010-008. The property is located in the Airport Support (AS) and Industrial Business Park (IBP) Zoning Districts of the City of Hollister. CEQA: Environmental Impact Report.
3. S&A 2019-10 Amendment – Tom Nino – The applicant received approval for an amendment to PC Resolution 2019-32 Condition 62 to remove the requirement to underground existing overhead utilities along Prospect Ave. and Comienzo Dr., for the approved project Site & Architectural Review 2019-10 for the construction of two new duplexes on two parcels in the Neighborhood Mixed-Use Zoning District, located at 814 Prospect Ave., further identified as San Benito County Assessor Parcel Numbers 056-050-013 and 056-050-014. CEQA: Categorically Exempt.
4. Site & Architectural Review 2020-10, Conditional Use Permit 2021-1 – Sheet Metal Systems Inc./Nick Hough – The applicant received Site and Architectural approval for the construction of a new 20,100 SF single-story office warehouse building on a 1.63-acre (71,002.8 SF) lot. In addition, the applicant is requesting a Conditional Use Permit for the consideration of parking reduction. The property site is located in the Industrial Business Park (IBP) Zoning District at 1940 Airway Drive, further identified as San Benito County Assessor Parcel Number 053-420-030. CEQA: Mitigated Negative Declaration.

5. Site & Architectural Review 2020-17 – Russ Orsi/Dutch Bros – The applicant received Site & Architectural approval for the construction of an 862 SF drive through coffee shop on a 0.62-acre site identified as Parcel No. 7 of the approved Hollister Farms Subdivision. The project will also consist of a double drive through lane, parking, and a separate, covered service window for walk-up customers. The property is located in the General Commercial (GC) Zoning District in the southwest corner of the driveway into the Hollister Farms Subdivision, further identified as San Benito County Assessor Parcel Number 056-250-067. CEQA: Mitigated Negative Declaration.
6. Site & Architectural Review 2020-1 – VMI Architecture – The applicant received approval to demolish the existing 2,851 SF drive-through restaurant building and is seeking Site & Architectural approval to construct a new 1,997 SF drive-through restaurant building with Gateway (NG) Zoning District at 40 San Felipe Rd., further identified as San Benito County Assessor Parcel Number 053-370-032. CEQA: Categorically Exempt.
7. Site & Architectural Review 2021-2 – Twin Oaks Hollister LLC – The applicant received Site & Architectural approval for the construction of a 6,351 SF Community Center for the Twin Oaks Active Adult Life Style Community. The applicants obtained previous approval for a community center building with the Twin Oaks (formerly Silver Oaks) Subdivision. However, that approval has since expired, and significant architectural and site changes are being requested by the applicant under this new proposal. The property is located in the Medium Density Residential (R3) Zoning District at 2071 McClellan Street, further identified as San Benito County Assessor Parcel Number 057-770-041. CEQA: Mitigated Negative Declaration.
8. Amendments to Title 16 Subdivisions of the Hollister Municipal Code – City of Hollister – An ordinance to amend Title 16 Subdivisions of the City of Hollister Municipal Code as it relates to the approval time of a tentative map. The amendments assure internal consistency with Section 66463.5 of the California Government Code and Subdivision Map Act for time limits to record a final map. CEQA: Categorically Exempt.
9. Nash Road Vacation – City of Hollister – The City of Hollister is seeking to vacate Nash Road between West Street and Monterey Street. CEQA: Categorically Exempt.
10. Conditional Use Permit 2021-5 for a Planned Unit Development – Michael Cady – The applicant was requesting approval for the reduction of the front yard setbacks for Lot 18 & 19 in the Cerro Verde Subdivision (TM 2016-2) due to the formation of the cul-de-sac. For Lot 18 (1230 Robbies Ct), the applicant is requesting a reduction of the front yard setback from 18' to 12.20' for the house, and from 20' to 18.27' for the garage. For Lot 19 (1220 Robbies Ct), the applicant is requesting a reduction of the front yard setback from 18' to 15.44' for the house. All other standard setbacks for the Low Density Residential (R1) Zoning District are proposed to be met for the lots. The project site is located within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District, at 1220 & 1230 Robbies Court, further identified as San Benito County Assessor Parcel Numbers 060-090-033 & 060-090-034. CEQA: Categorically Exempt. The Planning Commission did not grant this approval.

11. Tentative Map 2015-9 Amendment – Alex Sywak – The applicant is requesting to amend the City of Hollister Planning Commission Resolution 2016-11 by deleting condition of approval #55 – Emergency Vehicle Access which states, “Prior building permit issuance, the applicant shall provide an emergency access to Westside Blvd.” This project, Tentative Map 2015-9 and Conditional Use Permit 2016-3 for Planned Unit Development (Farmstead), was originally approved the City of Hollister Planning Commission on January 28, 2016 for a tentative map to subdivide an approximately 2-acre parcel into 13 single family lots in the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. The project site is located south of South Street, west of Westside Boulevard, and north Steinbeck Drive, further identified as San Benito County Assessor Parcel Number 58-060-010. CEQA: Categorically Exempt. The planning commission did not grant the applicant’s request to remove the EVA as previously approved by the Planning Commission.
12. Hollister General Plan Update 2040, Climate Action Plan and Sphere of Influence (SOI) Amendments and Annexations – Scoping Meeting – City of Hollister – The City of Hollister will prepare an EIR for the Hollister General Plan Update 2040, Climate Action Plan, and Sphere of Influence (SOI) Amendments and Annexations, and will hold a public meeting to receive comments on the scope of the EIR. The City also invites written comments on the scope of the EIR and alternatives that should be considered from April 9, 2021 no later than the close of the 30-day Notice of Preparation (NOP) review period at 5:00 p.m. on Monday, May 10, 2021.
13. Review the draft general plan vision statement and policy recommendations for key unresolved policy issues for the general plan. The draft vision statement and policy recommendations were informed by public and General Plan Subcommittee feedback through a series of community workshops and General Plan Subcommittee meetings held over Summer 2020 and Spring 2021.
14. Site & Architectural Review 2021-6, Conditional Use Permit 2021-7 – Josh Watt Electric, Inc. – The applicant received Site & Architectural Review approval to construct a 600 SF addition to an existing 1200 SF storage building on an existing nonconforming electrical manufacturing business site. In addition, the applicant is requesting a Conditional Use Permit for the expansion and intensification of the non-conforming use. The project is located in the General Commercial (GC) Zoning District at 385 Flora Ave., further identified at San Benito County Assessor Parcel Number 053-370-017. CEQA: Categorically Exempt.
15. Site & Architectural Review 2021-7, Conditional Use Permit 2021-9 – 500 San Benito, LLC - The applicant received Site & Architectural approval for the construction of 12 residential units on the upper three floors of an existing four-story building that has an existing restaurant on the first floor. The applicant also received Conditional Use Permit approval for a variation in private and common open space requirements. The project is located in a contributing building within the Downtown Historic District at 500 San Benito Street, within the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Number 054-080-009. CEQA: Categorically Exempt.

16. Site & Architectural Review 2021-10 – Maninder Singh and Vishal Methani – The applicant received a Site & Architectural Review approval to construct a single 1,168 SF apartment (2 bedroom/1 bath) on a 10,047 SF lot located at 650 Central Ave., further identified as San Benito County Assessor Parcel Number 053-260-006 in the Old Town – High Density Residential [OT(H)] Zoning District. The subject parcel has a two existing apartments on it - Unit 1 (3 bedroom/2 bath) and Unit 2 (2 bedroom/2 bath). In addition, this project is located within the special study seismic hazard zone. CEQA: Categorically Exempt.
17. Conditional Use Permit 2021-11 – Wine Bond CA, LLC. (Mine Khone & Maura Cooper) – The applicant received approval of a Conditional Use Permit for use for Crave Wine Company to operate a wine bar and retail shop in a +/- 1,675 SF existing ground floor commercial space at 616 San Benito Street, further identified as San Benito County Assessor Parcel Number 057-120-061, located in the Downtown Mixed Use (DMU) Zoning District. The applicant anticipates operating under two types of ABC licenses (License 20 for off-premises and License 42 for on-premises. Wine & Beer only. No Liquor). The business will not be preparing food but will offer snacks and other food items for purchase from a licensed commercial kitchen for resale. The hours of operation will be from 11 a.m. to 6 p.m., Sunday through Thursday, and 11 a.m. to 7 p.m. Friday & Saturday. CEQA: Categorically Exempt. This application was referred to the City Council and the City Council also approved the use.
18. Tentative Map 2021-2, Conditional Use Permit 2021-8 for a Planned Unit Development, Site & Architectural Review 2021-8 – HPG Hollister Development LLC – The applicant received approval of a Tentative Map, Conditional Use Permit for a Planned Unit Development, and Site & Architectural Review for the subdivision of a 23.51 acre parcel into 116 single family lots and 28 duet lots. The project is located at north of Meridian Street, south of Santa Ana Road, and west of Marguerite Maze Middle School in the Medium Density Residential Performance Overlay (R3- M/PZ) Zoning District, further identified as San Benito County Assessor Parcel 019-310-002. CEQA: Mitigated Negative Declaration (previously prepared).
19. Minor Subdivision 2021-2 – Jose Villalpando – The applicant is received approval to subdivide a 13.147- acre parcel into four commercial lots with one remainder lot. The property is the remainder parcel of previously approved Minor Subdivision 2020-3, and is part of the Chappell Road Master Plan project area. The subject site is located at southeast corner of Highway 25 and San Felipe Road in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Number 051-100-048. CEQA: Environmental Impact Report (previously prepared).
20. Site & Architectural Review 2019-16 Extension - David Huboi - The applicant received an extension for approved Site and Architectural 2019-16 to construct four (4), three (3) story 7,531 SF apartments; three of the buildings will consist of 7 units and one building will consist of 4 units with the first floor being a gym, community 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 Neighbor Mixed Use (NMU) Zoning District, further identified as San Benito

County Assessor Parcel Number 057-230-013. CEQA: Mitigated Negative Declaration (previously prepared).

- 21. Minor Subdivision 2018-1 and Site & Architectural Review 2018-8 Extension – Felipe Nine, LLC** – The applicant received approval for an extension for approved Minor Subdivision 2018-1 and Site & Architectural Review 2018-8 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 approval includes 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 on-site parking and all utility connection, drainage and landscape improvements. 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- 031. CEQA: Mitigated Negative Declaration (previously prepared).

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.

RESOLUTION NO. 2022-49

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING THE CITY OF HOLLISTER ANNUAL 2021 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 2021 General Plan Progress Report dated March 21, 2022; 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 2021 General Plan Progress Report at the March 21, 2022 Council meeting.

PASSED AND ADOPTED, by the City Council of the City of Hollister at a regular meeting held this 21st day of March 2022, by the following vote:

AYES: Council Members Perez, Resendiz, Morales, Burns, and Mayor Velazquez.

NOES: None.

ABSTAINED: None.

ABSENT: None.



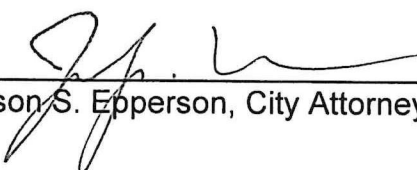
Ignacio Velazquez, Mayor

ATTEST:

APPROVED AS TO FORM:

Epperson Law Group PC



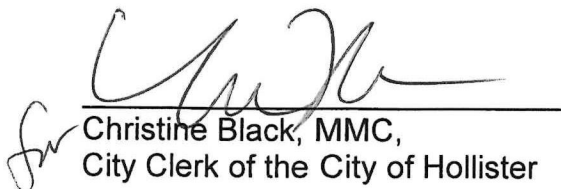
Christine Black, MMC, City Clerk

Jason S. Epperson, City Attorney

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

I, CHRISTINE BLACK, MMC, City Clerk of the City of Hollister, do hereby certify that the attached Resolution No. 2022-49 is an original Resolution, or true and correct copy of a City Resolution, duly adopted by the Council of the City of Hollister at a Regular Meeting of said Council held on the 21st day of March, 2022, at which meeting a quorum was present.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Hollister this 21st day of March, 2022.


Christine Black, MMC,
City Clerk of the City of Hollister

(Seal)

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