HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
December 15, 2022
6:00 PM

CITY OF HOLLISTER
CITY COUNCIL CHAMBERS, CITY HALL
375 FIFTH STREET
HOLLISTER, CA 95023
(831) 636-4360
www.hollister.ca.gov

NOTICE TO PUBLIC

Persons who wish to address the Planning Commission are asked to complete a Speaker's Card and give it to the Secretary before addressing the Planning Commission. Those who wish to address the Planning Commission on an Agenda item will be heard when the presiding officer calls for comments from the audience. City related items not on the Agenda will be heard under the Public Input Section of the agenda. Following recognition persons desiring to speak are requested to advance to the podium and state their name and address. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press *9. After hearing audience comments, the public portion of the meeting will be closed, and the matter brought to the Planning Commission for discussion.

PUBLIC PARTICIPATION NOTICE

The public may watch the meeting via live stream at:

Community Media Access Partnership (CMAP) at:
http://cmaptv.com/watch/

or

City of Hollister YouTube Channel:
https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured

Public Participation: The public may attend meetings.

NOTICE: The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Hollister utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing may not be available at all meetings.)

If you wish to make a public comment remotely during the meeting, please use the zoom registration link below:

https://us02web.zoom.us/webinar/register/WN_hZ20360mT2K5cwGULj-LeA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioners: David Huboi, Kevin Henderson, Roxanne Stephens, Luke Corona, Steven Belong

VERTIFCIATION OF AGENDA POSTING Friday, December 9, 2022 at 9:51 AM

APPROVAL OF MINUTES November 17, 2022

PUBLIC INPUT

This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. Speaker cards are available in the lobby, and are to be completed and given to the Secretary before speaking. When the Secretary calls your name, please come to the podium, state your name and city for the record, and speak to the City Planning Commission. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press *9. Each speaker will be limited to three (3) minutes with a maximum of 30 minutes per subject. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS

1. **Minor Subdivision 2018-3 Extension** – Alan Brookshire – The applicant is requesting a one-year extension to Minor Subdivision 2018-3 to subdivide an approximately 4,410 SF lot into three separate lots. Lot 1 is proposed a 1,302 SF, Lot 2 at 1,488 SF, and Lot 3 at 1,620 SF. The project site is located at 221 Hawkins Street in the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Number 056-091-002. CEQA: To be determined.

2. **Minor Subdivision 2018-6, Site & Architectural Review 2018-23 Extension** – Wright Thirteen, LLC – The applicant is requesting an extension for approved Minor Subdivision 2018-6 and Site & Architectural Review 2018-23 to subdivide a 13.19-acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The approval includes Site & Architectural approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage, and landscape improvements. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.

3. **Zoning Ordinance Amendment 2022-3** – City of Hollister – Amendments to the Zoning Ordinance related to Section 17.24.190, Site and Architectural Review, and 17.24.240, Planned Development Permits, and the adoption of a New Chapter – Residential Design Standards. CEQA: Categorically Exempt.

NEW BUSINESS

1. **Affordable Housing Presentation** – City of Hollister – Accept an informational presentation from Housing Coordinator, Jamila Saqqa, regarding affordable housing within the City of Hollister's jurisdiction.

2. **City of Hollister 2023 Planning Commission Calendar** – The City of Hollister's Planning Division Staff is requesting that the Planning Commission receive, review, and approve the Planning Commission Meeting Calendar for the year 2023.

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Hollister's Planning Division at (831) 636-4360. Notification of 48 hours prior to the meeting will enable the City to attempt to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 2.102-35. 104 ADA Title II].

Materials related to an item of this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the City Clerk's office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (closed between 12:00 and 1:00 p.m.). Materials are also available at the Development Services Department office located 339 Fifth Street, Hollister, Monday through Thursday, 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (closed between 12:00 p.m. and 1:00 p.m.).

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable 17 and/or videotaped or photographed. Recent Planning Commission meetings may also be viewed at www.CMAP.com and periodically on Cable Channel 17.

The next Planning Commission Meetings are scheduled as follows:

Planning Commission Study Session – Thursday, January 12, 2023 at 6:00 p.m.

Regular Planning Commission Meeting – Thursday, January 26, 2023 at 6:00 p.m.

MINUTES

HOLLISTER REGULAR PLANNING COMMISSION MEETING

November 17, 2022

PUBLIC PARTICIPATION NOTICE

CALL TO ORDER

The Regular meeting of the Planning Commission was called to order by Chairperson Roxanne Stephens on November 17, 2022 at 6:01 p.m. in the City Council Chambers at 375 Fifth Street, Hollister, CA 95023.

PLEDGE OF ALLEGIANCE

Commissioner Kevin Henderson led the Pledge of Allegiance.

ROLL CALL

Attendee Name	Title	Status	Arrived
David Huboi	District 2	Present	
Roxanne Stephens	Chairperson / Entire City	Present	
Kevin Henderson	Vice Chairperson / District 1	Present	
Steven Belong	District 3	Present	
Luke Corona	District 4	Present	

STAFF IN ATTENDANCE

Attendee Name	Title	Status	Arrived
Jennifer Thompson	City Attorney	Present	
Adrianna Ortiz	Development Services Director (4LEAF, Inc.)	Present	
Eva Kelly	Interim Planning Manager	Present	
Erica Fraser	Senior Planner (4LEAF, Inc.)	Present	
Ambur Cameron	Senior Planner	Present	
Mark Falgout	City Engineer (Kimley-Horn & Associates)	Remote	
Socorro Zendejas	Associate Engineer	Remote	

VERTIFICATION OF AGENDA POSTING

Development Services Director Ortiz verified that the amended Agenda for the City of Hollister Planning Commission Regular Meeting of Thursday, October 21, 2022 was posted on the bulletin board at City Hall on Monday, November 14, 2022 at 5:02 p.m. per Government Code Section 54954.2.

APPROVAL OF MINUTES

Commissioner Huboi motioned to approve the minutes for the Thursday, October 21, 2022 Regular Planning Commission meeting.

Motion seconded by Commissioner Corona.

Motion adopted unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Adopted [Unanimous]
MOTION:	David Huboi
SECOND:	Luke Corona
AYES:	Huboi, Henderson, Corona, Belong, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

PUBLIC INPUT

None.

PUBLIC HEARINGS

1. **Site & Architectural Review 2022-4** – Jeffery Eaton/E2 Architecture – The applicant is requesting Site & Architectural Review approval for the construction of a 45, 705 square foot addition to an existing 52, 729 square foot industrial building and related improvements, including a new parking lot, located at 1700 Shelton Drive in the M1 Zoning District, further identified as San Benito County Assessor Parcel Number 051-120-022. CEQA: Categorically Exempt.

   Senior Planner, Erica Fraser, on behalf on the applicant, requested that the project be continued to a date uncertain.

   Vice Chairperson Henderson made a motion to CONTINUE Site & Architectural 2022-7 for a Planned Unit Development to a date uncertain. Motion seconded by Commissioner Huboi.

   Development Services Director Ortiz called the roll call vote with the following results:
   Commissioner Huboi voted Yes, Vice Chairperson Henderson voted Yes, Commissioner Corona voted Yes, Commissioner Belong voted Yes, and Chairperson Roxanne Stephens voted Yes.
   Motion to continue carried unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Carried [Unanimous]
MOTION:	Kevin Henderson
SECOND:	David Huboi
AYES:	Huboi, Henderson, Corona, Belong, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

2. **Site & Architectural Review 2022-7, Conditional Use Permit 2022-7 for a Planned Unit Development** – KB Home/Charlie Hazelbaker – The applicant is requesting Site & Architectural Review and Conditional Use Permit for a Planned Unit Development approval for the construction of 60 "Cluster Lots", 33 of which will be Moderate Affordable Units, which are a part of Phase 2 of the larger West of Fairview Subdivision (TM 2007-1). The project is located north of Union Road, west of Fairview Road, and east of Calistoga Drive in the Residential West of Fairview Road (RWF) Zoning District. CEQA: Environmental Impact Report.

   Senior Planner, Erica Fraser, presented the staff report.
   Open Public Hearing: 6:19 PM
   Public Providing Testimony: Jennifer Mastro
   Closed Public Hearing: 6:24 PM

   Chairperson Stephens made a motion to ADOPT Resolution 2022-21 approving Site & Architectural Review 2022-7, Conditional Use Permit 2022-7 for a Planned Unit Development subject to the findings and conditions of approval contained within the draft resolution. Motion seconded by Commissioner Huboi.

   Development Services Director Ortiz called the roll call vote with the following results:
   Commissioner Huboi voted Yes, Vice Chairperson Henderson voted Yes, Commissioner Belong voted Yes, Commissioner Corona voted Yes, and Chairperson Roxanne Stephens voted Yes.

   Resolution 2022-21 was adopted unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Adopted [Unanimous]
MOTION:	Roxanne Stephens
SECOND:	David Huboi
AYES:	Huboi, Henderson, Belong, Corona, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

3. **Tentative Map 2021-5, Conditional Use Permit 2022-2 for a Planned Unit Development** – DAL Properties, LLC – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 18.24 acres into 92 lots:16 for new duet units, 75 for new single-family detached units, and one parcel for stormwater treatment and a linear park. The property has a General Plan designation of low density residential, and is within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application. The project is located between North Chappell Road and the Highway 25 Bypass, north of Pacific Way, further identified as San Benito County Assessor Parcel Number 051-230-006. CEQA: Environmental Impact Report.

   Interim Planning Manager, Eva Kelly, presented the staff report.
   Open Public Hearing: 7:13 PM
   Public Providing Testimony: Victor Gomez, Peter Smith
   Closed Public Hearing: 7:21 PM

The Planning Commission was provided a redlined draft resolution that contained the following changes from the draft Tentative Map resolution in the published agenda packet:

- Corrected APN: 051-230-006 (both resolutions), and added the word "Vesting"
- Rearranged conditions to group related COAs
- Minor formatting issues corrected
- Minor Modifications:
  - CoA 1: added language about concurrent CUP 2022-2 for PUD, added APN and the word "Vesting", referenced "final map" rather than "elevations". Newer language/format.
  - CoA 2: Permit Expiration. Newer language/format
  - CoA 3: Appeal Period. Newer language/format
  - CoA 6: Spelling
  - CoA 8: Changed to reflect October 12, 2022 noise study, not August 8, 2022 version
  - CoA 9: Changed from a 10' berm, to having the berm comply with the results of the noise analysis
  - CoAs 15, 94, 108, 109: Reference Name added, no other changes
  - CoA 10: Chappell Road Master Plan Linear Park, draft resolution reflected earlier version of the language, modified to reflect same condition that was placed on the recently approved PAD Investment Trust Tentative Map, also in the Chappell Road Master Plan Area
  - CoA 72(a): changed to reflect that in the absence of available recycled water, potable water can be used for dust control during construction
- Deleted Conditions:
  - CoA 67: Backflow Prevention. Not relevant.
  - CoA 89: Linear Greenway. Covered by plans and Park Design CoA.
  - CoAs 103-106: Phasing of Off-Site Improvements and Fairshare contributions covered by other conditions, as proposed.
  - CoA 107: Airport Land Use Commission (ALUC).
  - CoA 110: Caltrans Permitting. No Caltrans work in project scope.

- Added Conditions:
    - Time Extension: Newer language/format.
    - Overtime Inspections: Standard Language, not in draft.
    - Code Violations: Standard Language, not in draft.
    - San Felipe Road Corridor Improvements.
        - This condition is the final version of the phasing/off-site requirements that reflects the fairshare cost analysis that was completed by Rick Engineering for the off-site improvements on San Felipe Road, which are to be phased on a per-trip basis as the Chappell Road Master Plan Area is developed.
    - Rustic Basin Improvements.
        - This condition reflects the analysis that was completed for the Rustic Street Storm Basin and the project's requirement to mitigate stormwater on-site or perform mitigation at the basin to ensure that all of the project's stormwater requirements are met.
    - Real Estate Disclosure.
        - This condition was generated from the ALUC's review of the project which was completed. Standard language.

Commissioner Huboi made a motion to ADOPT Resolution 2022-22 approving Tentative Map 2021-5, subject to the finding and conditions contained in the red-lined draft resolution, provided to the Planning Commission and as previously described, accepting all changes proposed.

Motion seconded by Commissioner Corona.

Commissioner Belong opened the motion for discussion regarding adding fencing to the berm for safety purposes.

The Planning Commission discussed their concerns regarding accessibility and scalability of the berm by individuals using the linear parkway, and the risk associated with vehicular traffic from Highway 25 nearby. The Commission would like to emphasize to the Parks and Recreation the concerns regarding these safety issues. They would like to request that upon the review of the Parks & Recreation Commission on the Chappell Road Linear Park, that special consideration given in the approval of some type of barricade at the base of the berm through the installation of a low rise wall or fence (or a combination thereof) with a landscaping barricade to prevent individuals from accessing the berm. When making a determination regarding the barricade, the Planning Commission would like to request that special attention be given to aesthetics and the view of the Diablo Mountain Range be maintained.

After the discussion, Commissioner Huboi made a motion to ADOPT Resolution 2022-22 approving Tentative Map 2021-5, subject to the finding and conditions contained in the red-lined draft resolution, provided to the Planning Commission and as previously described, accepting all changes proposed with an amendment to add a Subsection A to Condition 14, to ensure that during the review of the Chappell Road linear park by the Parks and Recreation Commission, the commission take into consideration the concerns regarding safety expressed by the Planning Commission.

Vice Chairperson Henderson recommended a friendly amendment to include aesthetics in the motion.

Commissioner Huboi accepted the friendly amendment.

Commissioner Corona second the motion.

Development Services Director Otriz called the roll call vote with the following results: Commissioner Huboi voted Yes, Vice Chairperson Henderson voted Yes, Commissioner Belong voted Yes, Commissioner Corona voted Yes, and Chairperson Roxanne Stephens voted Yes.

Resolution 2022-22 was adopted unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Adopted [Unanimous]
MOTION:	David Huboi
SECOND:	Luke Corona
AYES:	Huboi, Henderson, Belong, Corona, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

Commissioner Huboi made a motion to ADOPT Resolution 2022-23 approving Conditional Use Permit 2022-2 for a Planned Unit Development, subject to the findings and conditions contained in the draft resolution, with a correction to change the referenced APN to 051-230-006.

Motion seconded by Commissioner Henderson.

Development Services Director Ortiz called the roll call vote with the following results: Commissioner Huboi voted Yes, Vice Chairperson Henderson voted Yes, Commissioner Belong voted Yes, Commissioner Corona voted Yes, and Chairperson Roxanne Stephens voted Yes.

Resolution 2022-23 was adopted unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Adopted [Unanimous]
MOTION:	David Huboi
SECOND:	Kevin Henderson
AYES:	Huboi, Henderson, Belong, Corona, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

4. **Zoning Ordinance Amendment 2022-2** – City of Hollister – Amendments to the City of Hollister Municipal Code to incorporate changes related to Senate Bill 9 (Gov. Code Sections 66452.6, 65852.21, and 66411.7) which came into effect January 1, 2022. The changes will bring the

municipal code into conformance with the State Law, and will allow for Urban Lot Splits and two-unit housing development within single-family residential zoning districts.

Senior Planner, Erica Fraser, presented the staff report.
Open Public Hearing: 7:59 PM
Public Providing Testimony: None
Closed Public Hearing: 7:59 PM

Commissioner Huboi made motion to ADOPT Resolution 2022-24 recommending City Council adoption of Zoning Code Amendment 2022-2 to add Chapter 17, 26. Two-Unit Residential Developments and Urban Lot Splits to the Municipal Code.

Motion seconded by Commissioner Belong.

Development Services Director Ortiz called the roll call vote with the following results:
Commissioner Huboi voted Yes, Vice Chairperson Henderson voted Yes, Commissioner Belong voted Yes, Commissioner Corona voted Yes, and Chairperson Roxanne Stephens voted Yes.

Resolution 2022-24 was adopted unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Adopted [Unanimous]
MOTION:	David Huboi
SECOND:	Steve Belong
AYES:	Huboi, Henderson, Corona, Belong, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

5. **Zoning Ordinance Amendment 2022-3** – City of Hollister – Amendments to the Zoning Ordinance related to Section 17.24.190, Site and Architectural Review, and 17.24.240, Planned Development Permits, and the adoption of a New Chapter – Residential Design Standards.

   Senior Planner, Erica Fraser, presented the staff report.
   Open Public Hearing: 8:31 PM
   Public Providing Testimony: Anne Hall
   Closed Public Hearing: 8:36 PM

   Vice Chairperson Henderson made a motion to the CONTINUE the hearing and directed staff to provide addition information for clarification regarding what happens to applicants that are various stages of the development process. Chairperson Stephens seconded.

   Development Services Director Ortiz called the roll call vote with the following results:
   Commissioner Huboi voted Yes, Vice Chairperson Henderson voted Yes, Commissioner Belong voted Yes, Commissioner Corona voted Yes, and Chairperson Roxanne Stephens voted Yes.

   Motion to continue was carried unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Carried [Unanimous]
MOTION:	Kevin Henderson
SECOND:	Roxanne Stephens
AYES:	Huboi, Henderson, Corona, Belong, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

Chairperson Stephens called a recess at 8:51 PM. The meeting convened at 8:55 PM.

NEW BUSINESS None.

OLD BUSINESS

1. **Minor Subdivision 2028-3 Extension – Alan Brookshire** – At the August 25, 2022 Planning Commission meeting, the commission granted a 90-extension to Minor Subdivision 2018-3, which extended the approval of the project entitlement to December 27, 2022 to prepare a CEQA initial study to review the utility pole located in the alley.

   Interim Planning Manager, Eva Kelly, presented the report.
   Open Public Comment: 9:01 PM
   Public Providing Testimony: Anne Hall
   Closed Public Hearing: 9:04 PM

   Commissioner Huboi motioned to CONFIRM that the intent of the Planning Commission at the August 25th, 2022 meeting was to allow time to review the utility pole located in the alley, and to allow additional time if necessary to complete this before bringing the Extension back for consideration, no later than February 16, 2023.

   Motion seconded by Commissioner Belong.

   Development Services Director Ortiz called the roll call vote with the following results:
   Commissioner Huboi voted Yes, Vice Chairperson Henderson voted Yes, Commissioner Belong voted Yes, Commissioner Corona voted Yes, and Chairperson Roxanne Stephens voted Yes.

   Motion to confirm carried unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Carried [Unanimous]
MOTION:	David Huboi
SECOND:	Kevin Henderson
AYES:	Huboi, Henderson, Corona, Belong, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

2. **Minor Subdivision 2018-6, Site & Architectural Review 2018-23** – At the August 25, 2022 Planning Commission meeting, the commission granted a 90-day extension to Minor Subdivision 2018-6 and Site & Architectural Review 2018-23. Staff and the Applicant, Wright 13, LLC, are requesting clarification pertaining to the motion made by the Planning Commission.

   Interim Planning Manager, Eva Kelly, presented.
   Open Public Comment: 9:22 PM
   Public Providing Testimony: Geary Coats, Matt Nohr, Patrick Orosco
   Closed Public Hearing: 9:35 PM

   The Planning Commission confirmed that the intent of the motion at the August 25th, 2022 meeting was to give the applicant a 90-day extension to make changes regarding undergrounding the stormwater facilities, but otherwise to reaffirm and maintain the original conditions of approval, and bring the one–year extension request back for review by the Planning Commission 90 days from the August 25, 2022 Planning Commission meeting (November). With the project not public noticed for the November Planning Commission meeting for a public hearing, and the 90-day extension being from the date of expiration of the project, the Planning Commission directed staff to agendize the project for a public hearing at the regular meeting of December 15, 2022.

NEW BUSINESS None.

PLANNING DEPARTMENT REPORTS None.

PLANNING COMMISSION REPORTS

Chairperson Stephens announced will not be reapplying for the Planning Commission. She was asked to stay on until a replace is appointed by the new Mayor Elect, Mia Casey. She indicated that she is still contemplating how long she will remain on the Planning Commission, but will be present to chair the regularly scheduled Planning Commission for December 15, 2023.

Commissioner Huboi announced that he intends to stay on the Planning Commission until he moves in March. Expressed appreciation to Chairperson Stephens for her service.

ADJOURNMENT

There being no further business to discuss, Commissioner Corona motioned to adjourn the meeting at 10:00 p.m. Motion seconded by Chairperson Stephens.

Motion was carried unanimously by the Planning Commission. 5-0-0-0.

RESULT:	Carried [Unanimous]
MOTION:	Luke Corona
SECOND:	Roxanne Stephens
AYES:	Huboi, Henderson, Corona, Belong, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

Planning Commission Staff Report December 15, 2022 Item 1

SUBJECT: **Extension of Time and Modification to Conditions of Approval – Minor Subdivision No. 2018-3** to subdivide approximately 4,422 SF (0.1015 acres) into three (3) individual residential lots located at 221 Hawkins Street (Assessor's Parcel Number 056-061-002) within the Downtown Mixed Use (DMU) Zoning District. The project site is located on the south side of Hawkins Street between San Benito Street to the west and East Street to the east.

STAFF PLANNER: Adrianna Ortiz, Development Services Director (831) 636-4360
Eva Kelly, Interim Planning Manager
Erica Fraser, AICP, Consulting Planner

ATTACHMENTS:

1. Kimley-Horn Preliminary Focused Traffic/Circulation Analysis
2. Planning Commission Resolution No. 2018-36
3. August 25, 2022 Planning Commission Staff Report (without attachments)
4. August 25, 2022 Meeting Recording Link (https://www.youtube.com/watch?v=BwO8_-FWzvE&t=3084s)
5. 2022 AEP California Environmental Quality Act Statute and Guidelines (link only) https://www.califaep.org/docs/2022_CEQA_Statue_and_Guidelines.pdf

RECOMMENDATION: Provide Staff with Direction

BACKGROUND:

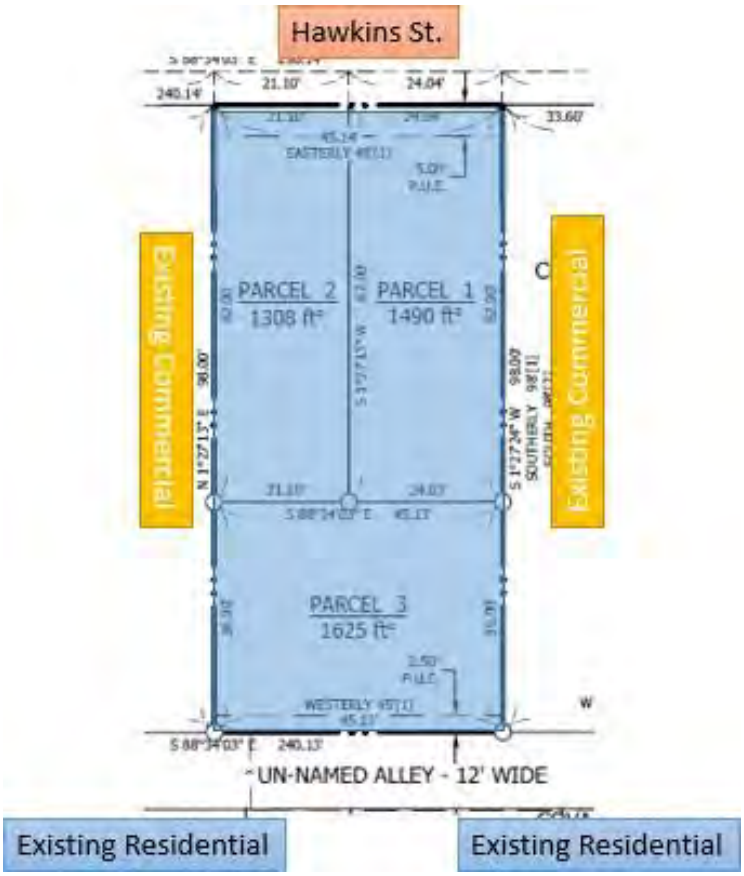
Minor Subdivision (2018-3) Approval

On September 27, 2018, the City of Hollister Planning Commission adopted PC Resolution 2018-36 and PC Resolution 2018-37, which approved Minor Subdivision (MS) 2018-3 and Site & Architectural Review (S&A) 2018-7 for the project located at 221 Hawkins Street. The approval of this project was then appealed to the City Council. On November 19, 2018, the City Council adopted Resolution No. 2018-301 upholding the Planning Commission's approval of Minor Subdivision 2018-3 and Site and Architectural Review 2018-7.

The approved Minor Subdivision (2018-3) allowed for the subdivision of the existing 4,410 SF parcel

located at 221 Hawkins Street (APN 056-091-002) in the Downtown Mixed-Use (DMU) Zoning District, into three parcels.

Figure 1: Approved Minor Subdivision 2018-3 Map



Prior to approval of the minor subdivision, the City's Design Review Committee (DRC) reviewed the request with respect to safety, circulation and requirements of the Municipal Code. Their concerns and any required improvements to ensure safety were included in the Conditions of Approval for the Minor Subdivision included as Attachment 2. Based on the condition of the alley and the location of the existing utility pole, Conditions 11, 63, and 68 were included to ensure safety in the alley.

Minor Subdivision, Site and Architectural Review, and Conditional Use Permit Expiration

The approval for MS 2018-3 was set to expire on September 27, 2020. At the request of the Applicant, former Development Services Director Bryan Swanson issued a letter approving a two year extension of the approval of Minor Subdivision 2018-3.

The Applicant did not request approval of an extension of the Site and Architectural Review and Conditional Use Permit approval at that time. Those approvals expired on September 27, 2020 (S&A 2018-7) and December 20, 2020 (CUP 2018-10). Should the Applicant wish to construct a project on the site,

the Applicant will need to apply for a new Site and Architectural Review as well as a Conditional Use Permit (if necessary). No Applications for a Site and Architectural Review or Conditional Use Permit have been submitted at this time.

The two year extension issued by Bryan Swanson was set to expire on September 27, 2022. In accordance with Section 16.44.060 of the Municipal Code, the Applicant applied for a one year extension of the approval prior to expiration.

Applicant's Request

On June 3, 2021, the Applicant submitted a request for a modification to the adopted Conditions of Approval (PC Resolution 2018-36) to remove the requirement to underground the existing utility pole at the rear (south) of the property as required by Condition of Approval No. 11 (Attachment 2).

Figure 2: Existing Utility Pole



On June 23, 2022, the Planning Division brought the request to the Planning Commission for review during a public hearing. Staff expressed safety concerns regarding the location of the above ground utility pole.

Following the meeting, the Applicant applied for an extension of MS 2018-3.
On August 25, 2022, the Planning Division brought the matter to the Planning Commission for review during a Public Hearing for the request to extend the approval of the map, which had the condition to underground removed by the Planning Commission in June. Upon the completion of Staff's review of the project, to allow for the preparation the draft written findings for approval of the project, Staff

determined that the project was no longer exempt from review under the California Environmental Quality Act (CEQA). Additionally, upon reviewing the request for an extension of the approval of the map, Staff determined that the subdivision did not comply with the requirements of the General Plan or Zoning Ordinance (Attachment 3).

At the meeting, the Planning Division expressed concerns regarding safety and potential liability to the City if the utility pole were allowed to remain above ground in the current location. Staff recommended the Planning Commission deny the request to modify the conditions of approval and require the utility pole to be undergrounded as previously required.

Furthermore, upon review of the extension request, Staff determined that the project was not consistent with the requirements of the Municipal Code or General Plan. In the Staff Report available for all meetings, Staff is required to evaluate all projects and requests for an extension of the approval of a project with regards to current regulations (which may have been enacted after project approval) as well as ensure that the extension and project is consistent with the requirements of the General Plan and Municipal Code in order to allow the Planning Commission or City Council make an informed decision regarding the proposed project.

At the meeting, the Planning Commission provided a 90-day extension and directed Staff to review the project under the requirements of the California Environmental Quality Act (CEQA) and prepare an Initial Study and any other documents as required pursuant to the CEQA. The August 25, 2022 meeting can be viewed via the City's YouTube Channel (https://www.youtube.com/watch?v=BwO8_-FWzvE&t=3084s) starting at minute 24.

Following the August 25, 2022 Planning Commission meeting, the unnamed alley at the rear of the property was opened by the City. Pursuant to Condition of Approval 68, this alley was not intended to be opened until right before recordation of the Final Map. This was intended to allow for the opening of the alley immediately prior to site work on the site which would have improved the alley and move the utility pole outside of the alley right-of-way for safety.

On November 17, 2022, the Planning Commission reviewed a request by the Planning Division to extend the 90 day allotment for the preparation of an Initial Study to allow Staff to complete the Study. The Planning Commission approved Staff's request for an extension of the initial 90 day period for CEQA review in order to complete the Initial Study.

ANALYSIS:

Staff has provided a discussion of the requested approval of an extension of the subdivision and the request to allow the utility pole to remain above ground in its current location.

Minor Subdivision Approval Extension

The Applicant is requesting approval of an extension of the approval period of Minor Subdivision 2018-3. The original approval was for a period of two years. The two year approval period was then extended by Bryan Swanson (former Development Services Director) for an additional two years. The Applicant is requesting a second extension for a period of one (1) year pursuant to Section 16.44.060 of the Municipal

Code.

The review of a request for an extension of the approval beyond the initial one year period allowed under Section 16.44.060 of the Municipal Code is considered a discretionary review by the decision making body pursuant to the requirements of the Subdivision Map Act. When reviewing an extension request the Planning Commission can choose to approve or deny the request or impose new conditions of approval on the project.

The approval life of any project is limited. Project approvals are set to expire in the Conditions of Approval. For most projects, as long as an Applicant applies for a Building Permit during the approval period, the approval will remain valid as long as the Building Permit is under review or is issued and has not expired. The approval of any extension of a subdivision is regulated by the Municipal Code as well as the Subdivision Map Act.

The City allows for an Applicant to request an extension of a project's approval in order to accommodate revised constructed timelines, the need for additional time to secure project financing, complications due to the project or any other issue which arises prior to an application for a Building Permit. The extension request may be approved in accordance with the Municipal Code.

In the case of a request for an extension of the approval of a Map, the review after the initial extension is discretionary. The map was previously extended for a period of two years. This is the second request for an extension of the approval.

The Approval of a project is valid for a limited time frame. The City does allow for an extension of time based on the type of approval that was previously granted. This is consistent with approval expiration throughout the United States. Project approvals are not granted for a lifetime. This is because the City is constantly changing. A project that was previously approved ten or even two years ago may no longer be consistent with the requirements of the General Plan, Municipal Code, City Standards, or direction from the current City Council. By limiting the validity period of project approvals, the City can ensure that development is constantly evolving towards the preferred vision of the City. Additionally, this allows for the expiration of any project that may have been approved in error.

It should also be noted that the approval of a Map or any other approval (Site and Architectural Review, Conditional Use Permit, Rezoning, Grading Permit, etc.) does not convey a vested right to develop (pursuant to several Court Rulings). There is no vested right to develop until an actual building permit has been issued and substantial work has been completed.

As part of the request for an extension of the approved map, the City must evaluate whether or not the project is consistent with the requirements of the General Plan and Municipal Code in effect at the time of the request. The following is a discussion of the minor subdivision with respect to the General Plan and the Municipal Code.

General Plan Compliance

The project site is designated Downtown Commercial and Mixed-Use in the 2005-2025 Hollister General Plan. This designation is intended for commercial uses and secondarily for residential uses. The proposed

lot split to allow for three parcels could be consistent with the requirements of the General Plan for this designation. However, it is important to note that future residential development may not be feasible on the lots, if divided, due to the small size, density requirements, and the fact that new single family residential development is not permitted in the Downtown Mixed Use Zoning District. The Downtown Mixed Use Zoning District does, however, permit other commercial uses, and commercial does not have minimum lot size or density restrictions.

The request to modify the Conditions of Approval for the approved Map is inconsistent with the Goals and Policies of the General Plan. A modification to the map as requested will result in a map which is inconsistent with General Plan Goal HS1 and Policy HS1.1 as the location of the utility pole within the re-opened alley will create a hazard for vehicular traffic in the public right- of-way (as identified in the preliminary Focused Traffic/Circulation Analysis included as Attachment 1). More detail regarding these concerns is outlined in the Initial Study Section starting on page 9 of this Staff Report.

Three lots could potentially be compliant with the requirements of the General Plan. Compliance with the General Plan will be reviewed when a complete application for a Site and Architectural Review is submitted.

Hollister Municipal Code

The approved Map does not comply with the requirements of Section 17.20.040.K of Tile 16, Subdivisions of the Municipal Code. This Section requires all lots to have a minimum frontage on a public street of 32 feet. Parcel 1 will have a lot frontage of 21 feet and Parcel 2 will be 24 feet. This is not consistent with the requirements of the Municipal Code.

The Applicant previously requested approval of the minor subdivision to divide the existing parcel into three lots for future residential development. Although a Site and Architectural Review was previously approved for the site, this approval has expired. The previous approval allowed for three parcels to be sold individually for three residential dwellings including two single-family attached and one single family detached dwelling units.

The previous Site and Architectural Review (S&A 2018-7) did not conform to the requirements of the Municipal Code with regards to allowed residential uses (or dwelling types) for properties located in the DMU Zoning District. Staff anticipates that the Applicant will apply for review of a similar project in the future. Table 17.08-1 Commercial and Mixed Use Zone Uses and Permit Requirements of the Hollister Municipal Code establishes the permitted residential uses in the Downtown Mixed Use (DMU) Zoning District.

Table 1: Permitted Residential Dwelling Types in the DMU

Residential Use (Dwelling Type)	Use Allowed?
New Single-Family Residential	Not Permitted
New Mixed-Use Building	Permitted
Multifamily	Permitted

Single Family and Multi Family is defined in Section 17.02.020 as follows:

> *"Residential dwelling unit—Multi-family* includes duplexes, triplexes, fourplexes, apartments, and residential condominiums. Excludes 'single-family attached' dwelling units and 'Duets'. A residence with an accessory dwelling unit authorized by Section 17.22.040 (Accessory dwelling units) of this title shall not be considered multifamily housing.
>
> *Residential dwelling unit—Single-family attached* means a group of three or more individual dwelling units contained within a single residential structure which share common walls from ground to ceiling along the side property lines; sometimes called a townhouse or row house. Typically, those units in the middle of a row shall have a zero lot line common wall with a unit on either side; and those units on either end of the row of townhomes shall have one common wall at zero lot line and the required setback of the zoning district on the other. Excludes 'Duets'."

Future development of the site reviewed under a request for a Site and Architectural Review will be required to conform to the requirements of the Zoning Ordinance. A request for development of any of the parcels would need to conform to the requirements of the Zoning Ordinance with regards to permitted residential uses.

Request to Modify the Approved Conditions of Approval

The existing unmanned one-way alley is located at the rear (south) of the project site. The alley is 12 feet wide for most of the alley. The alley provides no direct access to any of the adjacent properties. This alley was previously closed off from San Benito Street to the eastern wall of the 7-11 store (the fence was recently removed by the City).

Figure 3: Utility Pole and Property



The rear wall of the Big Sale Store (convenience market) and 7-11 back up directly to the right-of-way of the alley. Access from the 7-11 store to the alley is blocked by an existing cement fence. Customers at the Big Sale Store can now access the alley at the rear of the property (previously a flower shop was located

at the rear which blocked access to the alley). However, access to the alley is a sharp turn and dumpsters are frequently located so as to block access to the alley (see Figure 2). Most customers reverse out of the parking lot onto Hawkins Street. Any customer who wishes to exit via the alley must turn left to go down the one way path of travel thus avoiding the utility pole.

Several residential properties are located south of the unnamed alley. Access to these properties is completely blocked by an existing chain link fence (see Figure 2). No properties directly or indirectly access this alley.

At the rear of the two commercial buildings, the alley is 12 feet in width. The alley narrows at the existing above ground utility pole. During the initial review of the minor subdivision in 2018, the Engineering Department reviewed the map to ensure that access could be provided safely to all parcels shown on the Map. At that time, it was determined that in order to allow for safe, direct access to Parcel 3, the alley would need to be improved and the above ground pole would need to be undergrounded. As a result of the Map, the use of the alley was modified from non-essential to required to allow direct access (the only access) to Parcel 3.

The project was subsequently approved with three Conditions related to the safety of the alley and use of the alley for direct access to Parcel 3 (please refer to Attachment 2). Condition of Approval No. 11 required the Applicant to improve the existing alley and underground the existing above ground utility pole. Condition of Approval No. 63 required a safe path of travel during and after construction of the site. And Condition of Approval No. 68 required the City to open the existing alley to allow for direct access to Parcel 3 prior to recordation of the Final Map.

At the August 25, 2022 Planning Commission meeting, Staff discussed concerns related to allowing the above ground utility pole to remain in its current location and Staff recommended that the Planning Commission direct the Applicant to underground the pole. The Staff report outlined Staff's concerns that the pole would reduce the width of the alley to a width that is narrower than the minimum width required for one-way traffic lanes in the California Code of Regulations Section 1273. Additionally, by allowing the utility pole to remain, the circulation related to the minor subdivision would be inconsistent with General Plan Policy HS1.1. Staff determined that because of these two issues, the request would not be consistent with the requirements for a project Categorical Exemption under the California Environmental Quality Act (CEQA) and environmental review pursuant to the requirements of CEQA would be required.

At the August 25, 2022 meeting, the Planning Commission requested that Staff begin preparing an Initial Study to evaluate any potential impacts related to the request to allow the utility pole to remain as is. The purpose of the Initial Study was to fully evaluate the Applicant's request with respect to safety or any other environmental impacts identified during the preparation of the Study. No guarantee was given at the meeting that the Initial Study would determine that there would be no impacts with regards to the request.

Initial Study

Following the August 25, 2022 Planning Commission meeting, Staff began work on the preparation of an Initial Study to evaluate if there would be any environmental impacts related to the Project. The purpose of CEQA is to provide decision makers with information regarding the potential environmental effects

related to a project to prevent damage or impacts to the environment. The Initial Study is then used to determine if a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report must be prepared pursuant to the requirements of CEQA.

As part of the preparation of the Initial Study, a review of the modified circulation including the location of the utility pole was conducted by the Engineering Division as well as Kimley-Horn, the City's Traffic Consultants. Kimley-Horn has prepared a preliminary Focused Traffic/Circulation Analysis (Attachment 1) which reviewed any impacts related to the subdivision and the location of the utility pole (if allowed to remain as proposed by the Applicant).

The Focused Analysis recommends a minimum alley width of 15 feet for direct one-way access to a parcel to provide a safe unobstructed area for travel. As discussed in the Analysis, the required unobstructed alley width in the United States ranges from 15 feet to 20 feet. Where a utility pole or other obstruction is present, the alley width is 19 feet to 24 feet. The existing 12 foot wide alley is not consistent with these requirements. The overall width of the existing alley was not intended to provide direct access to a property and was designed when the downtown was laid out over one hundred years ago (when cars in this area was a more rare occurrence). However, Staff acknowledges that the existing alley is 12 feet in width and two buildings are currently located at the edge of the alley which limits the alley width to 12 feet in this case. Additionally, this alley was laid out over 100 hundred years ago and Staff does not recommend the requirement that the Applicant widen the alley to support this project if the Planning Commission wishes to allow for an extension of the Map.

The US Department of Transportation Federal Highway Administration (FHA) recommends a lateral offset of 4 feet behind the curb of the road to a structure or object (i.e. a pole) to further widen the unobstructed area of and around a roadway for safety purposes. The lateral offset increases the unobstructed area from the road (or alley) to the object in order to create a clear unobstructed area for drivers. The Focused Traffic Analysis reviewed the required lateral offsets throughout the Country and found that a lateral offset of 4 feet is consistently required. Due to the location of the utility pole, the Focused Analysis recommends a 4 foot lateral offset between the utility pole and the edge of the alley. This would require the utility pole to be moved or undergrounded.

The preliminary Focused Analysis recommends "a minimum alley roadway width of 19 feet" at the location of the utility pole. If the utility pole is allowed to remain in its current location, the alley will be 9.4 feet wide in this location which conflicts with the recommendations of the Analysis.

Additionally, the width of the alley at the pole is too narrow at the pole to meet the requirements of the US Department of Transportation Federal Highway Administration (FHWA). This means that the utility pole as is, in the existing location, is unsafe according to the FHWA and the City can be held liable if someone were to crash into the pole.

The purpose of Initial Study was to review the Applicant's request and determine if allowing the utility pole to remain would be a reasonable request and if the City could allow the modification to the adopted Conditions of Approval to remove the requirement that the Applicant underground the existing utility pole. In this case, the Focused Traffic/Circulation Study has determined that the existing alley is too narrow to provide access to the site and that the location of the above ground utility pole is unsafe.

In an effort to work with the Applicant, Staff discussed the preliminary study with Kimley-Horn in order to determine if there was a potential solution or compromise available. Staff discussed the possibility of moving the pole five feet onto the property which would increase the alley width to 12 feet throughout the alley and provide a lateral offset of 4 feet. A review of the previous plans submitted under the Site and Architectural Review showed ample area for the relocation of this pole. By moving the pole off the alley and a minimum of four feet from the edge of the alley, the pole would meet the FHWA's requirements for lateral offsets and the recommendation of the Focused Analysis for the offset of the pole.

Staff discussed this alternative with the Applicant during a phone call on November 30, 2022. The Applicant did not agree with this alternative. Staff has discussed the costs related to moving the pole verses the underground of the pole with several people and has determined that the cost to move the pole is less than the cost to underground the pole. Staff has also reached out to PG&E on the Applicant's behalf and PG&E appears to be willing to work with the Applicant on moving the utility pole.

The Initial Study has identified a significant impact related to safety. In accordance with CEQA any impacts identified must be mitigated to a less than significant level or an Environmental Impact Report must be prepared.

CONCLUSION:

During the initial review of the project in 2018, Staff determined that there were concerns with regards to using the existing alley for primary access to Parcel 3. Those concerns arose from the state of the paving in the alley and the location of the above ground utility pole. In order to mitigate those concerns, the Conditions of Approval included Condition of Approval No. 11 which required the Applicant to underground the utility pole and repair/repave the alley.

Following the Approval of the project the Applicant requested a second extension of the approval of the project and a modification to the Conditions of Approval. The request to modify the adopted Conditions of Approval (PC Resolution No. 36) to allow the Applicant to keep the existing pole as will result in a significant and unavoidable impact. Impacts which cannot be mitigated to a less than significant level, in accordance with the requirements of CEQA, require the preparation of an EIR if the City determines that there are overriding factors which should allow the project to move forward as proposed. The City is not required to approve an EIR or adopt a Statement of Overriding Considerations.

In an effort to reach a compromise with the Applicant, Staff has worked with Kimley-Horn and the City's Engineering Division to determine if there is a way forward without requiring the utility pole to be placed underground by the Applicant. A potential mitigation to move the pole out of and away from the alley in a location that meets the requirements for lateral offsets has been identified. Staff believes that the relocation of the pole will cost significantly less than the requirement to underground the pole. The undergrounding of the existing pole would require the applicant to bury the existing lines which connect to several residential properties. Work would need to be done within these individual properties and the Applicant would have to obtain permission and repair any damages cause to the properties. This will result in an unidentified labor, time, and construction costs. Moving the pole would require the relocation onto the Applicant's property and would alleviate the need to underground in the alley as well as the surrounding properties for a cost savings. There is a potential the PG&E may cover part or all of this

relocation.

Concerns still remain regarding the original approval of the project. The project was approved as a residential development with single family homes. Single family is not a permitted use in the Downtown Mixed-Use Zoning District. Approval of the second extension of the approval of the Minor Subdivision will allow the lot sizes to remain which are inconsistent with the required lot dimensions for residential parcels in this Zoning District. Additionally, future development of the site will require approval of a Site and Architectural Review. Should the Applicant choose to reapply with the same design as requested in 2018, the proposed project will not meet the requirements of the Downtown Mixed-Use Zoning District.

PLANNING COMMISSION OPTIONS:

Staff is asking for direction from the Planning Commission on how to move the project forward at this time. The location of the utility pole is inconsistent with the safety requirements discussed by the City's Traffic Consultants in the Focused Traffic/Circulation Analysis. Staff has provided the following four alternatives for review by the Planning Commission.

Option 1 – Deny the proposed extension of the approval of Minor Subdivision 2018-3.

As previously discussed, the lot frontage of the Minor Subdivision Map are inconsistent with the requirements of the Zoning Ordinance. Future development of the site would be required to conform to the requirements of the Municipal Code and the General Plan. Construction of three single family dwellings is inconsistent with the requirements for projects in the Downtown Mixed-Use Zoning District. The Applicant needs to apply for a new Site and Architectural Review in order to construct a project on the site in the future. Should the Applicant wish to move forward with a project similar to the one reviewed under S&A 2018-7, Staff would be unable to make the findings for approval.

Should the Planning Commission select this option, Staff will bring a Resolution recommending denial of the project for review during a Public Hearing.

Option 2 – Direct the Applicant to Underground the Utility Pole and Allow a One Year Extension of the Map

As discussed, the existing alley is narrower than what is typically required for one-way allies in the United States. The preliminary Focused Traffic/Circulation Analysis indicates safety concerns regarding the location of the pole and allowing the pole to remain above ground. Should the Planning Commission determine that the pole should be undergrounded for safety reasons and to limit liability to the City, Staff will complete the Initial Study and a Mitigated Negative Declaration (MND) will be prepared in accordance with the requirements of CEQA. The MND will include a mitigation measure which requires the Applicant to underground the utility pole.

Staff would bring the request for an extension to the Planning Commission for review and approval or denial during a Public Hearing. The Planning Commission would need to make a finding regarding the Map's consistency with the requirements of the General Plan and Zoning Ordinance extension request. Future development of the site would be required to comply with the requirements of the Zoning Ordinance and General Plan in effect at the time an application is received.

Option 3 – Direct the Applicant to Move the Utility Pole and Allow a One Year Extension of the Map

As discussed by Staff, Staff believes there is the potential to move the utility pole outside of the alley and provide a four foot lateral offset as is required by the FHWA. In this option, Staff would complete the Initial Study and prepare a Mitigated Negative Declaration and work with Kimley-Horn on the completion of the Final Focused Traffic/Circulation Analysis. The Mitigated Negative Declaration would include a mitigation measure which would require the above ground utility pole to be moved out of the existing alley and onto the Applicant's property. Final wording of the mitigation measure would be determined by Staff and Kimley-Horn to ensure that the alley would be safe for travel and there would be limited liability to the City.

Staff would then bring the request for an extension and approval of the Mitigated Negative Declaration to the Planning Commission for review in a Public Hearing. The Planning Commission would need to make a finding regarding the Map's consistency with the requirements of the General Plan and Zoning Ordinance extension request. Future development of the site would be required to comply with the requirements of the Zoning Ordinance and General Plan in effect at the time an application is received.

Option 4 – Approve the Applicant's Request to Modify the Conditions of Approval

In order to move forward with this option, an Environmental Impact Report must be prepared. As previously discussed, the Focused Traffic/Circulation Analysis determined that the existing location of the above ground utility pole is unsafe. Construction of a dwelling unit or commercial property in which the only access to the property is from the existing alley would further increase safety risks because anyone driving to parcel 3 would be required to use this alley in order to drive to or from the site. This risk is inconsistent with General Plan Goal HS1 and Policy HS1.1 of the General Plan which states that development should only be permitted where potential danger to the safety of residents can be mitigated.

The Focused Analysis determined that the location of the utility pole presents a significant impact related to safety. By allowing Parcel 3 to be developed in the future with required access via the alley, the existing pole would result in a significant impact related to safety. Without a mitigation measure discussed above which could reduce impacts to a less than significant level, this impact is considered significant.

The purpose of an Initial Study is to determine if a Negative Declaration or an EIR must be prepared to support the project (CEQA Guidelines Section 15063(c)(1). Safety impacts have been clearly identified with regards to the utility pole. Should the Planning Commission determine that you intend the amend the Conditions of Approval as requested by the Applicant, safety concerns cannot be mitigated to a less than significant level as required by CEQA for Negative or Mitigated Negative Declarations. If the project will result in one or more significant impacts (that cannot be mitigated) an Environmental Impact Report (EIR) must be prepared in accordance with CEQA Guidelines Section 15063(b)(1).

Approval of an EIR would require the City Council to adopt a Statement of Overriding Considerations (CEQA Guidelines Section 15093) for the project. The City Council has the ultimate decision making authority on whether or not to approve or disapprove the EIR (CEQA Guidelines Section 15042) and to adopt a Statement of Overriding Considerations. Additionally, a Focused Analysis has been prepared which indicates safety concerns regarding the location of the pole. In approving the request to allow the pole to remain above ground despite known safety concerns, the City could be held liable for any accidents

within this area.

Because of this, should the Planning Commission select Option 4, Staff will bring the item for discussion with the City Council to determine if there is support on the City Council for an EIR. Staff does not want the Applicant to go through the expense of preparing an EIR if the City Council will not approve the project to allow the utility pole to remain above ground or approve the EIR.

Staff recommends the Planning Commission select Option 1 for this Item.

November 30, 2022

Ms. Eva Kelly
City of Hollister
339 Fifth Street
Hollister, CA 95023
(transmitted via email)

RE: ***Focused Traffic/Circulation Analysis for the Proposed Residential Project at 221 Hawkins Street in Hollister, CA***

Dear Ms. Kelly:

Kimley-Horn and Associates, Inc. (Kimley-Horn) is working with the City of Hollister (City) to provide a focused traffic and circulation study for the residential project ("Project") at 221 Hawkins Street in Hollister, CA. The proposed project will subdivide the existing 4,422 square-foot parcel into three separate parcels with a residential unit on each lot. The project is located on the south side of Hawkins Street between San Benito Street to the west and East Street to the east. Access to the two northern parcels is provided through Hawkins Street on the north while access to the third southern parcel is provided through an existing 12-foot alley to the south. The project proposes to modify the existing public alley to allow for one-way vehicular traffic between San Benito Street and East Street. An existing utility pole is located on the southeast corner of the southern parcel and if left to remain, would reduce the alley width to 9.75 feet for the particular section where the utility pole is located. Therefore, further evaluation was conducted to determine whether sufficient width is provided for adequate vehicular and truck access through the modified alley. This memorandum discusses the methodology, analysis, and results of the evaluation.

BACKGROUND

Project Description

The proposed access to the third residential parcel is provided by an existing City-owned alley running east-west. The alley is currently 12 feet wide and is fenced off to through traffic coming from San Benito Street to the west and provides outbound vehicle access to East Street for patrons of the retail store to the east. With the proposed project, the alley would be open to the public and provide one-way traffic in the eastbound direction. As part of the original conditions of approval, the project was directed to remove the requirement to underground the existing utility pole located on the southeast corner of the third parcel. With the existing utility pole to remain, the alley would be reduced to less than 10 feet and may potentially create hazards for passenger car, fire truck, and refuse truck access. Further review of the site circulation was conducted to evaluate whether adequate width is provided for vehicles to access the parcel at the utility pole location. Field observations were conducted on Monday, November 28, 2022 to confirm the alley width at the location of the utility pole. The measurement from the edge of the utility pole to the fence located on the south side of the alley is 9.5 feet. However, a 2x4 is attached to the front of the pole and reduces the alley width to 9.4 feet. Therefore, the analysis will reference an alley width of 9.4 feet as measured in the field.

SITE EVALUATION

Fire truck, refuse truck, and passenger car access at the proposed alley was evaluated based on applicable guidelines. Guidelines for roadway widths and utility pole offsets were reviewed against the site plan to determine whether adequate site access is provided. It should be noted that the City of Hollister has limited guidelines for these requirements. Therefore, guidelines from other jurisdictions were used to evaluate site access and provide recommendations.

Alley Widths and Lateral Offsets

Requirements for the minimum lateral offset from vertical obstructions were reviewed under the US Department of Transportation Federal Highway Administration (FHWA) and American Association of State Highway and Transportation Officials (AASHTO). Based on FHWA's Urban Tree and Utility Pole Recommended Practices, lateral offsets need to be greater than four (4) feet behind the curb of a roadway. Based on Section 5.3.4.2 (Lateral Offset) of AASHTO, a minimum lateral offset of 1.5 feet should be provided between the curb face to the utility pole. However, if a roadway does not have a curb, a lateral offset of 4 feet should be provided between the edge of the travel way to the utility pole. As the alley does not have a curb, the most appropriate standard that should be applied to the project is AASHTO's requirement of a 4-foot lateral offset from the edge of the travel way to the utility pole. The lateral offset would provide sufficient clearance between vehicles and the utility pole to reduce safety and geometric hazards. A summary of these standards is provided in **Table 1**.

Table 1 – Minimum Lateral Offset Requirements

Source	Minimum Lateral Offset of a Utility Pole
FHWA[1]	Roadway with curb – 4 feet from behind the curb
AASHTO[2]	Roadway with curb – 1.5 feet from the curb face ***Roadway without curb – 4 feet from the travel way***

Requirements for the minimum alley widths were also reviewed for jurisdictions located within and outside of California and are summarized in **Table 2**. The requirements do not specify whether they apply to a one-way or two-way alley. It is assumed that these requirements apply to all alleys whether they are one-way or two-way. As shown in the table, when comparing the requirements for all jurisdictions, the minimum required alley width is 15 feet for the City of Venturia in Iowa. The alley width required for the City of Venturia was selected as it provides the least restrictive requirements. The current alley width of 12 feet, excluding the utility pole location, does not meet the minimum 15-foot requirement. The minimum 4-foot lateral offset was applied to the roadway width requirement and is also shown in **Table 2**. This results in a required minimum width, including lateral offsets,

[1] *Urban Tree and Utility Pole Recommended Practices*, Federal Highway Administration, February 2009.

[2] *A Policy on Geometric Design of Highways and Streets,* American Association of State Highway and Transportation Officials, 2018.

ranging from 19 feet to 24 feet. Therefore, if the utility pole were to remain, the alley width of 9.4 feet would be insufficient to meet the alley width and lateral offset requirement of 19 feet.

Table 2 – Minimum Alley Roadway Width Requirements

Jurisdiction	Minimum Alley Roadway Width	Minimum Alley Roadway Width (with 4 feet lateral offset)
San Diego, California[3]	20 feet	24 feet
Los Angeles, California[4]	20 feet	24 feet
Baltimore, Maryland[5]	16 feet	20 feet
Snohomish County, Washington[6]	16 feet	20 feet
Ventura, Iowa[7]	***15 feet***	***19 feet***

Fire Truck Access

Based on the *2022 California Fire Code[8],* the project shall comply to the following sections:

- *Section 503.1.1 (Buildings and Facilities) – Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter construction or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.*

- *Section 503.2.1 (Dimension) – Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.*

The 9.4-foot to 12-foot alley does not meet the required unobstructed width of 20 feet and shall not be used as a fire apparatus access road. However, the southern edge of the alley is located approximately 126 feet from Hawkins Streets and is within the 150-foot minimum requirement from the fire apparatus road to the proposed project. Therefore, the distance from the project to Hawkins Street is sufficient for fire apparatus to stage and fight fire from Hawkins Street. The City of Hollister's Fire Marshal has reviewed the fire access and deems the third parcel has sufficient fire access from Hawkins Street. A letter of approval from the Hollister Fire Department is provided in **Attachment A**.

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[3] *Street Design Manual*, The City of San Diego, March 2017.

[4] *City of Los Angeles Municipal Code*, City of Los Angeles, September 2022.

[5] *Baltimore City Site Plan Review Manual*, City of Baltimore Department of Planning, June 2017.

[6] *Snohomish County Code*, Snohomish County, Washington, 2022.

[7] *Code Of Ordinances of The City of Ventura*, The City of Ventura, Iowa, February 2020.

[8] *2022 California Fire Code, Title 25, Part 9*, International Code Council, July 2022.

Refuse Access

Based on the San Benito County Recology Waste Zero's Enclosure and New Development Guidelines, trash enclosure must be on a paved roadway that is at least 16 feet wide. Therefore, the alley provides insufficient access for garbage truck access. Instead, the project proposes to place nine (9) toters along Hawkins Street for garbage truck pick up. The proposed refuse access has been reviewed and approved by Recology Waste Zero in a memorandum provided in **Attachment B**.

CONCLUSIONS AND RECOMMENDATIONS

The minimum alley width for various jurisdictions range between 15 feet to 20 feet. The current alley width of 12 feet, excluding the utility pole location, does not meet the minimum requirements. It should be noted that many existing alleys located within the City of Hollister are consistent with these requirements and are greater than 15 feet, including Briggs Alley, Wentz Alley, Browns Alley, and Stone Alley. Due to the location of the utility pole, a minimum lateral offset of 4 feet is required. This results in a minimum alley width, including lateral offset, ranging from 19 feet to 24 feet. Since the utility pole reduces the alley width to 9.4 feet, the alley has insufficient width to meet both alley width and lateral offset requirements. Therefore, if the existing utility pole were to remain, a minimum alley roadway width of 19 feet should be provided. If the existing utility pole were to be relocated or underground, a minimum alley roadway width of 15 feet should be provided. Although it is understood that it would be difficult to provide the minimum 15 feet alley roadway width due to the adjacent buildings to the north and the south, a minimum alley roadway width of 15 feet is still recommended for safety purposes.

Although the project does not meet minimum fire access and trash enclosure access requirements, alternative access is proposed and were approved by each department. Fire staging and activity will occur on San Benito Street while toters will be placed on Hawkins Street to be picked up by Recology Waste Zero.

Sincerely,



Ben Huie, P.E.
California Professional Engineer #C76682

Attachments:

Attachment A – Hollister Fire Department Approval Letter
Attachment B – Recology Waste Zero Approval Memorandum

Attachment A

Vanessa Lopez

Subject: FW: Alan Brookshire

From: Charlie Bedolla <charlie.bedolla@hollister.ca.gov>
Sent: Monday, October 31, 2022 12:03 PM
To: ahall@sanbenitoeng.com
Cc: Alisia Corpuz <alisia.corpuz@hollister.ca.gov>
Subject: RE: Alan Brookshire

Sec. 503.1 General. Fire apparatus access roads, including private residential driveways, shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from the closest point of fire department vehicle access.

This Project is 126 feet from the street to the back fence in the alley. The alley way is not sufficient for fire apparatus but sufficient for private vehicles
Fire Apparatus need to be able to access the Residence within 150 feet. The actual is 126 with is within firefighting access from the street. Fire Apparatus will stage and fight fire from the Street at this residence.
503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:
1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
1.1. **The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.**

This building is well within the 150 range and no other access is needed besides the street

Hope this helps, let me know.

Charlie Bedolla
Battalion Chief/Fire Marshal
Hollister Fire Department
110 Fifth Street- Hollister, CA 95023
831-636-4325 Office
831-801-5438 Cell

Attachment B

MEMORANDUM
October 27, 2022

To: Eva Kelly, City of Hollister Planning Dept.
From: Shana McCracken, Waste Zero Manager, San Benito Co.
Re: ***Brookshire Project, 221 Hawkins, Waste Management***

Ms. Kelly and DRC Committee Members:

- The 12' alley will not be used by a garbage truck.
- This project, with 9 potential toters for pick up on Hawkins St, is acceptable to Recology.

Thank you.

PLANNING COMMISSION RESOLUTION NO. PC 2018-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING MINOR SUBDIVISION 2018-3 TO SUBDIVIDE ONE EXISTING LOT INTO THREE (3) INDIVIDUAL LOTS LOCATED AT 221 HAWKINS STREET (ALAN BROOKSHIRE) (APN: 056-091-002)

WHEREAS, Alan Brookshire ("the applicant") has submitted an application, Minor Subdivision 2018-3, to subdivide one existing lot into three lots consisting of Lot 1 (1,302 SF), Lot 2 (1,488 SF), and Lot 3 (1,620 SF) located at 221 Hawkins Street ("the project"). The project site is zoned DMU Downtown Mixed Use Zoning District, and it is further identified as Assessor's Parcel (056-091-002); and,

WHEREAS, the City Planning Division received the applicant's plans and forwarded the request to the Development Review Committee to assess the proposal for compliance with all relevant regulations; and,

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the City staff report; and,

WHEREAS, under the provisions of Section 16.36 of Title 16 Subdivisions of the City of Hollister Municipal Code, the Planning Commission is charged with receiving, investigating and taking action on Minor Subdivision applications; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on September 27, 2018 to consider the applicant's request, review the City staff report, and receive written and oral testimony for and against the proposal; and,

WHEREAS, after closing the public hearing, the Planning Commission determined that the project qualifies as categorically exempt as an existing facilities project pursuant to Section 15315, Minor Land Division, Class 15. The project consists of the division of property in an urbanized area that is zoned for Downtown Mixed Use. The division of property would result in three parcels and is in conformance with the General Plan and zoning. The site requires no variances or exceptions, and can be adequately served by all required utilities and public services. The parcel has not been involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent; and,

NOW, THEREFORE IT IS RESOLVED, that the proposed application for Minor Subdivision 2018-3 is hereby approved with the following findings and conditions:

CEQA Findings:

Finding: The approval for the Minor Subdivision is in compliance with the California Environmental Quality Act.

Evidence: *The project Categorically Exempt from CEQA pursuant to Section 15315, Minor Land Division, Class 15. The project consists of the division of property in an urbanized area that is zoned for residential land uses. The division of property would result in three parcels and is in conformance with the General Plan and zoning. The site requires no variances or exceptions, and can be adequately served by all required utilities and public services. The parcel has not been involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent.*

Subdivision Findings:

1. The project as proposed is consistent with the City of Hollister General Plan.

   Evidence: *The project site consists of one parcel identified as APN 056-091-002 located in the Downtown Mixed Use Zoning District. The project site is designated Downtown Commercial and Mixed Use by the Land Use Element of the Hollister General Plan. The subdivision density of 29.6 dwelling units per acre is consistent with the density allowed by the land use designation.*

2. The project meets the criteria of the City of Hollister Zoning Ordinance and Subdivision Ordinance.

   Evidence: *The project subdivision plan, as submitted, along with the proposed conditions of approval, demonstrates that the application complies with chapter 17.08 of the City of Hollister Zoning Ordinance (Commercial and Mixed Use Zoning Districts) and all provisions of the Subdivision Ordinance.*

3. The design of the subdivision proposed by the tentative parcel map will not cause substantial environmental damage or result in any significant environmental effects.

   Evidence: *The project Categorically Exempt from CEQA pursuant to Section 15315, Minor Land Division, Class 15. The project consists of the division of property in an urbanized area that is zoned for residential land uses. The division of property would result in three parcels and is in conformance with the General Plan and zoning. The site requires no variances or exceptions, and can be adequately served by all required utilities and public services. The parcel has not been involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent.*

4. The proposed project will not be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or to the general welfare of the City.

Evidence: *The evidence supports this finding as represented by the development plans, City prepared staff report and the proposed conditions of approval.*

PASSED AND ADOPTED at a regular meeting of the City of Hollister Planning Commission held on this 27th day of September 2018, by the following vote:

AYES:	**Huboi, Muenzer, Torres, Valdivia**
NOES:	**None**
ABSTAINED:	**Lenoir**
ABSENT:	**None**

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Bryan T. Swanson, Secretary

Please Note
It is the sole responsibility of the project applicant to comply with the conditions as approved, modified or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.

CONDITIONS OF APPROVAL

1. This application approval is for the Minor Subdivision Tentative Map submitted by Alan Brookshire. The application approval expires on September 27, 2020 unless the City grants an extension or an extension is granted under a provision of the Subdivision Map Act. For an efficient plan review period, the applicant shall submit a final map package for review to the City Engineer no later than March 27, 2018. This should allow sufficient review time to process the final map for recordation, prior to the expiration date of September 27, 2020. The final map must substantially comply with the approved tentative Map. Failure to obtain an

extension by the application either per an automatic extension of the Subdivision Map Act or by the City of Hollister shall result in the expiration of the tentative map. The Final Map shall be recorded prior to the expiration of the tentative map. Prior to the expiration of the tentative map, the applicant shall enter into a Subdivision Improvement Agreement with the City of Hollister and record the Final Map.

2. Applicant shall defend, indemnify and hold harmless the City of Hollister, any agent, officer or employee of the City, and any advisory board of the City, against any claim, suit, action, judgement, costs and attorney's fees arising out of this approval or any assertions that this approval, including the environmental determinations made herein, is invalid, illegal, unconstitutional or otherwise contrary to law. The City shall promptly notify the applicant of any claim against the City and shall cooperate fully in the defense.

3. No entitlements that rely upon this approval shall be granted during the 15-day appeal period. In the case of an appeal being filed, no entitlements shall be granted until final action is taken on the appeal.

4. All improvements required shall be constructed in accordance with the City of Hollister Standard Plans and Specification and receive approval by the City of Hollister Engineering Department. All applicable codes and ordinances, along with the recommendations of the City Engineer and any required Geologic Investigation, are to be adhered to, and all required fees shall be paid.

5. The final map shall be required to indicate all public and private rights-of-way for streets.

6. The final map shall be required to indicate all public and private easements necessary to serve the new parcel configurations. These easements shall include the following: utility, water, sewer, telephone, storm drainage, fiber optic conduit, cable, T.V., tree planting and maintenance.

7. The subdivider shall submit a final map package for review and approval by the City Engineer and City Council for the subdivision. The submittal shall be in complete form and accompanied by the traverse sheets, map checking fees, and all other items required by Hollister Municipal Code Chapter 16.

8. Prior to filing of the final map for this project, the developer or applicant shall provide to the city proof that adequate water services exist to serve the project. Proof shall consist of documentation from the applicable water purveyor for domestic and fire suppression use. Further, the applicant or developer shall hold the City harmless in the event that services are not available prior to the filing of the final map or for the withholding of any building permit or withholding of any other public services or utilities as they relate to water availability.

9. All material necessary to present the subdivision to the City Council shall be submitted to the City Engineer at least two weeks prior to the Council Meeting. The material shall be submitted in a form satisfactory to the City Engineer.

10. The subdivider shall submit three prints of the approved tentative map to each of the following utilities: PG&E, Pacific Bell, AT&T, and Charter Cable. The subdivider shall subsequently provide the City Engineer with each utility's easement needs as part of the initial submittal.

11. Road improvements:

    a. The subdivider shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved tentative map, including street lighting and street trees; all underground utilities including, but not limited to, sanitary and storm sewers, gas, electrical, telephone, cable TV, fiber optic conduits, and water lines; and all other improvements necessary to bring the following rights-of-way into full conformance with all applicable City standards.

        i. **Alley Improvements**: As shown on the tentative map, the alley to the south of the property shall have full improvements including but not limited to AC pavement overlay or other pavement restoration method as approved by the City Engineer, curb, gutter, lighting, and undergrounding of any existing overhead utilities as determined by the City Engineer. These improvements shall run the entire length of the alley between San Benito Street and East Street, and across the entire right-of-way width. The curbs shall be painted red along both the north and south sides of the alley for the entire length.

12. Temporary Maintenance and Operation of Utilities: The subdivider shall pay for all maintenance and operation of all utilities and improvements from the time of installation until acceptance of the subdivision improvements.

13. Noise During Construction: Construction activities on the project site must employ noise suppression devices and techniques and shall be limited to the hours of 7:00am to 6:00pm Monday through Friday, and 8:00am to 6:00pm on Saturdays. No construction activities shall take place on Sundays. No construction, landscape maintenance, or grounds maintenance activities shall occur on federal holidays. Construction equipment and activities shall use noise suppression devices and techniques.

14. Site Clearance: If applicable, the project site shall be properly cleared of all fences, wells, septic tanks, irrigation pipes, fuel tanks, and other structures. Certificates from the County Environmental Health Department shall be provided to the City Engineer for any well or septic tank abandonment, and from the City Fire Department for abandoned fuel tanks.

15. Temporary Barricades: All streets temporarily ending at property lines shall be barricaded in accordance with City Standards.

16. Prior to any site improvements or construction, the applicant shall submit a building permit application and receive a building permit from the City Building Division. All improvements

shall strictly adhere to the approved site plan, unless prior approval is granted by the City for changes.

17. Soils Report: As part of the final map submission, a geotechnical soils report shall be submitted to comply with the current building code in accordance with the provisions of the City Subdivision Ordinance.

18. Stormwater Management: Development projects with stormwater discharge to the Waters of the U.S. through the City's MS4 drainage system are subject to the requirements of the California Regional Water Quality Control Board Central Coast Region, Resolution No. R3-2013-0032, entitle "Post-Construction Storm Water Management Requirements for Development Projects in the Central Coast Region," dated July 12, 2013 (PCRs), as applicable. The City Engineer may review and approve an alternative to the PCRs to address stormwater management for those development projects that the City deems to be eligible.

19. Construction Stormwater BMP Control Plan (CSCP): Prior to any site development or grading, the applicant shall submit for review and approval by the Engineering Department a CSCP for construction stormwater runoff BMP control measures. The applicant shall coordinate and meet with the City Engineering Department to receive written instructions related to the preparation and requirements of the CSCP that the applicant shall provide and submit as part of the plan, for City review and approval.

20. Post-Construction Stormwater Control Plans (SWCP): Prior to any site development or grading, the applicant shall submit a SWCP for review and approval by the Engineering Department. The SWCP shall address all required post-construction stormwater runoff BMP control measures, as applicable. The applicant shall coordinate and meet with the City Engineering Department to discuss the requirements of the SWCP that the applicant shall provide and submit as part of the plan, for City review and approval. The applicant is advised that the Engineer of Record shall inspect and provide certification to the City of Hollister that all stormwater post-construction improvements are properly installed and comply with the approved civil design plans.

21. Drainage Report: A drainage report shall be submitted for review and approval by the City Engineer. The drainage report shall include, but is not limited to, depiction of all areas tributary to the site, provision of all information pertinent to the capability of the proposed drainage facilities to handle the expected post-construction stormwater management (LID, runoff control and reduction, water quality treatment, etc.) and flood control measures as required for the site. Additionally, the report shall include or incorporate the grading plan, CSCP, SWCP, and landscape plan for the project.

22. Grading and Drainage Plan: Prior to any site development or grading, the applicant shall submit for review and approval by the Engineering Department a grading plan that complies with Chapter 15.24 "Grading and Best Management Practice Control" and Section 17.16.140 "Stormwater Management," of the Hollister Municipal Code and all subsequent amendments to those codes. Low Impact Development (LID) strategies shall be considered and

incorporated as part of site planning and design as appropriately feasible. Development projects with stormwater discharge to the Waters of the U.S. through the City's MS4 drainage system are subject to the requirements of the California Regional Water Quality Control Board Central Coast Region, Resolution No. R3-2013-0032, entitled "Post-Construction Storm Water Management Requirements for Development Projects in the Central Coast Region," dated July 12, 2013 (PCRs), as applicable. The applicant is advised that the development shall comply with the California Central Coast Regional Quality Control Board's Stormwater Post-Construction Requirements Resolution R3-2013-0032, as applicable. The applicant is also advised that the Engineer of Record shall inspect and provide certification to the City of Hollister that all stormwater post-construction improvements are installed properly and comply with the approved design plans.

23. Storm Water and Grading Permit: Prior to any approval of any storm water permit, grading permit, or improvement plans, the applicant shall obtain all applicable permits directly associated with the grading activity including, but not limited to, the State Water Board's CGP, State Water Board 401 Water Quality Certification, U.S. Army Corps 404 permit, and California Department of Fish and Game 1600 Agreement. Further, the applicant shall provide evidence to the City Engineer that the required permits have been obtained.

24. Solid Waste: Demolition: Prior to recordation of the final map, the subdivider shall prepare a solid waste diversion plan for demolition of existing structures and construction of the residences. The subdivider shall submit documentation that 50% of the construction or demolition waste was diverted in compliance with Chapter 15.04.045 of the City of Hollister Municipal Code.

25. Storm Water and Grading Permit: Prior to approval of any stormwater permit, grading permit, or improvement plans, the subdivider shall submit a Notice of Intent to comply with the State Resources Control Board Water Quality Order 99-08-DWQ, a site map, a fee payable to the State Water Resources Control Board and Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must contain at a minimum all items listed in Section A of the General Permit including descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and both temporary (e.g. fiber rolls, silt fences, etc.) and permanent (e.g. vegetated swales, riparian buffers, etc.) best management practices (BMPs) that will be implemented to prevent pollutants from discharging with storm water into waters of the United States.

26. Initial Final map/Improvement Plan Submittal: The initial submission for the final map shall be in complete form and accompanied by the traverse sheets, map checking fee, and all other items required by the City Engineer.

    a. The subdivider shall submit improvement plans for the onsite and offsite public improvements identified on the approved tentative map and underground utility systems and piping, as well as related work necessary for fire protection as part of the initial submission. The plans shall be in complete form and in accordance with the standards established by the City Engineer regarding format and design information required. Said

plans shall be approved by the City Engineer and in the case of the fire suppression systems, by the City Engineer and Fire Chief prior to grading or final map approval.

b. The exact location, number, size, and other pertinent information for all utilities including fire hydrants, street lights, sanitary sewers, and storm drains will be checked and approved at the time the final improvement plans are submitted for review.
c. The improvement plans shall include the design of infrastructure including all appurtenant structures and special conditions related to the infrastructure that will provide a complete system to service the development and applicable mitigation measures identified in the adopted environmental document. These improvements shall include by not be limited to the following:
d. The street design for a minimum distance of 100 feet past the project limits to insure design continuity.
e. Storm drainage improvements including erosion control during construction and post construction.
f. Water improvements.
g. Sewer improvements.
h. Street lighting.
i. Public Utility.
j. Any proposed onsite amenities such as parks, trails, paths, transit facilities, and common areas.

27. Construction of Improvements: All improvements required shall be constructed in accordance with the City of Hollister Design Standards, Standard Plans, and Standard Specification in effect at the time the improvement plans are approved. All applicable codes and ordinances, along with the recommendations of the City Engineer and any required Geologic Investigation, are to be adhered to, and all applicable fees required for same shall be paid.

28. Water Line Improvements: The water system improvements shall be subject to the review and approval of the City of Hollister. All water system improvements shall be installed in accordance with the City of Hollister standards in effect at the time of improvement plan approval. Any offsite waterlines necessary to be installed under proposed pavements shall be installed at the time of the roadway improvements.

29. Utilities: The subdivider shall underground all utilities, including all existing overhead utilities along the project frontage and alley as determined by the City Engineer. Utility boxes and similar equipment shall be sited in non-obtrusive locations. All public utilities including gas, electric, cable, telephone, and fiber optic conduits shall be installed to serve the lots in the subdivision. The exact location, number, size, and other pertinent information for all utilities including water lines, fire hydrants, street lights, sanitary sewers, and storm drains will be checked and approved at the time the final improvement plans are submitted for review.

30. Public Utilities and Tree Planting Easement: The subdivider shall dedicate a six foot public utilities easement and a ten foot tree planting/maintenance easement along all street frontages if deemed necessary by the City of Hollister Engineering Department.

31. Sidewalk and Utilities Easement: The subdivider shall dedicate a 10 foot public utilities easement and sidewalk easement along all street frontages or as approved by the City Engineer.

32. Easements: The subdivider shall dedicate right-of-way and easements for the dedicated as well as public utility easements, sidewalk, tree planting, and maintenance easements.

33. Non-vehicular access strip: The subdivider shall dedicate a one-foot non-vehicular access strip along all streets terminating at the project boundary and at any property phase line.

34. The applicant shall be required to dedicate and right-of-way and easements necessary along Hawkins Street and the unnamed alley to the south of the property to provide for ultimate improvement of the roadway.

35. Improvements Prior to Occupancy: In order to assure adequate access for emergency response vehicles and water for fire suppression, the issuance of any building permit shall be subject to the requirements of City Council Resolution 95-08, A Resolution of the City Council of the City of Hollister Establishing a Policy relating to Home Construction in Incomplete Subdivisions or any subsequent policy. No certificate of occupancy shall be issued for any unit prior to completion of such improvements.

36. Water Efficient Landscape: Prior to building permit issuance, the applicant shall receive approval for water efficient landscape plans for the front yards of the lots, park areas, lots dedicated as an open space easement for storm water retention/infiltration and any park strips and landscaping along the sound wall pursuant to Chapter 15.22, Water Efficient Landscape of the Hollister Municipal Code.

37. The applicant shall use drought and fire resistant plant materials and water conserving irrigation devices. All landscaping and irrigation shall be installed prior to final of the building permit.

38. Waste Diversion: Prior to issuance of a building permit, the project sponsor shall submit a solid waste disposal plan for the new construction that established criteria and procedures to divert at least 50% of all construction debris from the landfill. The plan shall include measures to divert at least 50% of the solid waste from the John Smith Landfill which shall be subject to the review and approval of the City of Hollister. To ensure compliance with the recycling plan, a refundable deposit shall be paid to the City of Hollister equivalent to $50/ton of estimated construction and demolition debris for the phase of the project, to be deposited into an interest-bearing escrow account. The construction waste shall be calculated at 11.3 pounds per square foot of demolished floor area. The City shall return the deposit with any interest generated during the deposit after submittal of verifiable documentation of the required diversions.

39. Final Occupancy Inspection for Residential Units: A final occupancy shall not be granted for any residential units unless the Building Inspector can verify the following:

    a. The water conditioning system that has been installed is a City-approved system that can be regenerated offsite and will not discharge waste or waste products into the City's sewage system.
    b. Prior to final occupancy of the building, the applicant shall install new Radio Read Meters. For details, contact the Lead Water Operator with the Utilities Division of the Community Services Department at (831) 636-437.
    c. The front yard landscaping has been installed in compliance with condition 36, Water Efficient Landscape.
    d. Runoff from roof gutters shall be directed to landscape swales, rain gardens and shall not be piped directly to gutters or non-permeable paving.
    e. The developments impact fees shall be based on those in effect at the time MS 2018-3 was tentatively approved (September 27, 2018) and as adjusted by inflation, or further study. On the date of the final inspection or the date the certificate of occupancy is issued for each residence, whichever occurs first, the subdivider must pay all development impact fees due to the City and County. Development impact fees that apply to the project are listed below:

        i. Water Impact Fee
        ii. Water Connection Fee
        iii. Traffic Impact Fee
        iv. Sewer Facilities Development Impact Fee
        v. Sewer Collection Fee
        vi. Storm Drainage
        vii. Park Land Acquisition Fee (non-Quimby Act development projects)
        viii. Park Construction Fee
        ix. Police Impact Fee
        x. Fire Impact Fee
        xi. Jail and Juvenile Hall Facilities
        xii. Library

    For a complete list of all applicable impact fees please contact the City Engineer with the City of Hollister Engineering Department at (831) 636-4340.

    f. Fee credits may apply to some impact fees as determined by the City of Hollister.

40. School Fee. Unless otherwise required by law, all school impact fees shall be paid at the time of building permit issuance.

41. Subdivider fees. The subdivider shall pay all fees including all fees required by reimbursable agreements, drainage agreements, improvement plan checking fees and inspection fees as well as any applicable fees pursuant to the Public Works Master Plan.

42. All building plans submitted shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes.

43. Prior to issuance of a building permit or recordation of the parcel map, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Chapter 1.16 Section 1.16.100 Refusal to issue permits, licenses or other entitlements states "No department, commission or public employee of the city which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements where there is an outstanding violation involving the property upon which there is a pending application for such permit, license or other entitlement."

44. The property owner/developer shall replace any street or sidewalk improvements or utility services that are removed or damaged during the construction of the project as determined by the City Engineer. This could include, but is not limited to: permeable paving; PCC curbs; gutters; sidewalks; street lighting; signing and striping; all underground utilities including but not limited to sanitary sewer, gas electrical, telephone, and water and fire services lines; and all other improvements to bring the right-of-way into full conformance with applicable City standards. All construction in the right-of-way shall be completed prior to final building approval.

45. Fire hydrant shall be Clow 865 units only with either Clow CW50 or equivalent Long beach breakaway spool/risers and shut off valves.

46. The applicant shall place a three valve cluster connection with installation of each new fire hydrant and lateral. The City Engineer may waive this requirement if an existing shut-off valve exists within the proximity of the new hydrant.

47. Prior to issuance of a building permit, the applicant shall submit a fire sprinkler system plan and obtain approval for this plan from the Fire Department. They fire system plan must be updated and retro-fitted for the new occupancy, its interior walls, and all wall separations.

48. Prior to occupancy, an operating fire alarm system shall be installed. The fire alarm system shall be inspected and approved by the Fire Department.

49. Prior to occupancy, the applicant shall provide evening lighting, which is unobtrusive for neighboring parcels, on the project site. All light sources should be fully shielded from off-site view. All lights to be downcast except where it can be proved to not adversely affect other parcels. The applicant shall coordinate with the Engineering and Police Departments to provide any necessary lighting on or within the vicinity of the project site.

50. Community Facilities District No. 5: Prior to the approval of any Memorandum of Agreement for Early Strat Homes, or prior to the Subdivision Improvement Agreement, or prior to the recordation of the final map, whichever the applicant chooses to do first, the applicant shall cooperate with the City to facilitate the annexation of the entire subdivision

project to the Community Facilities District No. 5. The entire subdivision project shall be included within the boundaries of the community facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et esq.) and be subject to a special tax levied hereunder. The special tax shall be in an amount that will be updated with the annual CPI> per unit per year, subject to an annual increase in accordance with the designated consumer price index as of January 1 of each year. The subdivider shall cooperate with the City to accomplish the inclusion of the subdivision in the community facilities district, either through annexation to an existing district or through the formation of a new district. Such cooperation shall include, bu not be limited to, executing and filing with the City Clerk, in a form acceptable to the City Attorney, any approval, consent, or waiver required by the City in order to expedite the inclusion of the subdivision in such a district.

51. Community Facilities District No. 4: Prior to the approval of any Memorandum of Agreement for Early Start Homes, or prior to the Subdivision Improvement Agreement, or prior to the recordation of the final map, whichever the applicant chooses to do first, the applicant shall cooperate with the City to facilitate the annexation of the entire subdivision project to the Community Facilities District No. 4. The entire subdivision project shall be included within the boundaries of the community facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et. Esq.) and be subject to a special tax levied hereunder. The special tax shall be in an amount that will be updated with the annual CPI> per unit per year, subject to an annual increase in accordance with the designated consumer price index as of January 1 of each year. The subdivider shall cooperate with the City to accomplish the inclusion of the subdivision in the community facilities district, either through annexation to an existing district or through the formation of a new district. Such cooperation shall include, but not be limited to, executing and filing with the City Clerk, in a form acceptable to the City Attorney, any approval, consent, or waiver required by the City in order to expedite the inclusion of the subdivision in such a district.

52. When the City of Hollister deems necessary, the applicant shall be required to install an RPP (Reduced Pressure Principal) backflow prevention device at their sites. The RPP shall conform to all AWWA (American Water Works Association) standards and shall be appropriately sized for the specific application on the site. The RPP shall be inspected by a certified California-Nevada AWWA Backflow Prevention Assembly General Tester. The Utility Division shall provide a list of acceptable Assembly Testers within the area. The Utility Division shall receive a copy of the initial RPP inspection report. Any and all RPP defect shall be immediately repaired or replaced prior to the Utility Division reestablishing water service to the sites. The owners/operators shall have the RPP inspected/tested each year thereafter, with all reports forwarded to the Utility Division. Should the RPP fail to pass any inspection or test, the device shall be immediately repaired or replaced, with all repair and/or replacement reports forwarded to the Utility Division.

53. The RPP shall; be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements. The RPP shall be installed inside a wire-mesh cage enclosure, preferably green in color, with a hinge on one end and a locking

hasp device on the other to prevent vandalism and unauthorized entries. The RPP shall be installed at a site between the City's water meter and the building inside the property line where the RPP can be readily observed and be easily accessible for future inspections.

54. The Engineering Department shall inspect all building laterals, the project's main sanitation collection system, and the interceptor installation prior to burial. The owner/developer shall contact our office at (831) 636-4340 at least 24 hours prior to all necessary inspections.

55. The Engineering Department shall process applications for new water meters and meter boxes for irrigation and potable water systems. The owner/developer may contact the Engineering Department (831) 636-4340 for information.

56. All sanitary sewer and water service lines shall meet City standards.

Special Conditions

57. **Fire Hydrants**: Prior to final map submittal, please coordinate with the City Engineer (831) 6336-4340 and Fire Chief Bob Martin Del Campo (831) 636-4325 for the placement of fire hydrants.

58. **Sewer and Water Line Grid**: Prior to final map approval, the map shall identify water line and sewer line girds throughout the project sire. The map shall be reviewed and approved by the City of Hollister Engineering Department.

59. **Water Sampling**: Prior to final map submittal, the map shall identify a water sampling device for water analysis at opposite ends of the project site to avoid using water hydrants for water analysis. The map shall be submitted ot the City of Hollister Development Services Department and placement of the water sampling device on the map and ultimately on the site shall be reviewed and approved by the City of Hollister Utilities Department.

60. **Grading and Subdivision Improvement Work**: After approval of the Tentative Map, the developer/applicant may choose to start grading and infrastructure improvements prior to the Final Map being recorded and a Subdivision Improvement Agreement being approved by the City Council, at developer's/applicant's own risk. The City shall have sole discretion on whether to approve any and all grading and subdivision improvement work to be performed prior to approval and recording of the Final Map. Applicant shall provide approved surety in the amount of 100% of the Engineer's Estimate for Labor and Material, pay all applicable fees, and provide insurance certificates. The City will issue an appropriate permit prior to the work being started. Acceptance of improvements by the City of Hollister shall not be completed until a Final Map or parcel Map is approved by the City of Hollister and has been recorded with the County of San Benito and the improvements are complete. The developer/applicant herein agrees that any and all construction shall be at developer's/applicant's own risk if the design of the map requires modifications to conform to the approved tentative map, state law, and local ordinances.

61. **Early Start Homes**: The developer shall execute a memorandum of agreement with the City of Hollister prior to submitting the first building permit application for early start homes such as model homes or production homes. Prior to executing the memorandum of agreement, please schedule a meeting with the City of Hollister Engineering Division to review any plans for early start homes. The engineering division will review the plans with the City of Hollister Development Review Committee (DRC) which consists of various departments of the City of Hollister for review and comment. For details please contact the City Engineer at (831) 636-4340.

62. **Notification Prior to Construction**: Prior to initiating any site improvements on the site, notification shall be sent to property owners at minimum within 300 feet of the project site notifying the property owners of the commencement of the construction activity. Notification shall be sent at minimum 15 days prior to the initiation of the construction activity and shall indicate the days and hours of operation per the noise ordinance in condition 13 of this resolution.

63. **Safe Path of Travel**: The site shall not be fenced off at the property line adjacent to a walkway or right-of-way during construction or at any time. Any proposed fence during construction or at any time shall be placed at minimum 5 feet away from the public right-of-way to allow a safe path for pedestrians within the property. In addition, improvement plans submitted to the City of Hollister shall provide the location of any proposed fence and shall define a safe path of travel location on the plans.

64. **Air Conditioning Units**: Each residential unit shall have a centralized air conditioning unit for each home. An air conditioning unit can allow for the residents to close their windows to mitigate potential noise during hot days.

65. **Common Walls in Two Single Family Attached Units**: The common walls within the two single family attached residential units shall be designed and constructed in a manner in which sound/noise could not carry over from one residential unit to the next. The design of the common walls shall be reviewed and approved by the City of Hollister Building Official prior to issuance of a building permit.

66. **Common Walkway Gates**: The gates at the north and south end of the shared, private walkway on the eastern edge of the parcel shall be made of tubular metal that is resistant to vandalism with keypad entry. The design and construction shall be reviewed and approved by the City of Hollister Development Services Department and Fire Department prior to installation.

67. Prior to issuance of a building permit, the applicant shall survey the alley to determine the property lines surrounding the public right-of-way. The results of the survey shall be provided to the City Engineer.

68. **Alley Access**: Prior to recordation of the final map, the City of Hollister shall notify the property owner of 927 San Benito Street to remove their fences that are within the public

right-of-way. Upon removal of the fences that block the alley access and prior to issuance of a building permit, the applicant shall install a new, six (6) foot privacy fence along the northern property line of the neighboring property at 927 San Benito St. that steps down towards San Benito Street that shall be reviewed and approved by the City of Hollister Planning and Engineering Department. No construction may begin until the fence is removed and replaced at 927 San Benito St.

69. **AutoCAD and GIS**: An electronic copy of the approved design improvements shall be submitted to the Development Services Department in both AutoCAD and GIS format, prior to recording of the map, as applicable. An electronic copy of the map shall be submitted to the Development Services Department in both AutoCAD and GIS format, prior to the recording of the map, as applicable.

70. **Conditional Use Permit**: Prior to building permit issuance, the applicant shall be required to submit an application for a Conditional Use Permit to be reviewed and approved by Planning Commission to obtain approval of an allowance to not meet the requirements for private and common open space in a multifamily development pursuant to Chapter 17.04.040 *Multifamily general development standards.* The conditions of any approved Conditional Use Permit shall also apply to this resolution.

71. **Notice of Exemption**: Within five days of project approval, the applicant shall supply a check payable to the "San Benito County Clerk" to the Development Services Department for filing of the Notice of Exemption required by CEQA. This fee is the administrative filing fee with the County Recorder's Office.

72. **All other Resolutions**: All conditions in the resolution approving Site and Architectural Review No. 2018-7 shall apply to this resolution.

Planning Commission
Staff Report
August 25, 2022
Item 1

SUBJECT: **2022 Extension of Time - Minor Subdivision No. 2018-3** to subdivide approximately 4,422 SF (0.1015 acres) into three (3) individual residential lots located at 221 Hawkins Street (Assessor's Parcel Number 056-061-002) within the Downtown Mixed Use (DMU) Zoning District. The project site is located on the south side of Hawkins Street between San Benito Street to the west and East Street to the east.

STAFF PLANNER: Adrianna Ortiz, Development Services Director (831) 636-4360

ATTACHMENTS:

1. Resolution Denial of 2022 Extension of Time for Minor Subdivision No. 2018-3 to subdivide approximately 4,422 SF (0.1015 acres) into three (3) individual residential lots.
2. The 2018 approved Parcel Map is included as Exhibit A
3. Resolution 2018-36 adopting MS 2018-3
4. Development Services Director Letter dated September 24, 2020, granting 2-year extension of time for MS 2018-3
5. MS 2018-3 Amended Plan Set

RECOMMENDATION: Denial

PROJECT DESCRIPTION:

The Applicant is requesting an extension of time to previously approved Minor Subdivision 2018-3 for the subdivision of an approximately 4,422 SF (0.1015 acres) parcel into three (3) individual residential lots. The parcel has a General Plan Land Use Designation of Downtown Commercial/Mixed Use and is located in the Downtown Mixed Use (DMU) Zoning District. The project parcel map is included as Exhibit A.

The project proposes three lots subdivided as follows:

Lot 1: 1,302 SF **Lot 2:** 1,488 SF **Lot 3:** 1,620 SF

The project site neighbors the 7-11 located at 903 San Benito Street on the west and the parking lot for Big Sale Store located at 203 Hawkins Street on the east. There are two (2) residential lots directly to the south.

ANALYSIS:

Parcel Map:

The Applicant is proposing to subdivide an approximately 4,422 SF (0.1015 acres) into three (3) individual residential lots. Please refer to Parcel Map Page 2 (included as Exhibit A).

The proposed frontage of Lot 1 is 21 feet, Lot 2 is 24 feet, and Lot 3 is 45.13 feet. The City of Hollister Municipal Code *16.20.040* requires a minimum frontage of 35 feet.

The following aerial photo depicts the location of the project site and the surrounding area.

Figure 1: Project Site and the Surrounding Area

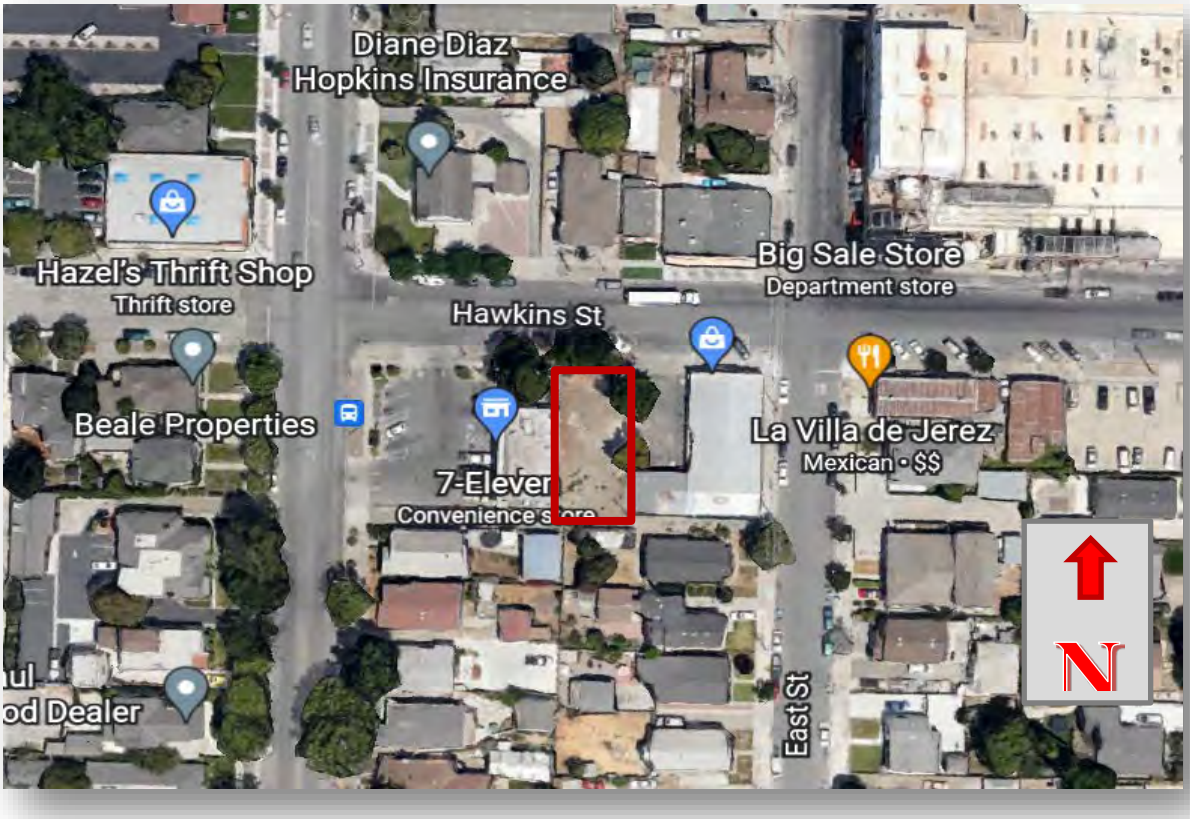
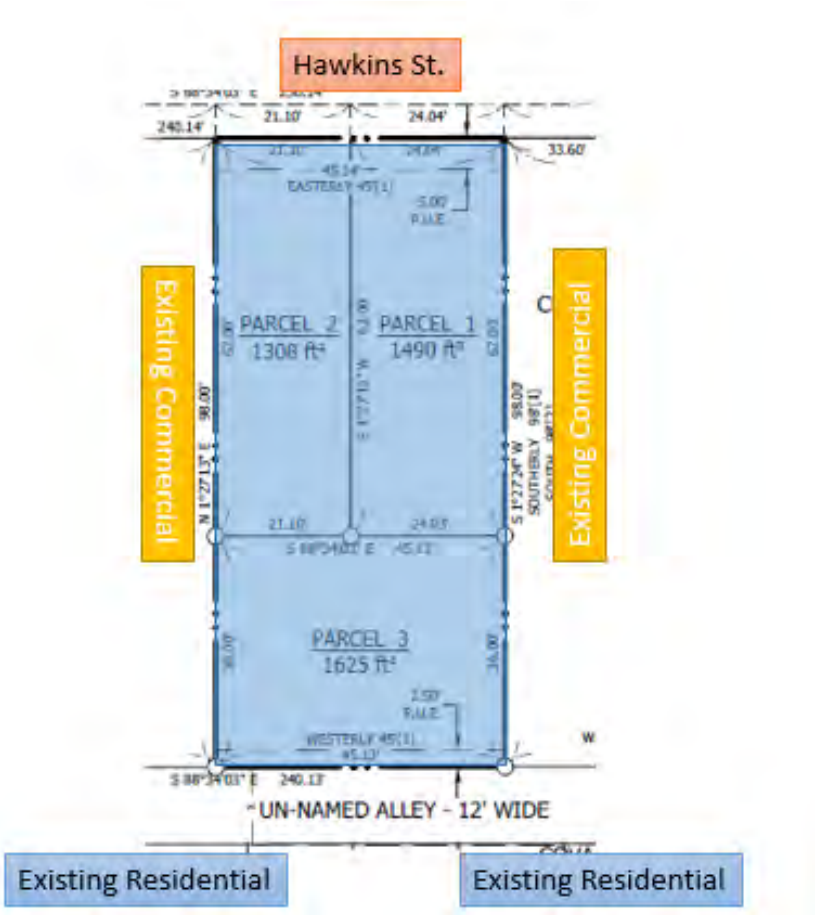


Figure 2: Project Lot Configuration



Circulation:

Access to Lot 1 and Lot 2 is provided via Hawkins Street to the north. Proposed access to Lot 3 is an unnamed alley to the south that provides access running from San Benito Street to East Street There is currently a fence that blocks alley access coming in from San Benito Street located on the southwest corner of the lot which belongs to the property located at 927 San Benito Street The original project proposed the removal of this fence to allow one-way access running from San Benito Street to East Street.

Figure 3: East St – Alley Access



Figure 4: San Benito St – Alley Access (Future)



At the June 23, 2022 Planning Commission meeting, the Planning Commission directed staff to remove the requirement to underground an existing utility pole located in the alley to the south of the project site, which was part of the original conditions of approval. Removal of the condition to underground the utility pole reduced the vehicular access width in the alley to the south of the project to approximately 9.5 feet, which is less than the minimum width of 12 feet that is required for a one-way traffic lane by California Code Regulations title 14 § 1273. With the utility pole remaining in place, there is a potential danger to the safety and welfare of the public who utilize the alley for through traffic and for any future users of the project site. This is inconsistent with General Plan Policy HS1.1, which states that the City should "Permit development only in

those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated…" The approved amendment is **inconsistent** with this policy.

Hollister Municipal Code - Single Family Residential Lots:

The allowable uses for the Downtown Mixed Use (DMU) Zone can be found under *Section 17.08.020* of the Zoning Ordinance. The Applicant is proposing to subdivide into three lots for future residential development. In accordance with *Table 17.08-1 Commercial and Mixed Use Zone Uses and Permit Requirements* of the *Hollister Municipal Code*, "New Single-Family Residential" is not a permitted use in the Downtown Mixed Use (DMU) Zone and therefore future proposed construction of a single family dwelling will not conform to the Hollister Municipal Code.

Figure 5: Hawkins St – Subject Parcel



Figure 6: Hawkins St – Across from Subject Parcel



General Plan Compliance:

The proposed subdivision does not conform with the Goals and Policies of the General Plan. The proposed map is inconsistent with General Plan Policy HS1.1 as the location of the utility pole

within the re-opened alley would create a potential hazard for vehicular traffic in the public right-of-way. The accessible travel width would be limited to approximately 9.5', which does not include any additional clearance required by PG&E for separation of vehicular traffic from the utility pole. The California Code of Regulations provides for a minimum of one twelve (12) foot traffic lane for one-way roads, which is satisfied as the conditions were previously approved, but which would not be satisfied as the pole is to remain above ground through the approved amendment to the conditions of approval.

California Environmental Quality Act:

The approval for the Minor Subdivision is in compliance with the California Environmental Quality Act. The original approval of Minor Subdivision 2018-3, which included a condition to underground the utility pole, was deemed to be categorically exempt under Section 15315 Minor Land Divisions Class 15 of the CEQA Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

However, the approval of the amendment to remove the requirement to underground the utility pole brought the project out of conformance with City of Hollister General Plan Policy HS1.1 which reads as follows:

> ***Health and Safety Policy HS1.1 Location of Future Development.*** *Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.*

Based on the above, the proposed project can no longer qualify for a Categorical Exemption from CEQA because it no longer conforms to the City of Hollister General Plan. Additional CEQA analysis is required before the subdivision can be implemented.

CONCLUSION:

The Applicant is proposing an extension of time to approved Minor Subdivision 2018-3 to subdivide approximately 4,422 SF (0.1015 acres) into three (3) individual residential lots. The parcel has a General Plan Land Use Designation of Downtown Commercial/Mixed Use and is located in the Downtown Mixed Use (DMU) Zoning District. The project parcel map is included as Exhibit A.

Pursuant to Section 16.40.010 of the City of Hollister Subdivisions Ordinance, the planning commission may approve, approve conditionally, or deny a request for extension. In addition, new conditions may be imposed and existing conditions may be revised.

The proposed project does not conform to the City of Hollister Zoning Ordinance *16.20.040* as the frontage of Lot 1 (21 feet) and Lot 2 (24 feet) do not meet the minimum required frontage of 35 feet and in accordance with *Section 17.08.*020 will not allow the future development of single family residential.

The proposed project is not consistent with Goals and Policies of the General Plan *Health and Safety Policy HS1.1* as the location of the utility pole within the re-opened alley would limit the path of travel to approximately 9.5', the California Code of Regulations provides for a minimum of one twelve (12) foot traffic lane for one-way roads.

The proposed Project, no longer qualifies for a categorical exemption under CEQA because it does not conform to the City of Hollister General Plan as mentioned above. Additional CEQA analysis is required before the subdivision could be implemented.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution denying MS 2018-3; or

2. Continue the hearing and provide applicant a 90-day extension, direct staff to initiate a CEQA Initial Study, and provide staff with the findings to draft a Resolution approving MS 2018-3, with Conditions of Approval modified by the Planning Commission within that timeframe; or

3. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

GENERAL INFORMATION

APPLICANT: Alan Brookshire

PROPERTY OWNER: Alan Brookshire

LOCATION: 221 Hawkins Street

ASSESSOR PARCEL NUMBER: APN 056-091-002-000

GENERAL PLAN DESIGNATION: Downtown Commercial and Mixed Use

ZONING DISTRICT: Downtown Mixed Use (DMU)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
221 Hawkins St.	Downtown Mixed Use (DMU)	Downtown Commercial and Mixed Use	Vacant
North	Downtown Mixed Use (DMU)	Downtown Commercial and Mixed Use	Single Family Residential
South	Downtown Mixed Use (DMU)	Downtown Commercial and Mixed Use	Home Office/Old Town Medium Density Residential
East	Downtown Mixed Use (DMU)	Downtown Commercial and Mixed Use	Commercial
West	Downtown Mixed Use (DMU)	Downtown Commercial and Mixed Use	Commercial

Planning Commission
Staff Report
December 15, 2022
Item 2

SUBJECT: **Extension of Time for Minor Subdivision 2018-6 and Site and Architectural Review 2018-23** for the subdivision of a 13.19-acre parcel into four individual lots and for the construction of approximately 340,000 SF of cannabis greenhouse buildings in the North Gateway (NG) Zoning District.

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360

ATTACHMENTS:

1. Resolution Denying the Extension of Time
2. Resolution Approving the Extension of Time
3. Wright 13 Approved Tentative Parcel Map
4. Wright 13 Approved Site Plan
5. Revised Plan Set Received October 10, 2022
6. Applicant Resubmittal Cover Letter
7. Staff Comments on Revised Plan Set
8. August 25, 2022 Staff Report (Without Attachments)

RECOMMENDATION: Denial

PROJECT DESCRIPTION:

The Applicant is requesting an extension of time for previously approved Minor Subdivision 2018-6 and Site & Architectural Review 2018-23 for the subdivision of a 13.19-acre parcel into four individual lots and for the construction of approximately 340,000 SF of cannabis greenhouse buildings. The parcel has a General Plan Land Use Designation of North Gateway Commercial and is located in the North Gateway (NG) Zoning District. The approved project plans are included as Attachments 3 and 4.

The Planning Commission adopted Resolution 2019-45 approving MS 2018-6 and Resolution 2019-46 approving S&A 2018-23 at the regular meeting of September 26, 2019. At the regularly scheduled meeting of August 26, 2021, the Planning Commission adopted Resolution 2021-24 approving a one-year extension for MS 2018-6 and S&A 2018-23.

At the August 25, 2022 Planning Commission meeting, Staff's analysis of the previously approved project determined that the project was inconsistent with the current City of Hollister Municipal Code. The Planning Commission motioned to grant the applicant a 90-day extension to revise the plans to underground the stormwater facilities, but to otherwise maintain the original conditions of approval for the project. The detailed analysis of the original project plans is found in the August 25, 2022 staff report

(Attachment 8), as summary is below. Staff's analysis of the October 10, 2022 revised plan set (Attachment 5) is detailed below.

ANALYSIS:

Project Description: The Applicant is proposing to subdivide the existing parcel into four new lots. Parcel A is proposed to be 4.25 acres, Parcel B 4.01 acres, Parcel C 4.07 acres, and Parcel D 37,637 SF. See Attachment 3, *Wright 13 Approved Tentative Parcel Map*.

The Applicant is proposing to construct three cannabis greenhouse buildings totaling ~340,000 SF of gross floor area, one on each of Parcels A, B, and C. Parcel D is proposed to contain shared stormwater facilities for the entire project site.

The following aerial photo depicts the location of the project site and the surrounding area.

Figure 1: Project Site and the Surrounding Area



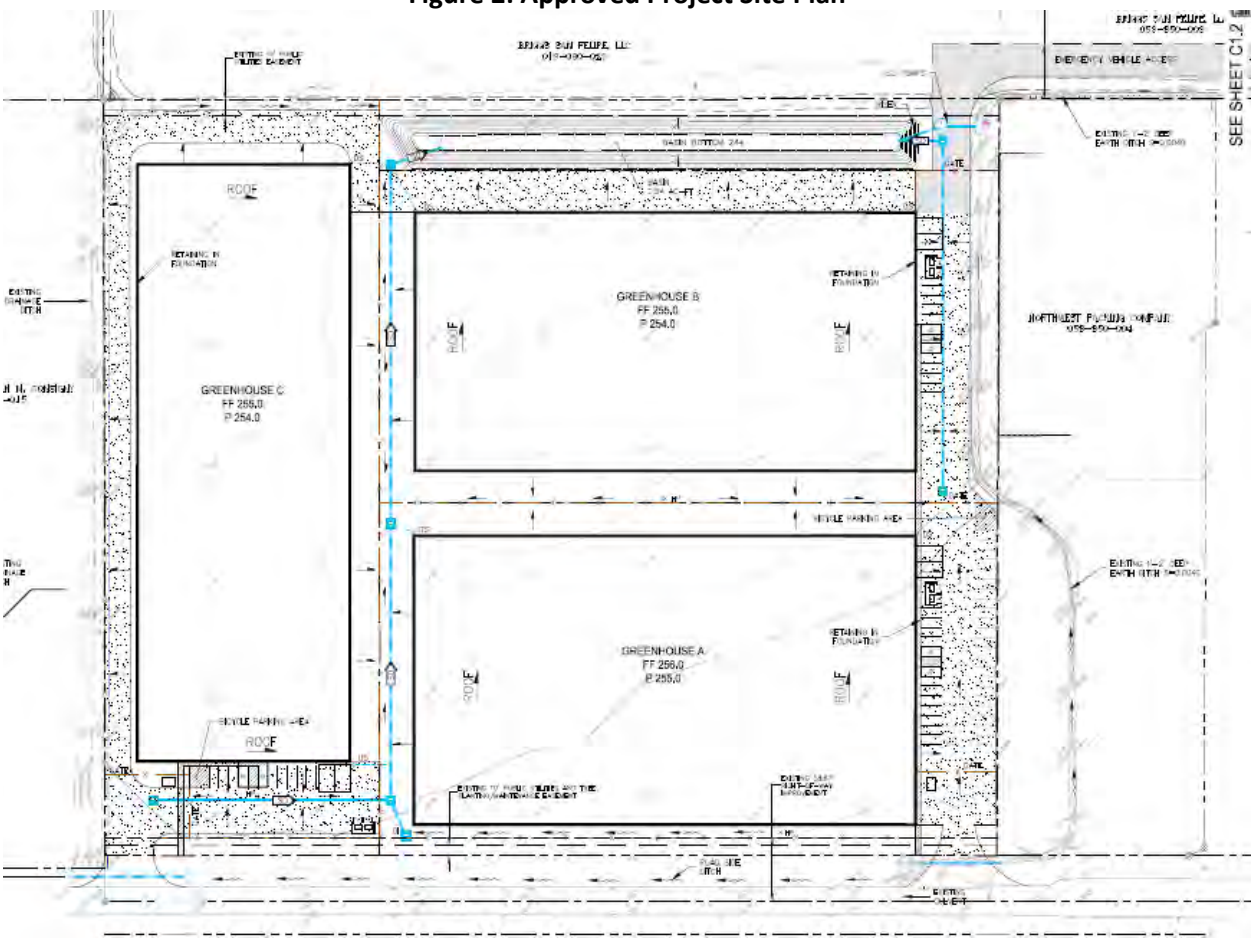
Original Project:

Staff's analysis of the original project approval found the following inconsistencies with the City of Hollister 2005-2023 General Plan and Municipal Code.

Subdivision:

Parcels B and D do not have any frontage on a public road, where the minimum frontage requirement for a parcel is 50 feet, and Parcel D was also found to not meet the minimum depth of 100 feet as required in the North Gateway Zoning District.

Figure 2: Approved Project Site Plan



Site Plan:

The approved site plan was found to have inconsistencies regarding site circulation, with fences proposed along the property lines on several sheets of the plan set, while other sheets in the plan set showed vehicle and truck circulation between the three parcels and proposed buildings. There was a circulation analysis prepared for the project on January 26, 2021 which identified several circulation issues, which have not been addressed.

Architecture:

The proposed greenhouse architecture was found to be inconsistent with Land Use Policies of the General Plan, as the buildings have limited design variation and articulation, and in particular the facades of Greenhouses A and C that front onto Wright Road provide a monotonous design facing the public right-

of-way.

Parking:

The project plans had inconsistent parking numbers within the set, however, the project proposes either 56 or 55 parking spaces, no loading spaces are provided, and no bicycle parking count was provided in the plans. While a specific parking ratio is not established for a cannabis cultivation use, the three nearest industrial uses' parking ratios were used to analyze required parking for the project: Manufacturing and industrial, general; Warehousing; and Research and Development.

The proposed total gross floor area of the facilities is 341,062 SF. This would require the following number of parking spaces based on the three land use types above:

1. Manufacturing and industrial, general: 853 vehicle spaces and 43 bicycle spaces
2. Warehousing: 341 vehicle spaces and 0 bicycle spaces
3. Research and Development: 1,023 vehicle spaces and 51 bicycle spaces

Of the three closest uses identified within the municipal code, the minimum parking count for a project of this size is 341 spaces, which leaves the project 285-286 (83%) spaces less than required.

The plan set indicates inconsistent parking stall counts between "Parking Data" on Sheet C0.1 (56 spaces), and the number of spaces shown on the site plan itself (35 spaces on Parcel A, 10 spaces on Parcel B, and 10 spaces on Parcel C; total: 55). There are also two bicycle parking areas on Parcels A and C, but no space count is provided on the plans.

Section 17.18.030, General pedestrian, bicycle and parking regulations, Table 17.18-1 does not identify "cannabis cultivation" in the list of land use types for determining off street parking calculations. The closest industrial land use types to this project and their requirements are listed in Table 1 below.

Stormwater Facilities:

The original project approval shows an above-ground stormwater basin on Parcel D to retain the stormwater for the project. However, this is inconsistent with Section 17.16.140, Stormwater management, which requires that stormwater facilities be undergrounded unless it is determined infeasible by an Engineer's analysis approved by the City Engineer.

Landscaping:

The Applicant is proposing a variety of landscaping throughout the site. A total of 8% of the site will be landscaped, which is greater than the 5% minimum landscape coverage required by Section 17.08.020, Commercial and Mixed Use Zone land uses and permit requirements. The plans do not indicate the landscape percentage of each of the four proposed parcels.

There was insufficient information in the plans to make a determination of consistency with other landscaping requirements of the Municipal Code, and there was also insufficient information to review the trash enclosures located on the site for compliance with City and Recology requirements.

General Plan Compliance:

The project was found to be inconsistent with Land Use Policies LU11.1 and 11.2 for design, and LU4.1, LU4.2, LU4.4, and C2.3 for circulation and multimodal connectivity issues.

October 10, 2022 Revised Plans:

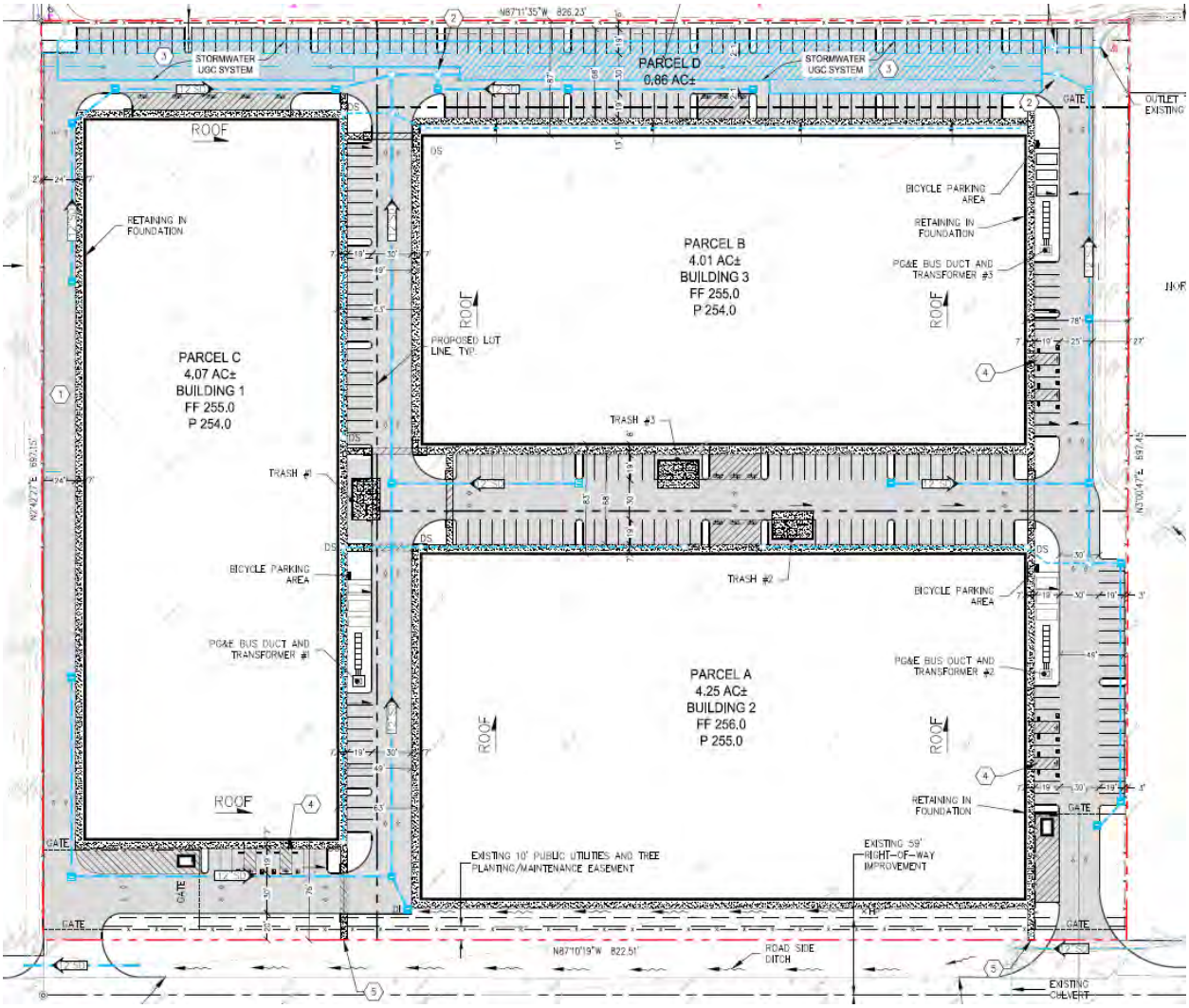
Subdivision:

The revised plans did not include revisions to the proposed 4-lot subdivision. Staff has made the same findings of inconsistency with code as the original project approval. Firstly, that Parcels B and D, with no frontage on a public road, do not meet the minimum requirement of 50 feet of frontage as required by Section 17.08.020 of the Zoning Ordinance. In addition Parcel D, with a minimum dimension of 65.79', does not meet the minimum lot dimension requirement of 100' for the North Gateway Zoning District per the same Section.

Site Plan:

The applicant has revised the proposed site plan to underground the stormwater facilities, make improvements for ADA Accessibility, and remove interior fencing to allow for cross-access circulation.

Figure 3. Revised Site Plan



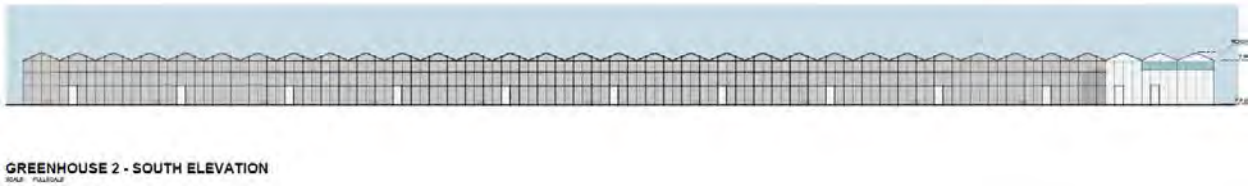
Architecture:

The proposed architecture of the three greenhouse buildings remains unchanged. Staff's analysis of the architecture remains the same as the original project approval, which is that the greenhouses have very limited design variation and articulation. This is inconsistent with Land Use Polices LU11.1 and 11.2. Of particular concern are the facades of Greenhouses 1 and 2 (formerly C and A, respectively), which front onto Wright Road and would be visible from the public right-of-way, shown in Figure 4 and 5 below.

Figure 4. Greenhouse 1 – South Elevation



Figure 5. Greenhouse 2 – South Elevation



Stormwater Facilities:

The revised site plan was modified to underground the stormwater facilities on the north side of the project site, consistent with the requirements of Section 17.16.140, Stormwater management, and additional parking was designed on top of the newly created paved space. However, at this time, the applicant has not provided a Stormwater Post-Construction Requirements worksheet for the Engineering Division's complete review of this change.

Parking:

The new site plan provided includes additional parking with bulb outs, landscaping, ADA access and crosswalks, and locations for trash enclosures throughout. A large number of parking spaces were able to be added over the undergrounded stormwater facilities on the north end of the site, but Building 3 (formerly B) was also shifted to the north to accommodate additional parking that was provided in between Buildings 2 and 3.

As mentioned above, the original approval indicated 56 proposed parking spaces on the plans. The revised plans show a total of 275 parking stalls, including 12 ADA stalls. The parking on each of the four parcels is as follows:

Parcel A/ Building 2:	64 stalls, 4 ADA
Parcel B/ Building 3:	88 stalls, 4 ADA
Parcel C/ Building 1:	67 stalls, 4 ADA
Parcel D:	56 stalls, 0 ADA

In the applicant's resubmittal cover letter (Attachment 7), they have indicated that with the removal of the interior fences, cross access easements will be incorporated. It is assumed that reciprocal parking would be incorporated into these agreements as well, which can be permitted.

For a separate, similar cannabis cultivation project that was recently approved, S&A 2022-15 (Felipe Nine), the Planning Commission made a finding to reduce the parking ratio for a cannabis cultivation use at that site, located off of San Felipe Road, to a ratio of 1 parking space per 2,558 SF of gross floor area (Resolution 2022-9).

Staff have analyzed the revised parking for this project against general manufacturing and industrial, warehousing, research and development, and the Felipe Nine/S&A 2022-15 adopted parking ratio in the tables below.

Table 1. Parking Requirements

Land Use Type	Vehicle Spaces Required	Bicycle Spaces Required
Manufacturing and industrial, general	Two spaces for each three employees or one space for each 400 SF of gross floor area, whichever is greater, plus one space for each vehicle operated in connection with each on-site use	Five percent of vehicle spaces
Warehousing	One space for each 1,000 SF of gross floor area plus two spaces for any resident manager	None
Research and Development	Three spaces for each 1,000 SF of gross floor area	Five percent of vehicle spaces
S&A 2022-15/Felipe Nine Ratio	One space for each 2,558 SF of gross floor area	Not specified

The original plans did not identify the individual square footages of each of the three buildings, only a combined total. The revised plan set provides the individual structures' square footages on Sheet A1.1 (Building 1: 107,818 SF; Building 2: 123,096; Building 3: 109,956 SF), which were used in calculating the individual and total parking requirements in Table 2 below. Please note that the total of the three buildings from Sheet A1.1 is 340,870 SF. This is inconsistent with the total building square footage listed on Sheet C0.1, which is listed at 341,062 SF.

Table 2. Parking Analysis (Revised Plans)

	Proposed	Manufacturing and industrial, general	Warehousing	Research and Development	Felipe Nine Ratio
Building 1 107,818 SF	64 Vehicle	270 Vehicle 13 Bicycle	108 Vehicle 0 Bicycle	323 Vehicle 16 Bicycle	42 Vehicle
Building 2 123,096 SF	88 Vehicle	308 Vehicle 15 Bicycle	123 Vehicle 0 Bicycle	369 Vehicle 18 Bicycle	48 Vehicle
Building 3 109,956 SF	67 Vehicle	275 Vehicle 14 Bicycle	110 Vehicle 0 Bicycle	330 Vehicle 17 Bicycle	43 Vehicle

Total	**275 Vehicle (Includes Parcel 4)**	**852 Vehicle 43 Bicycle**	**340 Vehicle 0 Bicycle**	**1,023 Vehicle 51 Bicycle**	**133 Vehicle**

As indicated in the table above, the project does not provide enough parking to meet any of the three identified closest industrial uses listed in Section 17.18.060. However, the parking does exceed the Planning Commission-approved ratio for the Felipe Nine Project both on each individual building parcel, and in total for the overall 4-lot site. The Planning Commission could choose to make a similar finding for this project.

Landscaping:

The applicant has revised the plans to provide additional landscaping in bulb outs and islands throughout the new parking areas. The Landscape Plan, Sheet L1.1, does not provide significant detail to ensure compliance with all sections of the municipal code. For example, the applicant has provided planting selections in the symbology, but there is not enough detail to identify which species will be planted and where or the appropriate ratios. The Municipal Code requires a mixture of deciduous and evergreen trees, and a mixture of planting sizes of trees and shrubs to be provided throughout the project site. No details are provided on what types of plantings will be included, if any, in the landscape islands and bulbouts throughout the parking lot areas. In addition, Section 17.16.080(D)(3) requires a minimum of 6' to 8' in width of any landscape areas, however, these details are not provided in the revised landscape plan.

Under the landscaping notes, it is indicated that a 3" layer of mulch will be used; however, it is noted that the City of Hollister's Public Works and Parks and Recreation Departments require that no floating materials (such as tanbark or similar) be used in landscaping materials to ensure that materials will not float into or cause blockages to the city's stormwater systems.

Per Section 17.16.080(D)(2), *"*Trees shall be planted throughout the project in areas of public view, predominantly adjacent to and along structures and street frontages at a rate of at least one tree for each 30 linear feet of structure wall or street frontage*".* Trees are shown along the property lines, but are not provided along the building frontages. In addition, Section 17.08.030(G) requires trees to be planted along pedestrian walkaways to provide 50% shade coverage in 5 years, and at a ratio of 1 tree per every 4 parking stalls and within landscaping islands placed every 10 parking spaces to provide 40% tree canopy shade over parking areas in 5 years. The proposed site plan is not consistent with this requirement as shown on the provided plans.

Other details such as fencing and trash enclosure details have not been provided for review in the revised plan set.

Incompleteness Items and Staff Comments:

While the revised site plans are not subject to a formal completeness review as they are part of the unique extension determination on the Extension Request by the Planning Commission as a result of the August 25, 2022 meeting; in Staff's review of the revised plans, it was noted that there were several items and details missing from the plan set that would have been required if this had been a new application submittal. The Development Review Committee (DRC) also provided comments on the plan set that would need to be addressed were this a new project application.

Major missing items noted by the DRC aside from those noted above in the staff report are a preliminary Title Report for the property, Stormwater Post-Construction Requirements worksheet, details of the Trash Enclosures and Recology Waste Provider worksheets, and details of the proposed frontage improvements. However, the full details of Staff's analysis of incomplete items and comments are provided at Attachment 7.

With outstanding comments and items needed to prepare a proper analysis of the revised plan set, Staff does not recommend approval of the plan set in its current state.

General Plan Compliance:

The revisions to the plan set do not adequately address the concerns of Staff which were indicated in the August 25, 2022 staff report with regard to the project. The proposed buildings do not meet the Goals and Policies of the General Plan.

The proposed greenhouses have limited design variation and articulation of the architecture, which is inconsistent with Land Use Policies LU11.1 and 11.2, with particular concern for the facades of the two buildings which will front onto Wright Road.

In addition, the revisions, while providing more pedestrian circulation within the site itself, still does not contribute to a fully connected transit network within the City of Hollister, in accordance with Policies LU4.1, LU4.2, LU4.4, or C2.3. The subject site as originally approved will not contribute fair share costs or improvements toward the San Felipe Precise Line and Beautification study which was adopted by the City Council in June 2022, and it is designed in such a way that future connectivity to neighboring North Gateway Parcels is cut off. This is inconsistent with current City Council direction with regard to improvements in the area, and is inconsistent with the General Plan and Zoning Policies regarding the North Gateway Designation.

California Environmental Quality Act:

A Mitigated Negative Declaration (SCH#2018121074) was prepared during the original project approvals and was adopted by the Planning Commission via Resolution 2019-44 at the regular meeting of September 26, 2019 (Attachment 5). The project remains consistent with that analysis and the mitigation measures that would be implemented by the project ensure that there are no significant environmental effects as a result of the project.

CONCLUSION:

The Applicant is proposing an extension of time for the subdivision of a 13.19-acre parcel into four individual lots (MS 2018-6) and for the construction of approximately 340,000 SF of cannabis greenhouse buildings (S&A 2018-23) on an existing vacant lot. The Municipal Code allows for the reconsideration of a project under the current codes and standards when considering a request for extension, and allows for the extension to be approved, denied, or conditions modified or added to the extensions approval.

The project has several points of inconsistency with the City of Hollister Municipal Code and General Plan,

and as such, staff cannot recommend the approval of the entitlement extension. At the August 25, 2022 Planning Commission meeting, the Commission authorized a 90-day extension in which the applicant was directed to revise the plans to address the stormwater facilities issues for Staff's review, and return the extension request to the Planning Commission for reconsideration.

The applicant has revised the plans to underground the stormwater facilities as requested by the Planning Commission. Staff has prepared their analysis of the revised plans and has concluded that there are outstanding comments and information needed in order to fully evaluate the revised plans under the Municipal Code and General Plan. In addition, the revisions did not address Staff concerns from the August 25, 2022 Planning Commission meeting regarding architectural variation and design or circulation and connectivity within the North Gateway Commercial Area. Staff cannot make a recommendation of approval based on the revised plans, received October 10, 2022.

With regard to the extension request and the original set of plans, Staff cannot make a recommendation of approval as they have found the project to be inconsistent with the current City of Hollister Municipal Code and General Plan as outlined in detail in the August 25, 2022 Staff Report.

Staff is recommending that the Planning Commission deny the request for an extension of the original project approvals, and that the applicant be directed to make a new application submittal that is in compliance with the City of Hollister Municipal Code and General Plan.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving an extension of time for MS 2018-6 and S&A 2018-23, subject to the Conditions of Approval and findings to be made by the Planning Commission (Attachment 2);

2. Adopt a Resolution denying an extension of time for MS 2018-6 and S&A 2018-23, subject to the findings contained in the draft resolution (Attachment 1);

3. Continue the hearing and direct Staff to provide additional information or clarification. Note that the current 90-day extension will expire on December 26, 2022.

Staff recommends the Planning Commission select Option 2 for this Item.

GENERAL INFORMATION

APPLICANT: Wright Thirteen, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940

PROPERTY OWNER: Wright Thirteen, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940

LOCATION: North of Wright Road, east of Highway 25, west of San Felipe Road

ASSESSOR PARCEL NUMBER: APN 053-250-005

GENERAL PLAN DESIGNATION: North Gateway Commercial

ZONING DISTRICT: NG (North Gateway)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
APN 053-350-005	NG	North Gateway Commercial	Vacant
North	NG	North Gateway Commercial	Vacant
South	NG	North Gateway Commercial	Vacant
East	NG	North Gateway Commercial	Gas Station Storage
West	NG	North Gateway Commercial	Vacant

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER DENYING THE EXTENSION OF A MINOR SUBDIVISION (MS 2018-6) AND SITE AND ARCHITECTURAL REVIEW (S&A 2018-23) TO SUBDIVIDE AN EXISTING 13.19-ACRE PARCEL INTO FOUR INDIVIDUAL LOTS AND FOR THE CONSTRUCTION OF APPROXIMATELY 340,000 SQUARE FEET OF CANNABIS GREENHOUSE BUILDINGS IN THE NORTH GATEWAY (NG) ZONING DISTRICT LOCATED NORTH OF WRIGHT ROAD, EAST OF SAN FELIPE ROAD, AND WEST OF HIGHWAY 25
APN 053-350-005

WHEREAS, the Applicant, Wright Thirteen, LLC, has requested approval of an extension of Minor Subdivision 2018-6 and Site and Architectural Review 2018-23 for the subdivision of an existing 13.19-acre parcel into four individual lots and for the construction of approximately 340,000 square feet of cannabis greenhouse buildings located north of Wright Road, east of San Felipe Road, and west of Highway 25 ("the project"); and

WHEREAS, the Planning Commission adopted Resolution 2019-45 approving Minor Subdivision 2018-6 and Resolution 2019-46 approving Site and Architectural Review 2018-23 at the regularly scheduled meeting of September 26, 2019; and

WHEREAS, the Planning Commission adopted Resolution 2021-24 approving a one-year extension of Minor Subdivision 2018-6 and Site and Architectural Review 2018-23 at the regularly scheduled meeting of August 26, 2021; and

WHEREAS, the Applicant has submitted an application for the requested entitlement prepared by Whitson Engineers received by the Planning Division on July 13, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 16.44.040 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Minor Subdivision applications; and

WHEREAS, under the provisions of Section 17.24.190 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Site and Architectural Review applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Minor Subdivision and Site and Architectural Review Extension; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 25, 2022 to consider the Applicant's request, review the City Staff report, and receive written and oral testimony for an against the proposal; and

WHEREAS, after closing the Public Hearing, the Planning Commission determined to deny the proposed extension request; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed extension of the Minor Subdivision and Site & Architectural Review:

A. The Project, as conditioned in the original approvals, has been found to be inconsistent with the policies of the General Plan because:

    1. The proposed project has limited design variation and articulation on the building architecture which is inconsistent with Land Use Policies LU11.1 and 11.2. In particular, the facades of Greenhouses A and C which are visible from the public right-of-way on Wright Road do not provide a varied building façade, roofline, or other forms of articulation to create differentiated building forms and shapes rather than a monotonous design proposal.

    2. The proposed project does not provide pedestrian and bicycle connectivity between the proposed buildings on-site, nor does it contribute to the promotion of a fully connected transit network with in the City of Hollister and encourage alternative modes of transportation in accordance with the goals of Policies LU4.1, LU4.2, LU4.4, and C2.3.

    3. The revised plans, received on October 10, 2022, while providing increased on-site pedestrian circulation, do not adequately address the above inconsistencies found in the original project approvals.

B. The Project, as conditioned in the original approvals, has been found to be inconsistent with Chapter 17.08 Commercial Zone Land Uses and Permit Requirements, Chapter 17.16 Performance Standards, and Chapter 17.18 Pedestrian, Bicycle, Parking and Loading Standards of the Zoning Ordinance because:

    1. The proposed parcels B and D are inconsistent with the requirements of Section 17.08.030, Commercial and Mixed-Use Zone land uses and permit requirements, Table 17.08-3 Commercial District Development Regulations. Table 17.08-3 requires a minimum lot frontage of 50 feet; Parcels B and D are proposed to have zero (0) feet of frontage on a public road. Table 17.08-3 also requires a minimum lot width and lot depth of 100 feet each; Parcel D is only proposed to be 65.79' in width.

    2. Section 17.08.040(A) requires that "proposals for development of individual parcels will be required to prepare infrastructure plans" and that "[t]he plans shall be approved by the Development Review Committee prior to consideration of a Site & Architectural Review for a new development." No infrastructure plan has been prepared for this

parcel/area and the circulation memo dated January 26, 2021 which was prepared for the project by Kimley-Horn and Associates, has identified several points of circulation issues which have not been addressed in the project plans.

3. The preliminary landscape plan (Sheet L1.1) does not provide sufficient information (i.e. dimensions, setbacks, spacing, shade calculations etc.) to determine whether the project is consistent with Section 17.08.040(C)(5) and (6), 17.16.080(D) and (E), and 17.18.110(I) of the Hollister Municipal Code.

4. The plan set does not provide sufficient details of the proposed trash enclosures on the project site in order to make a determination that the project is consistent with Section 17.16.130, Solid waste/recyclable materials storage, of the Hollister Municipal Code.

5. The plan set indicates that the stormwater facilities will be located above-ground, which is inconsistent with the requirement to underground or provide an engineer's report determining infeasibility of undergrounding facilities, which is inconsistent with Section 17.16.140, Stormwater management, of the Hollister Municipal Code.

6. The plan set indicates inconsistent parking stall counts between the "Parking Data" on Sheet C0.1 (56 spaces), and the number of spaces shown on the site plan itself (35 spaces on Parcel A, 10 spaces on Parcel B, and 10 spaces on Parcel C; total: 55) as well as two bicycle parking areas that do not identify the number of bicycle parking spaces that are proposed to be provided within them. Section 17.18.030, General pedestrian, bicycle and parking regulations, Table 17.18-1 does not identify "cannabis cultivation" in the list of land use types for determining off-street parking calculations. The closest industrial land use types to this project are: a) "Manufacturing and industrial, general" which requires two spaces for each three employees or one space for each 400 square feet of gross floor area, whichever is greater and five percent of vehicle spaces as bicycle parking; b) "Warehousing" which requires one space per each 1,000 square feet of gross floor area plus one space for each company vehicle, and zero bicycle parking spaces; and c) "Research and development" which requires three spaces for each 1,000 square feet of gross floor area plus five percent of vehicle spaces as bicycle parking. The proposed 341,062 total square-foot facilities would require the following parking based on the above listed land use types: a) 853 vehicle spaces, 43 bicycle spaces; b) 341 vehicle spaces, 0 bicycle spaces; or c) 1023 vehicle spaces, 51 bicycle spaces.

   Pursuant to Section 17.18.060(E), for uses not listed in Table 18-1, the director shall use the requirements of the table as a guide when making a determination on the parking requirements. The project plans do not provide consistent parking and use information that is sufficient for the Director to make a recommendation on a reduced parking ratio. The plans also do not provide information on the sizes of each of the three proposed greenhouses, so a reduced parking ratio – if identified – cannot be equitably applied across each proposed parcel and structure. The minimum number of parking spaces required based in Table 17.18-1 would be 341 vehicle spaces, which is 285-286 more spaces than is proposed on the site plan.

7. The proposed driveways along Wright Road are not dimensioned in the provided plan set, which does not allow the planning commission to determine consistency with Section 17.18.120(C), Driveway Width and Length, of the Hollister Municipal Code.

8. The plan set does not provide a dimension to the western driveway on Wright Road, which appears to be located directly on the western property line. This would be inconsistent with Section 17.18.120(D) which requires that the "nearest edge of any driveway curb shall be at least three feet from the nearest property line…"

9. The project does not propose any off-street loading spaces on the site. Per Section 17.18.130, a minimum of 2 off-street loading spaces per each proposed parcel would be required for this project. The proposed zero spaces are inconsistent with this requirement.

10. The revised plans, received October 10, 2022, have remaining inconsistencies and missing items which are needed for the Development Review Committee to make a complete review and recommendation of the plan set. These plans and their accompanying submitted materials do not adequately address concerns related to stormwater calculations, driveway and site distance questions, details of landscaping and trash enclosures on the site, and other items; so it cannot be found that the revised plans are both in significant conformance to the approved set of plans and in conformance with the Municipal Code and General Plan.

C. The proposed Project would not be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or to the general welfare of the City because:

1. The proposed project is an infill project in an existing north gateway commercial area with developed parcels to the east. The project has been evaluated under a previously adopted Mitigated Negative Declaration (SCH #2018121074) and has been found to not have a significant effect on the environment pursuant to CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister hereby denies the extension of Minor Subdivision 2018-6 and Site and Architectural Review 2018-23.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of Hollister on this 15th day of December 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

_____

Adrianna Ortiz, Secretary

PLEASE NOTE

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions to contact the staff planner. Also, if the applicant does not agree with the proposed conditions, there is an opportunity to present your case to the Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING THE EXTENSION OF A MINOR SUBDIVISION (MS 2018-6) AND SITE AND ARCHITECTURAL REVIEW (S&A 2018-23) TO SUBDIVIDE AN EXISTING 13.19-ACRE PARCEL INTO FOUR INDIVIDUAL LOTS AND FOR THE CONSTRUCTION OF APPROXIMATELY 340,000 SQUARE FEET OF CANNABIS GREENHOUSE BUILDINGS IN THE NORTH GATEWAY (NG) ZONING DISTRICT LOCATED NORTH OF WRIGHT ROAD, EAST OF SAN FELIPE ROAD, AND WEST OF HIGHWAY 25
APN 053-350-005

WHEREAS, the Applicant, Wright Thirteen, LLC, has requested approval of an extension of Minor Subdivision 2018-6 and Site and Architectural Review 2018-23 for the subdivision of an existing 13.19-acre parcel into four individual lots and for the construction of approximately 340,000 square feet of cannabis greenhouse buildings located north of Wright Road, east of San Felipe Road, and west of Highway 25 ("the project"); and

WHEREAS, the Planning Commission adopted Resolution 2019-45 approving Minor Subdivision 2018-6 and Resolution 2019-46 approving Site and Architectural Review 2018-23 at the regularly scheduled meeting of September 26, 2019; and

WHEREAS, the Planning Commission adopted Resolution 2021-24 approving a one-year extension of Minor Subdivision 2018-6 and Site and Architectural Review 2018-23 at the regularly scheduled meeting of August 26, 2021; and

WHEREAS, the Applicant has submitted an application for the requested entitlement prepared by Whitson Engineers received by the Planning Division on July 13, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 16.44.040 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Minor Subdivision applications; and

WHEREAS, under the provisions of Section 17.24.190 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Site and Architectural Review applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Minor Subdivision and Site and Architectural Review Extension; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 25, 2022 to consider the Applicant's request, review the City Staff report, and receive written and oral testimony for an against the proposal; and

WHEREAS, after the public hearing, the Planning Commission approved a 90-day extension for the project Applicant to revise the plans to underground the stormwater facilities and to otherwise uphold the original conditions of approval for the project, and directed Staff and the Applicant to bring the revised plans back for the Planning Commission to reconsider the extension request at another public hearing within the 90 days; and

WHEREAS, the Applicant submitted revised plans to the Planning Department on October 10, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report for the project; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending denial of the proposed Minor Subdivision and Site and Architectural Review Extension; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 15, 2022 to consider the Applicant's request, review the City Staff report, and receive written and oral testimony for an against the proposal; and

WHEREAS, after closing the Public Hearing, the Planning Commission determined that the project complies with the adopted "Wright 13 Unified Cannabis Cultivation Park, Hollister CA Initial Study/Mitigated Negative Declaration for Minor Subdivision No. 2018-6; Conditional Use Permit No. 2018-13; and Site and Architectural Review No. 2018-13 – Wright 13" (SCH #2018121074) that was prepared for the project and adopted by the Planning Commission at the regularly scheduled meeting of September 26, 2019 (Resolution 2019-44); and

WHEREAS, after closing the Public Hearing, the Planning Commission determined to grant the applicant's request; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed extension of the Minor Subdivision and Site & Architectural Review:

A. The Project, as conditioned in the original approvals, has been found to be consistent with the policies of the General Plan because:

B. The Project, as conditioned in the original approvals, has been found to be consistent with Chapter 17.08 Commercial Zone Land Uses and Permit Requirements, Chapter 17.16 Performance Standards, and Chapter 17.18 Pedestrian, Bicycle, Parking and Loading Standards of the Zoning Ordinance because:

C. The proposed Project would not be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or to the general welfare of the City because:

1. The proposed project is an infill project in an existing north gateway commercial area with developed parcels to the east. The project has been evaluated under a previously adopted Mitigated Negative Declaration (SCH #2018121074) and has been found to not have a significant effect on the environment pursuant to CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister hereby approves a _____ extension of Minor Subdivision 2018-6 and Site and Architectural Review 2018-23, subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL
MS 2018-6 and S&A 2018-23

General Conditions

1. **Approval.** This _____ extension approval is for APN 053-350-005 (MS 2018-6 and S&A 2018-23). This approval shall extend the date of expiration for MS 2018-6 and S&A 2018-23 through _____, 20____. The Parcel Map and Improvement Plans shall be in substantial conformance with the plans prepared by Whitson Engineers and dated "Received, _____ , 2022" on file with the Planning Division, and other plans, text, and diagrams relating to this Tentative Map, except as modified by the following conditions. The elevations

and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by the Director of Development Services for changes.

2. **Permit Expiration.** This approval expires on _____, 20____, unless the City grants an extension. The applicant shall submit a parcel map package for review to the City Engineer for recordation at least 30-days prior to the date of expiration. The parcel map must substantially comply with the approved plans. Failure to obtain an extension by the applicant per the Subdivision Map Act shall result in the expiration of the tentative map. Failure to obtain a valid building permit by the date of expiration shall result in the expiration of the Site and Architectural Review approval. Any request for an extension shall be submitted to the Development Services Department no later than 30 days prior to the date of expiration.

3. **Appeal Period.** In accordance with Section 17.24.140, this approval may be appealed within 15 calendar days of the date of the decision.

4. **Revocation of Permit.** The extension approval shall be revocable for cause in accordance with Section 17.24.350 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.

5. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.

6. **Clarification of Conditions.** In the even that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Development Services and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.

7. **Previously Approved Resolutions.** All findings and conditions in Planning Commission Resolution 2019-45 approving Minor Subdivision 2018-6, Planning Commission Resolution 2019-46 approving Site & Architectural Review 2018-23, and Planning Commission Resolution 2021-24 approving a 1-year extension to both projects, shall apply to this resolution.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of Hollister on this 15th day of December 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

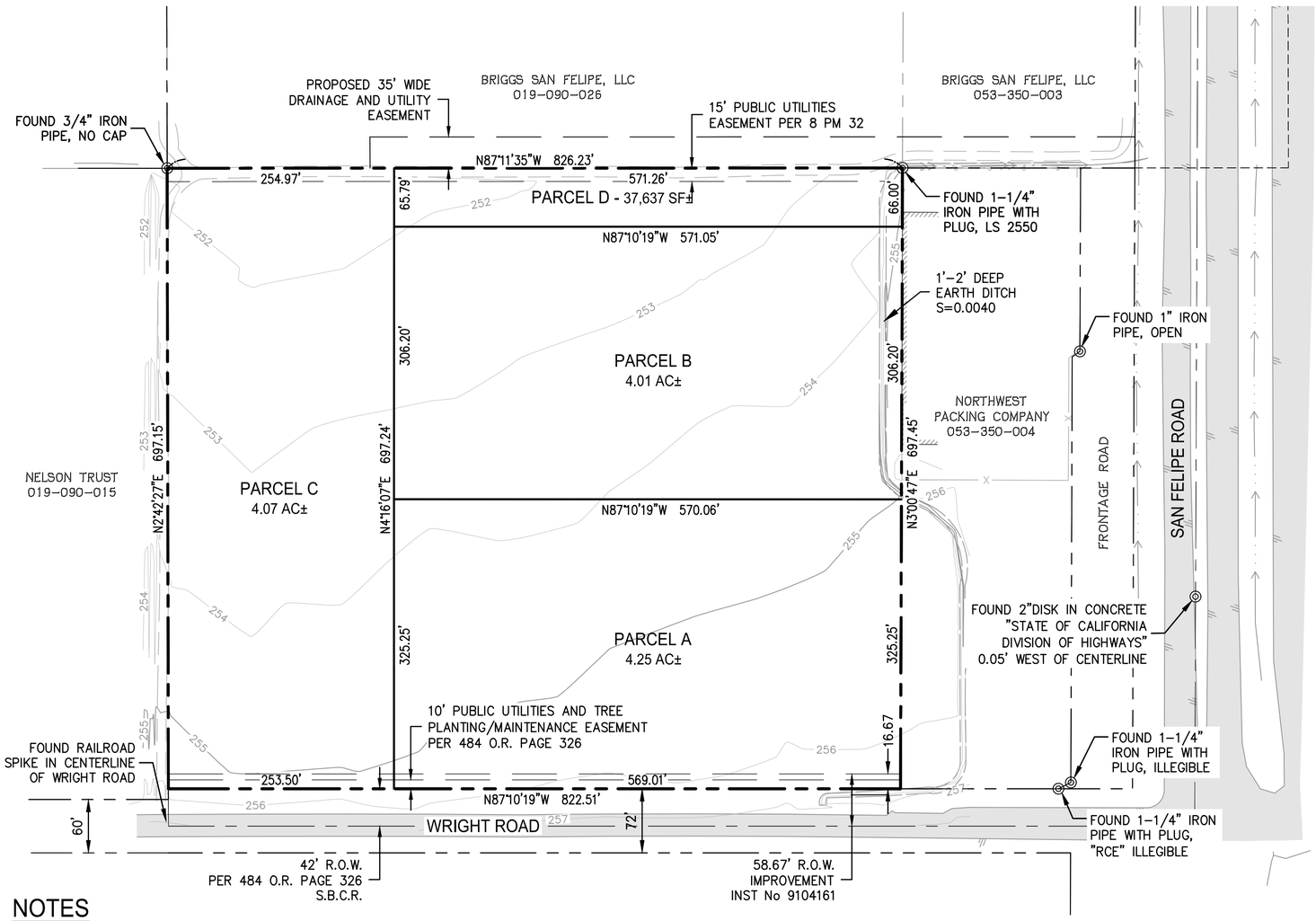
Chairperson of the Planning Commission
of the City of Hollister

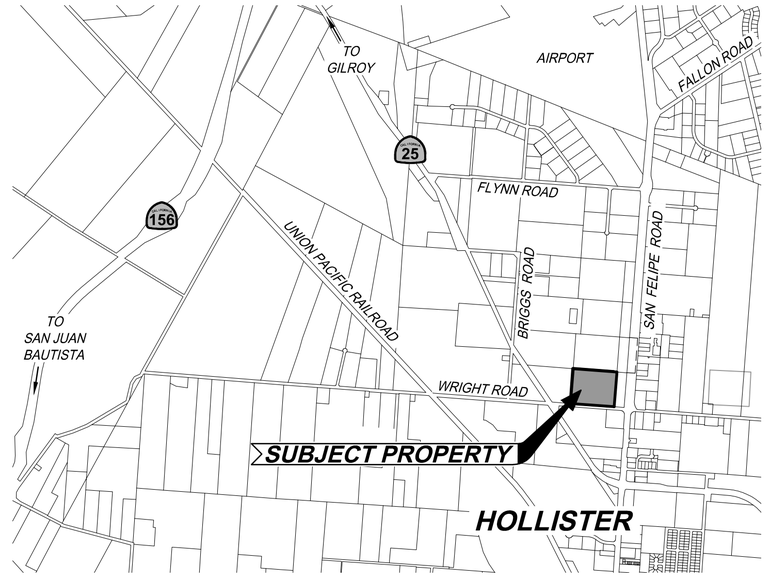
ATTEST:

Adrianna Ortiz, Secretary

PLEASE NOTE

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions to contact the staff planner. Also, if the applicant does not agree with the proposed conditions, there is an opportunity to present your case to the Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PARCEL LINE
- CENTERLINE
- MONUMENT AS NOTED
- EXISTING DIRT ROAD
- 250 EXISTING CONTOUR

NOTES

1. OWNER: WRIGHT THIRTEEN, LLC, 10 HARRIS COURT, SUITE B-1, MONTEREY, CA 93940
2. ENGINEER: WHITSON ENGINEERS, 6 HARRIS COURT, MONTEREY, CA 93940
3. LEGAL DESCRIPTION: BEING ALL OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 23, 1991 IN BOOK 8, OF PARCEL MAPS, AT PAGE 32, SAN BENITO COUNTY RECORDS
4. CONTOUR INTERVAL: 1 FOOT
5. A.P.N.: 053-350-005
6. SITE AREA: ±13.19 ACRES
7. EXISTING ZONING: NORTH GATE COMMERCIAL (NG)
8. EXISTING LAND USE: AGRICULTURE
9. PROPOSED LAND USE: CANNABIS CULTIVATION AND MANUFACTURING FACILITIES
10. GENERAL PLAN DESIGNATION: NORTH GATE COMMERCIAL
11. NUMBER OF PROPOSED PARCELS: 4
12. NO IMPROVEMENTS REQUIRED OR PROPOSED AS A PART OF THIS MAP

100 0 100 200 300 Ft.
SCALE: 1" = 100'

TENTATIVE PARCEL MAP
WRIGHT THIRTEEN
RANCHO SAN JUSTO
CITY OF HOLLISTER, COUNTY OF SAN BENITO
STATE OF CALIFORNIA

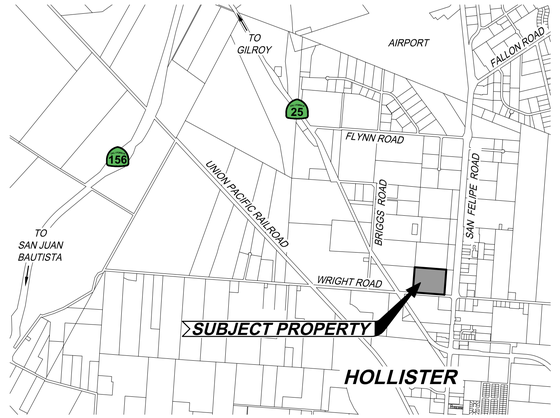
PREPARED BY:
WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT
DATE: DECEMBER 20, 2017 JOB NO. 3601.00





100 0 100 200 300 Feet

SCALE: 1" = 100'



VICINITY MAP

SCALE: 1" = 2000'

PROJECT TEAM

OWNER/APPLICANT
WRIGHT THIRTEEN, LLC
10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

(831) 649-0220

CIVIL ENGINEER
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

ANDREW HUNTER, RCE 67730
(831) 649-5225

DEVELOPMENT NOTES

PROPERTY DATA	
ASSESSOR'S PARCEL NO.:	053-350-005
PARCEL SIZE:	13.19 AC
GENERAL PLAN DESIGNATION:	NORTH GATEWAY COMMERCIAL
EXISTING ZONING:	NORTH GATEWAY NG
AREA	
SITE AREA:	13.19 AC
PROPOSED LOTS:	4 LOTS
PARCEL A:	4.25 AC
PARCEL B:	4.01 AC
PARCEL C:	4.07 AC
PARCEL D:	0.86 AC
PROPOSED BUILDING SIZE:	341,062 SF
LOT COVERAGE:	
BUILDING AREA:	59%
PAVED AREA:	0.7%
LANDSCAPE AREA:	8%

REMAINING LOT COVERAGE TO BE A PERVIOUS GRAVEL SURFACE OR UNIMPROVED

PARKING DATA	
TOTAL PARKING STALLS:	56
NUMBER OF ACCESSIBLE STALLS:	6

NOT FOR CONSTRUCTION

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 6/26/19 | SCALE: 1"=100' | ENGR: CW | JOB NO: 3601.00

REGISTERED PROFESSIONAL ENGINEER — ANDREW P. HUNTER — No. 67730 — CIVIL — STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

WRIGHT 13 - WRIGHT ROAD
HOLLISTER CALIFORNIA

AERIAL SITE PLAN

DEVELOPMENT PLAN SET

APN 053-356-005

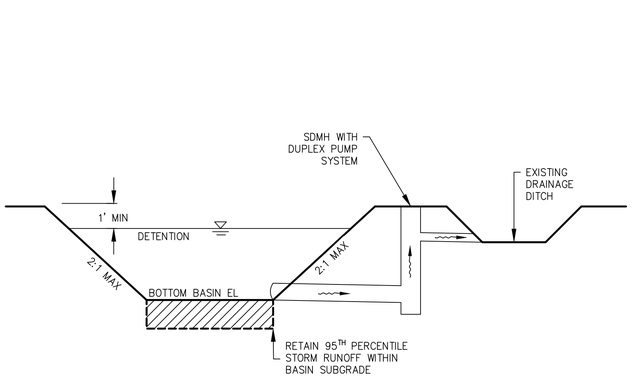
SHEET C0.1 OF 6

0 1 2 INCHES 3

I:\Monterey Projects\3601 – Wright\CIVIL\PLANSET\PLANNING\3601.00–Civil.dwg Jul 01, 2019 – 9:09am

PRELIMINARY STORMWATER CALCULATIONS

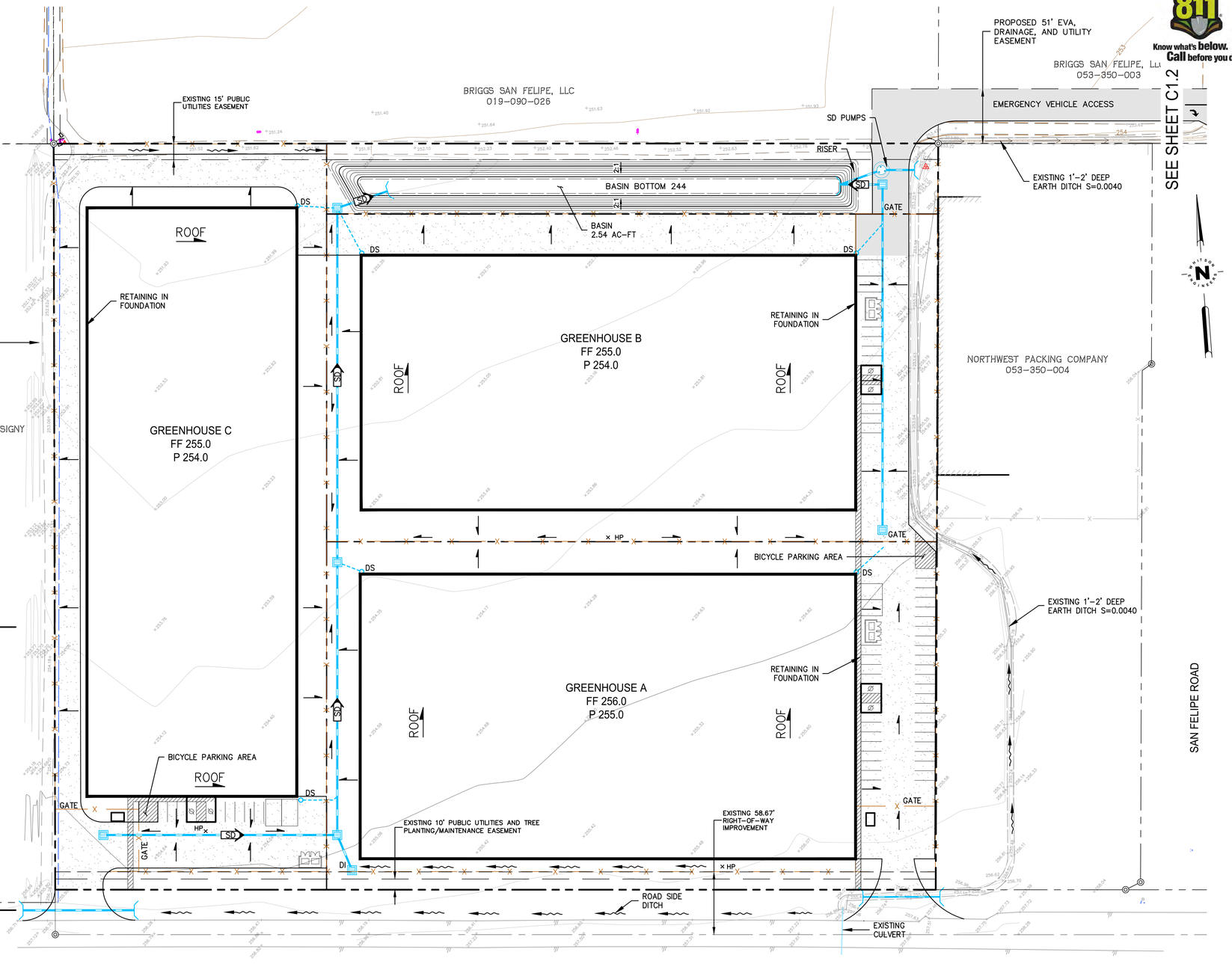
AREA DESCRIPTION	ESTIMATED AREA BREAKDOWN (SF)
PERVIOUS AREA	233,964 (5.4 ACRES)
IMPERVIOUS AREA	340,870 (7.8 ACRES)
TOTAL	574,834 (13.2 ACRES)
PERCENT IMPERVIOUS	60%
WATER MANAGEMENT ZONE	1
ASSUMED SOIL TYPE	C (SORRENTO, SILTY CLAY LOAM)
95TH PERCENTILE 24-HOUR RAINFALL DEPTH	1.2 IN
2-YEAR PRE-DEVELOPMENT FLOW	3.1 CFS
10-YEAR PRE-DEVELOPMENT FLOW	7.3 CFS
ASSUMED INFILTRATION RATE	0.1 IN/HR
TOTAL REQUIRED BASIN VOLUME	2.0 AF
TOTAL BASIN VOLUME PROVIDED	2.54 AF



BASIN DESIGN CRITERIA:

1. BASIN WILL BE DESIGNED WITH A TWO PUMP STRUCTURE TO RELEASE STORM WATER AT THE 10-YEAR PRE-DEVELOPMENT FLOW RATE,THE 2-YEAR PRE-DEVELOPMENT FLOW RATE, AND 90% OF THE PRE-DEVELOPLMENT 100-YEAR DESIGN STORM.
2. BASIN IS DESIGNED TO NOT HOLD STANDING WATER AFTER STORM EVENTS SO AS TO NOT ATTRACT BIRDS. BASIN PUMPS SHALL BE SIZED AND PROGRAMMED ACCORDINGLY TO DRAIN WITHIN 24 HOURS.

1 TYPICAL BASIN DETAIL
NOT TO SCALE



50 0 50 100 150 Feet
SCALE: 1" = 50'

NOTES:

1. TOPOGRAPHIC SURVEY WAS PERFORMED BY REPUBLIC NATIONAL ON FEBRUARY 23, 2014 AND SUPPLEMENTAL TOPOGRAPHIC SURVEY BY WHITSON ENGINEERS ON JUNE 22 AND 23, 2017.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, ZONING OR REGULATORY INFORMATION.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITION USER SERVICE (OPUS). AN ESTABLISHED NAVD88 ELEVATION OF 259.59 FEET FOR A 2-1/2"BRASS DISC IN THE TOP OF A CONCRETE HEADWALL FOR A STORM DRAIN PIPE LOCATED AT THE NORTHWEST CORNER OF MCCLOSKEY ROAD AND SAN FELIPE ROAD (HIGHWAY #156 FRONTAGE ROAD), DESIGNATED CITY OF HOLLISTER BENCHMARK #29, IS THE LOCAL BENCHMARK TO WHICH ALL ELEVATIONS SHOWN HEREON ARE REFERENCED.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN MAIN	SD	24" SD
DIRECTION OF FLOW		
STORM DRAIN INLET		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
DOWNSPOUT (DS)		
GRAVEL		
PROPERTY LINE		

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NO.	BY:	DATE:	DESCRIPTION:

DATE: 6/26/19 | SCALE: 1"=50' | ENGR: CW | JOB NO.: 3601.00

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER CRAIG P. WESSEL No. 72015 CIVIL STATE OF CALIFORNIA

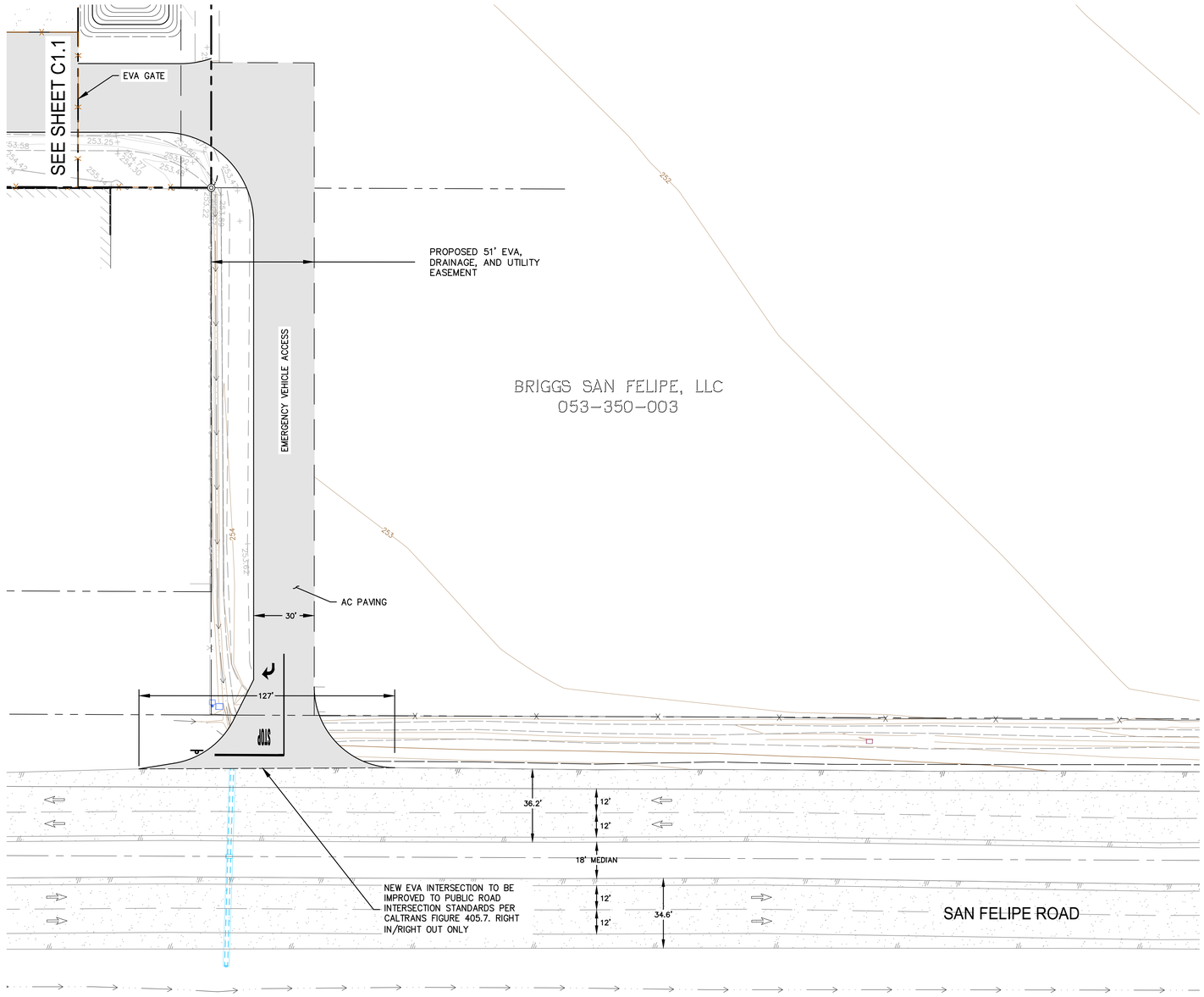
WRIGHT 13 - WRIGHT ROAD
HOLLISTER CALIFORNIA
APN 053-356-005

CONCEPTUAL GRADING AND DRAINAGE PLAN
DEVELOPMENT PLAN SET

SHEET C1.1 OF 6

0 1 2 INCHES 3

J:\Monterey Projects\3601 - Wright\CIVIL\PLANSET\PLANNING\3601.00-Civil.dwg Jul 01, 2019 - 9:10am



LEGEND

DESCRIPTION	PROPOSED	EXISTING
ASPHALT PAVING		
PAVEMENT MARKINGS		
PROPERTY LINE		

30 0 30 60 90 Feet

SCALE: 1" = 30'

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:

DATE: 6/26/19
SCALE: 1"=30'
ENGR: CW
JOB NO.: 3601.00

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

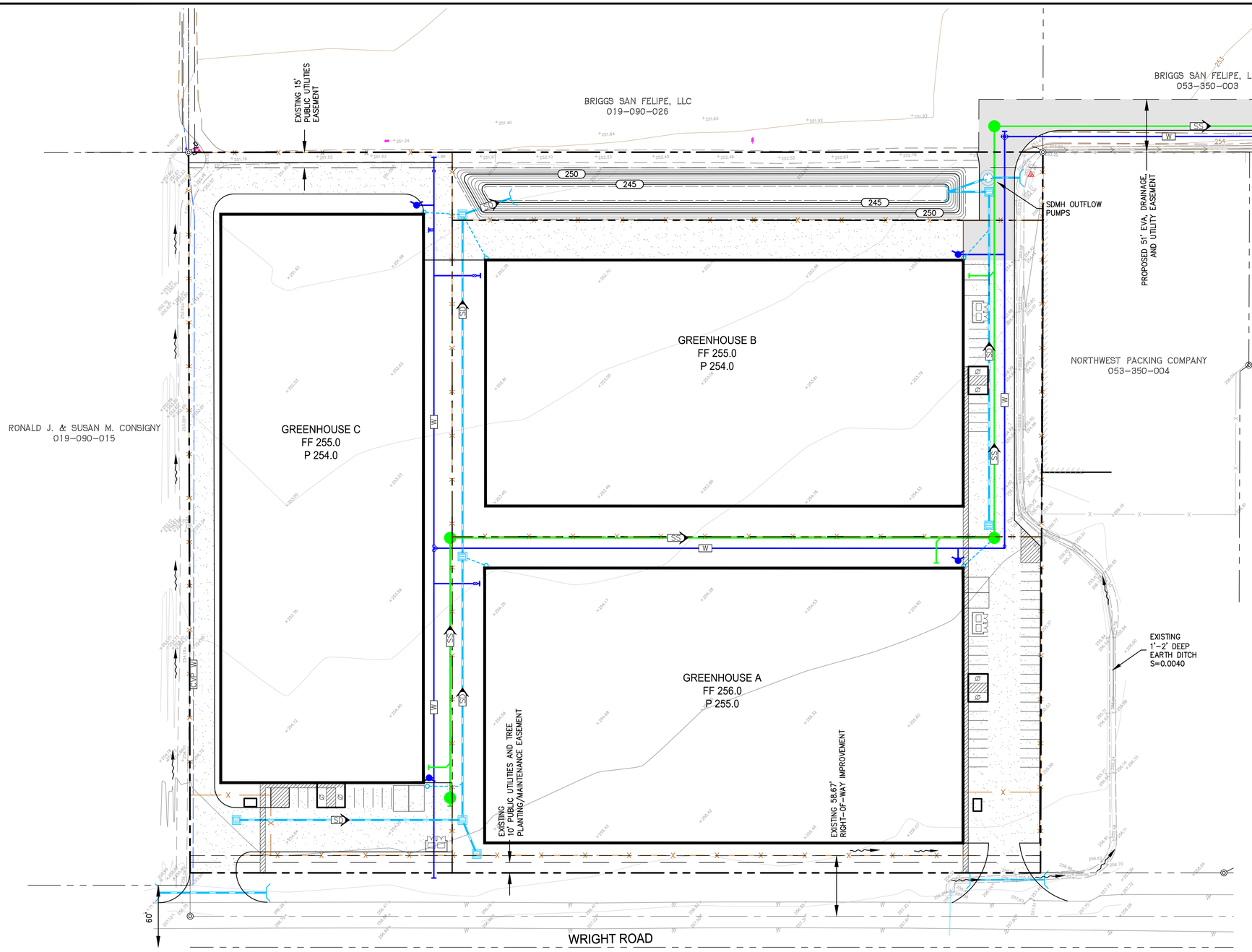
WRIGHT 13 - WRIGHT ROAD
HOLLISTER CALIFORNIA
APN 053-356-005

CONCEPTUAL GRADING AND DRAINAGE PLAN
DEVELOPMENT PLAN SET

SHEET C1.2 OF 6

I:\Monterey Projects\3601 – Wright\CIVIL\DP-ENTITLEMENTS\3601.00-Civil.dwg Jul 01, 2019 – 8:43am

0 1 2 INCHES 3



LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN	W	10" W
CVP WATER MAIN		W
STORM DRAIN MAIN	SD	24" SD
SANITARY SEWER MAIN	SS	SSFM
FIRE HYDRANT		
WATER METER		
WATER VALVE		
STORM DRAIN INLET		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
DOWNSPOUT (DS)		
CLEANOUT (CO)		

50 0 50 100 150 Feet

SCALE: 1" = 50'

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NO.	BY:	DATE:	DESCRIPTION:

REVISIONS:

DATE: 6/26/19
SCALE: 1"=50'
ENGR: CW
JOB NO.: 3601.00

REGISTERED PROFESSIONAL ENGINEER — RAFAEL P. WEISS — CIVIL — STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

WRIGHT 13 - WRIGHT ROAD
HOLLISTER CALIFORNIA

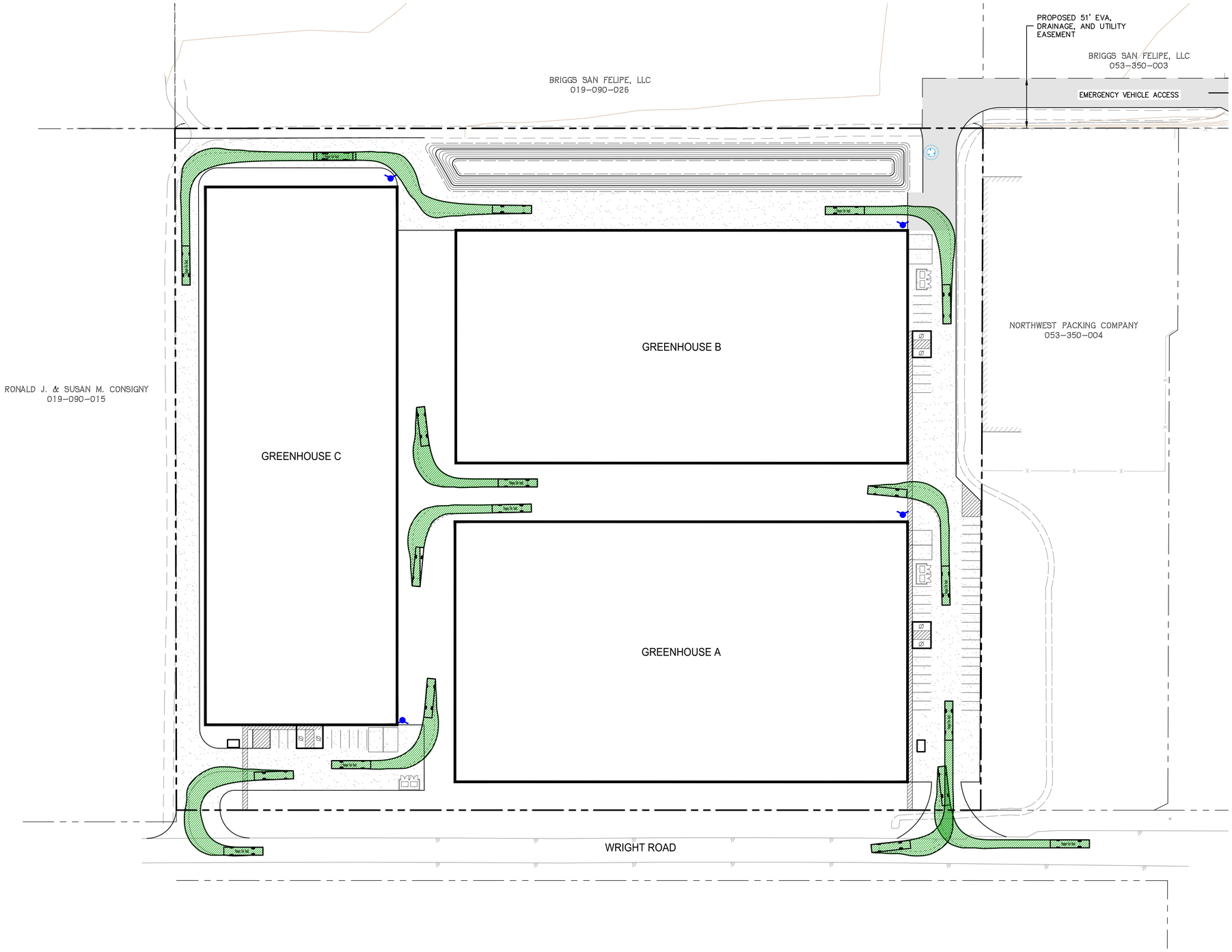
CONCEPTUAL UTILITY PLAN
DEVELOPMENT PLAN SET

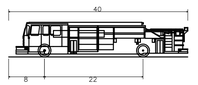
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SHEET C2.1 OF 6

0 1 2 INCHES 3

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Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

50 0 50 100 150 Feet

SCALE: 1" = 50'

NOTE:

FIRE DEPARTMENT TO DETERMINE FINAL EXTENTS AND TYPE OF ALL-WEATHER ACCESS ROADS

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NO.	BY:	DATE:	DESCRIPTION:

REVISIONS:

DATE: 6/26/19 | SCALE: 1"=50' | ENGR: CW | JOB NO.: 3601.00

REGISTERED PROFESSIONAL ENGINEER — RALPH P. WELSH — No. 26102 — CIVIL — STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

WRIGHT 13 - WRIGHT ROAD

HOLLISTER CALIFORNIA

PRELIMINARY CIRCULATION PLAN - FIRE TRUCK

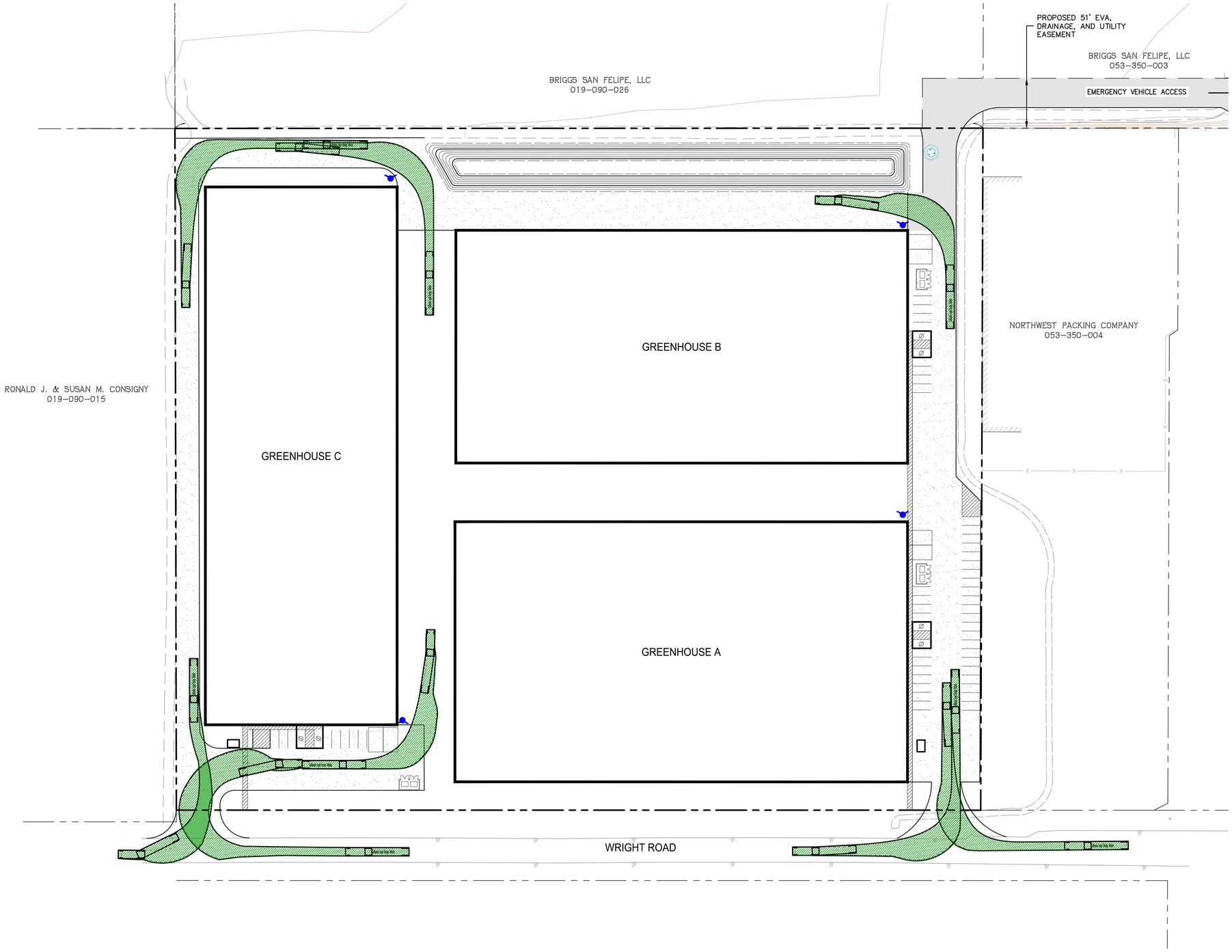
DEVELOPMENT PLAN SET

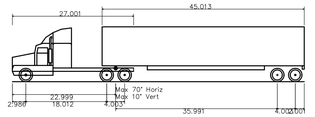
APN 053-356-005

SHEET C3.1 OF 6

0 1 2 INCHES 3

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California Legal Design Vehicle	
Overall Length	64.993ft
Overall Width	8.497ft
Overall Body Height	12.226ft
Min Body Ground Clearance	1.421ft
Track Width	8.497ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	26.30°

50 0 50 100 150 Feet

SCALE: 1" = 50'

NOT FOR CONSTRUCTION

Know what's below. Call before you dig.

NO.	BY:	DATE:	DESCRIPTION:

REVISIONS:

DATE: 6/26/19
SCALE: 1"=50'
ENGR: CW
JOB NO.: 3601.00

REGISTERED PROFESSIONAL ENGINEER — DONALD P. WEGNER — No. 52019 — CIVIL — STATE OF CALIFORNIA

WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

WRIGHT 13 - WRIGHT ROAD
HOLLISTER CALIFORNIA

PRELIMINARY CIRCULATION PLAN - LARGE DELIVERY TRUCK
DEVELOPMENT PLAN SET
APN 053-356-005

SHEET C3.2 OF 6

0 1 2 INCHES 3

I:\Monterey Projects\3601 - Wright\CIVIL\PLANSET\PLANNING\3601.00-Civil.dwg Jul 01, 2019 - 9:12pm

BRIGGS ROAD

CITATION WAY

SAN FELIPE ROAD

2290'
TO FLYNN ROAD

FRONTAGE ROAD

FUTURE 60' PUBLIC
RIGHT OF WAY

EXISTING FRONTAGE
ROAD INTERSECTION

BRIGGS ROAD

PROPOSED WRIGHT 13
EVA/BRIGGS 17 ENTRANCE.
RIGHT IN/RIGHT OUT (PRIVATE)

BRIGGS 17 PROPERTY

2150'

HIGHWAY 25

WRIGHT 13 PROPERTY

WRIGHT ROAD

McCLOSKEY ROAD

PRIVATE
DRIVEWAYS

FELIPE 9 PROPERTY

KIRKPATRICK CT.

N. CHAPPELL ROAD

T:\Monterey Projects\3601 - Wright\CIVIL\EXHIBITS\Vsn-Master Plan.dwg Jun 26, 2019 - 10:24am

REGIONAL MAP-PROPOSED ACCESS AND CIRCULATION
HOLLISTER CULTIVATION PARK
HOLLISTER, CALIFORNIA

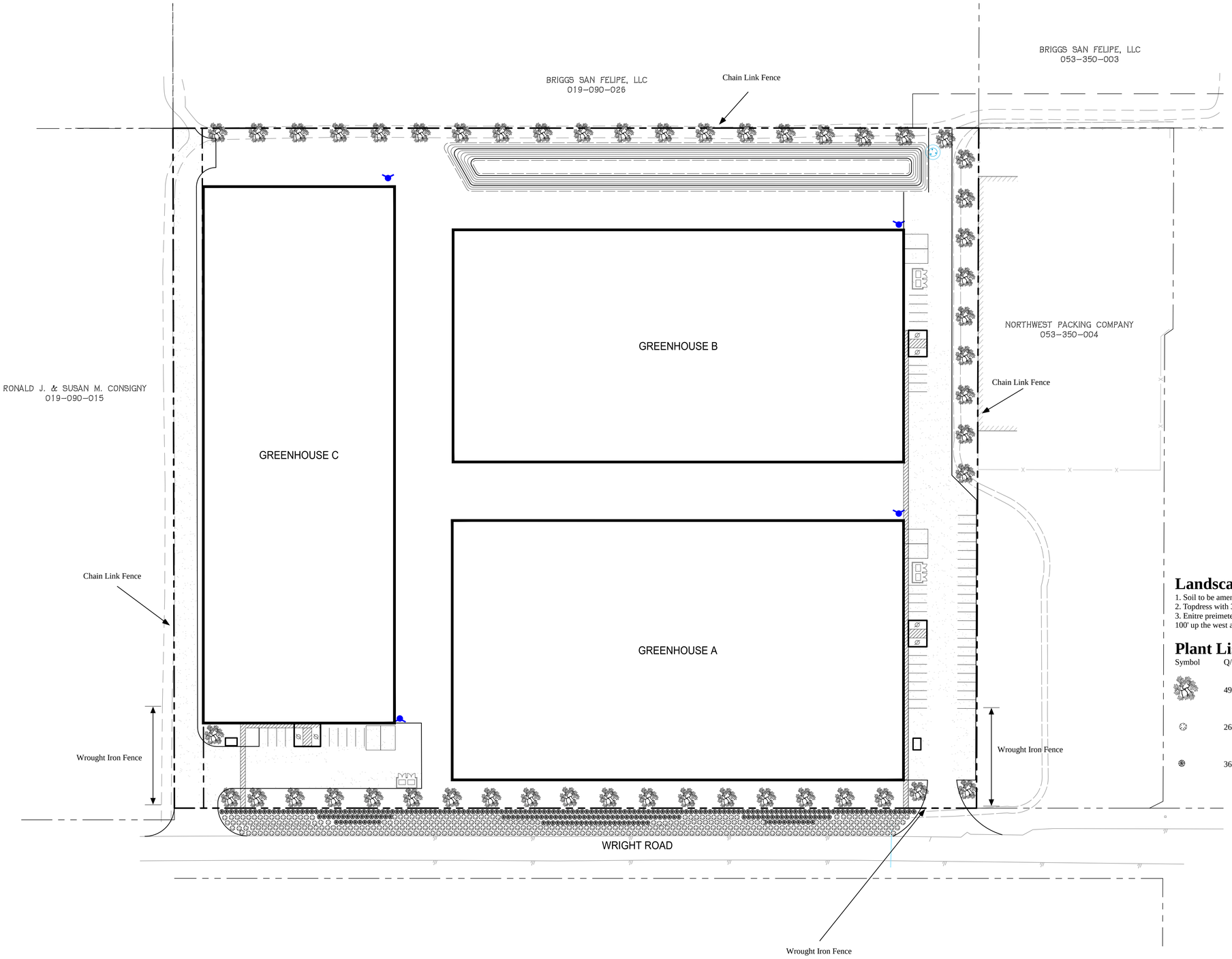
300 0 300 600 900 Feet
SCALE: 1" = 300'

Whitson Engineers
6 Harris Court | Monterey, CA 93940 | **831 649-5225 | F 831 373-5065**
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT | www.whitsonengineers.com
Project No.: 3601, 3627, 3611

WE

6/26/2019
Sheet 1 of 3

1" = 300'



50 0 50 100 150 Feet

SCALE: 1" = 50'

Landscaping Notes:

1. Soil to be amended with conpost at time of planting.
2. Topdress with 3" layer of mulch to inhibit weed growth and conserve moisture
3. Enitre preimeter will be fenced. Wrought iron fencing as shown on the Wright Road side and 100' up the west and east side, chain link as shown on the remaing sides of the property.

Plant List

Symbol	Q/Size	Name
	49/15 gal.	Trees, choose from: Olea europaea - Olive (fruitless types) Querccus ilex - Holly Oak Laurus nobilis - Sweet Bay
	261/5 gal.	Low Shrubs, choose a mix of the following: Artemisia 'Powis Castle' - Wormwood Cistus salvifolius 'Prostratus' - Sageleaf Rockrose Lavandula dentata - French Lavender
	360/5 gal.	Medium Shrubs, choose a mix of the following: Berberis thunbergii 'Rose Glow' - Barberry Buxus macrophylla japonica 'Green Beauty' - Boxwood Raphiolepis indica 'Jack Evans' or 'Springtime' - Indian Hawthorn

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

Conceptual Landscape Plan

Scale: 1" = 50' Date: 6/17/2019

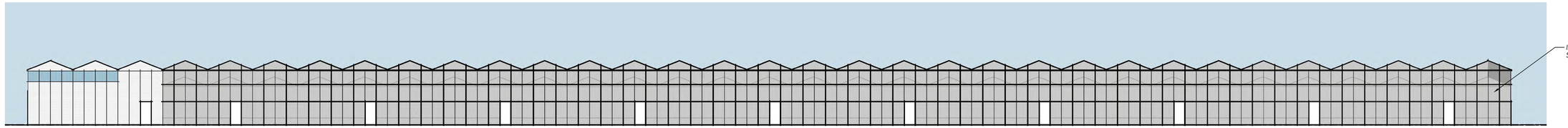
WRIGHT 13 - WRIGHT ROAD

HOLLISTER CALIFORNIA

APN 053-356-005

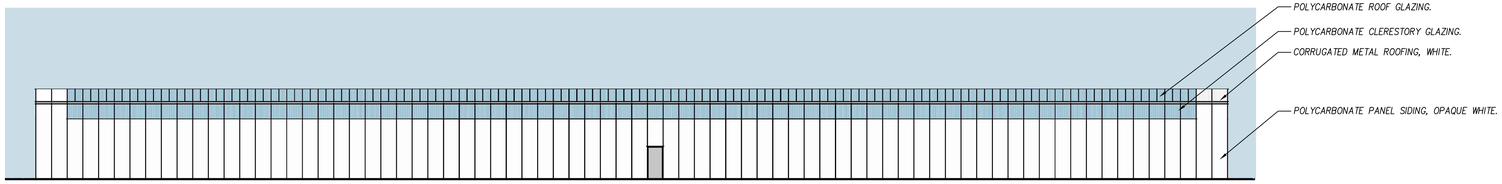
SHEET L1.1

0 1 2 INCHES 3



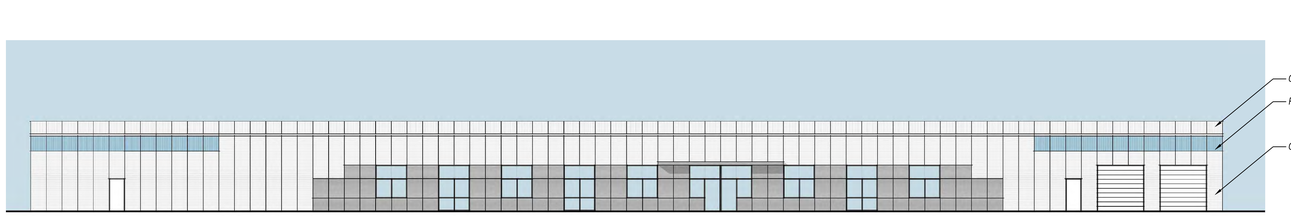
4 GREENHOUSE A - NORTH ELEVATION

8' 16'



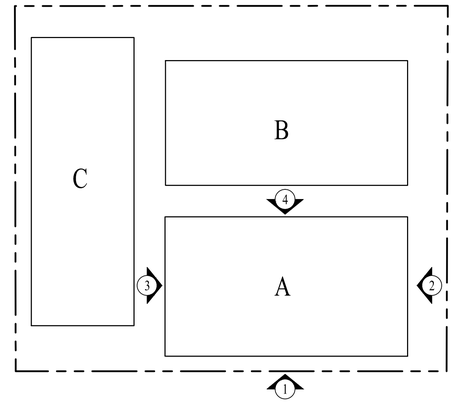
3 GREENHOUSE A - WEST ELEVATION

8' 16'

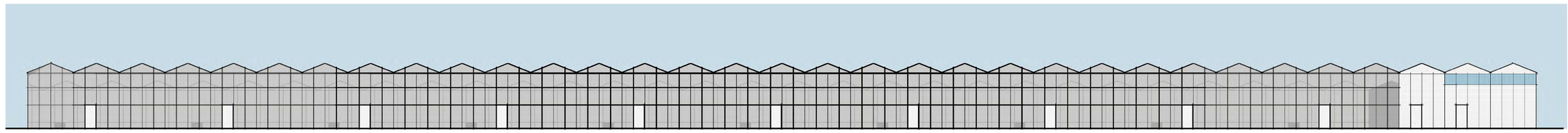


2 GREENHOUSE A - EAST ELEVATION

8' 16'



SITE PLAN DIAGRAM



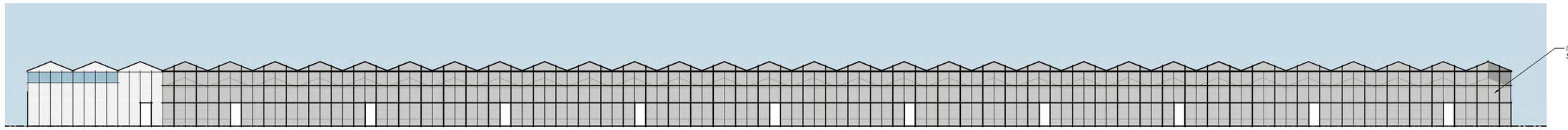
1 GREENHOUSE A - SOUTH ELEVATION

8' 16'

WRIGHT 13 - WRIGHT ROAD

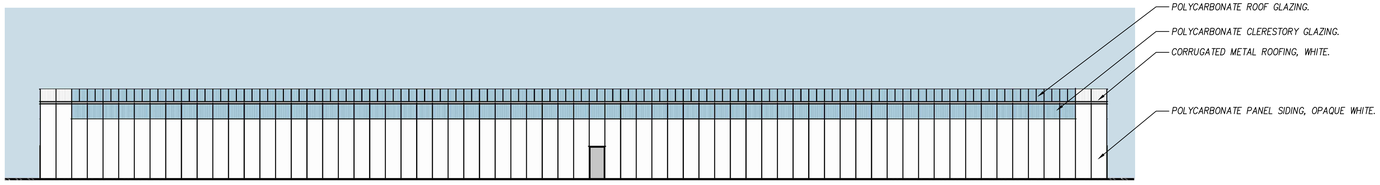
GREENHOUSE A BUILDING ELEVATIONS

MARCH 14, 2019



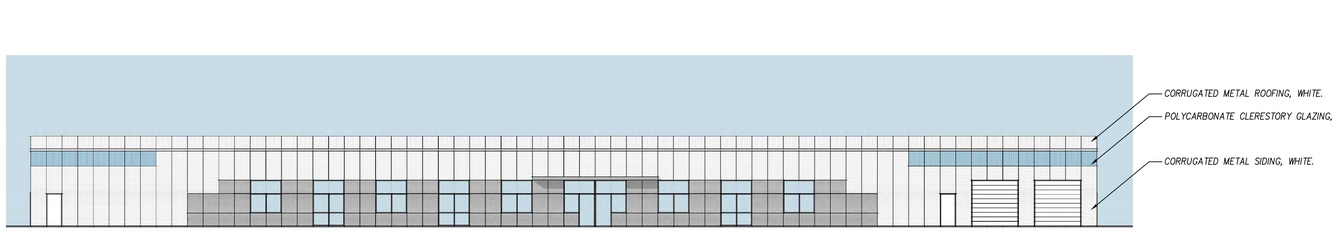
4 GREENHOUSE B - NORTH ELEVATION

8' 16'



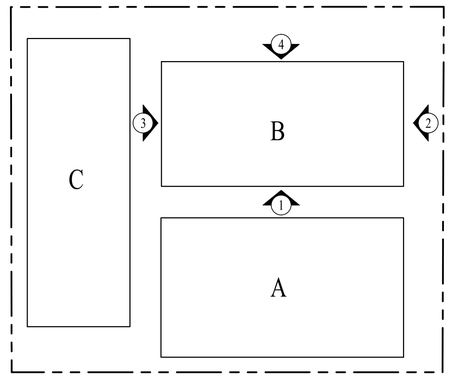
3 GREENHOUSE B - WEST ELEVATION

8' 16'

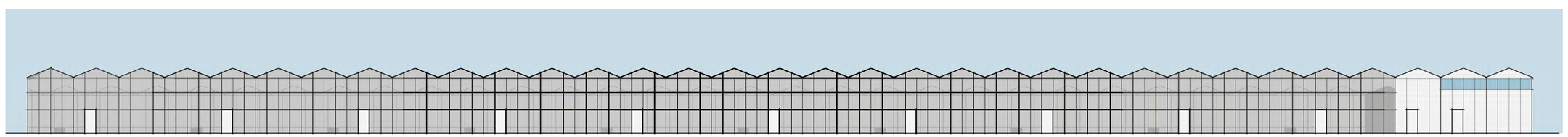


2 GREENHOUSE B - EAST ELEVATION

8' 16'



SITE PLAN DIAGRAM



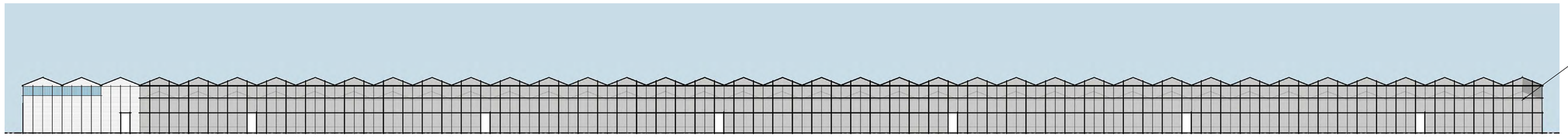
1 GREENHOUSE B - SOUTH ELEVATION

8' 16'

WRIGHT 13 - WRIGHT ROAD

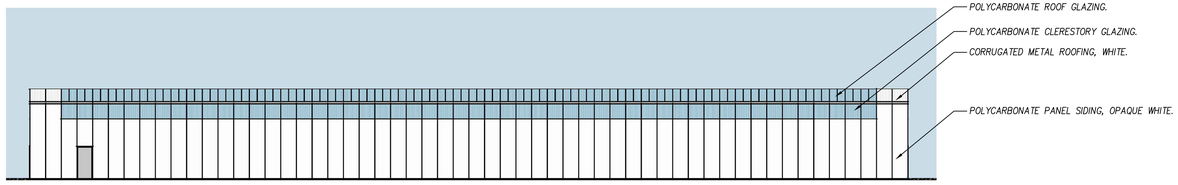
GREENHOUSE B BUILDING ELEVATIONS

MARCH 14, 2019



4 GREENHOUSE C - EAST ELEVATION

10' 20'



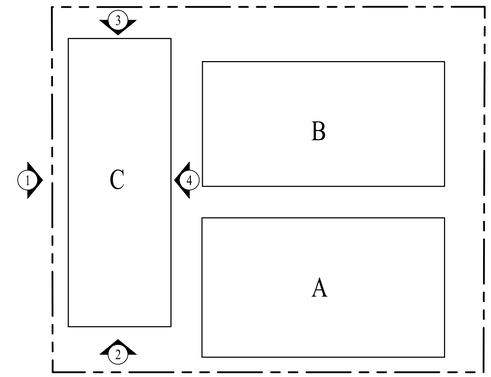
3 GREENHOUSE C - NORTH ELEVATION

8' 16'

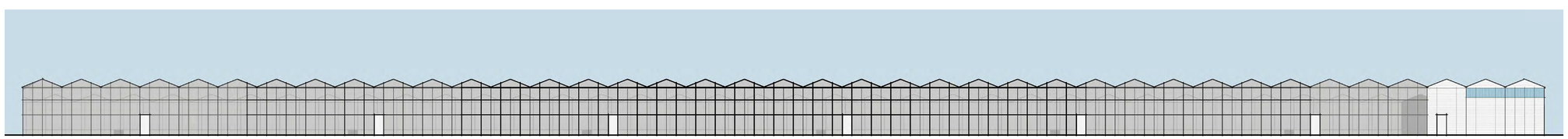


2 GREENHOUSE C - SOUTH ELEVATION

8' 16'



SITE PLAN DIAGRAM



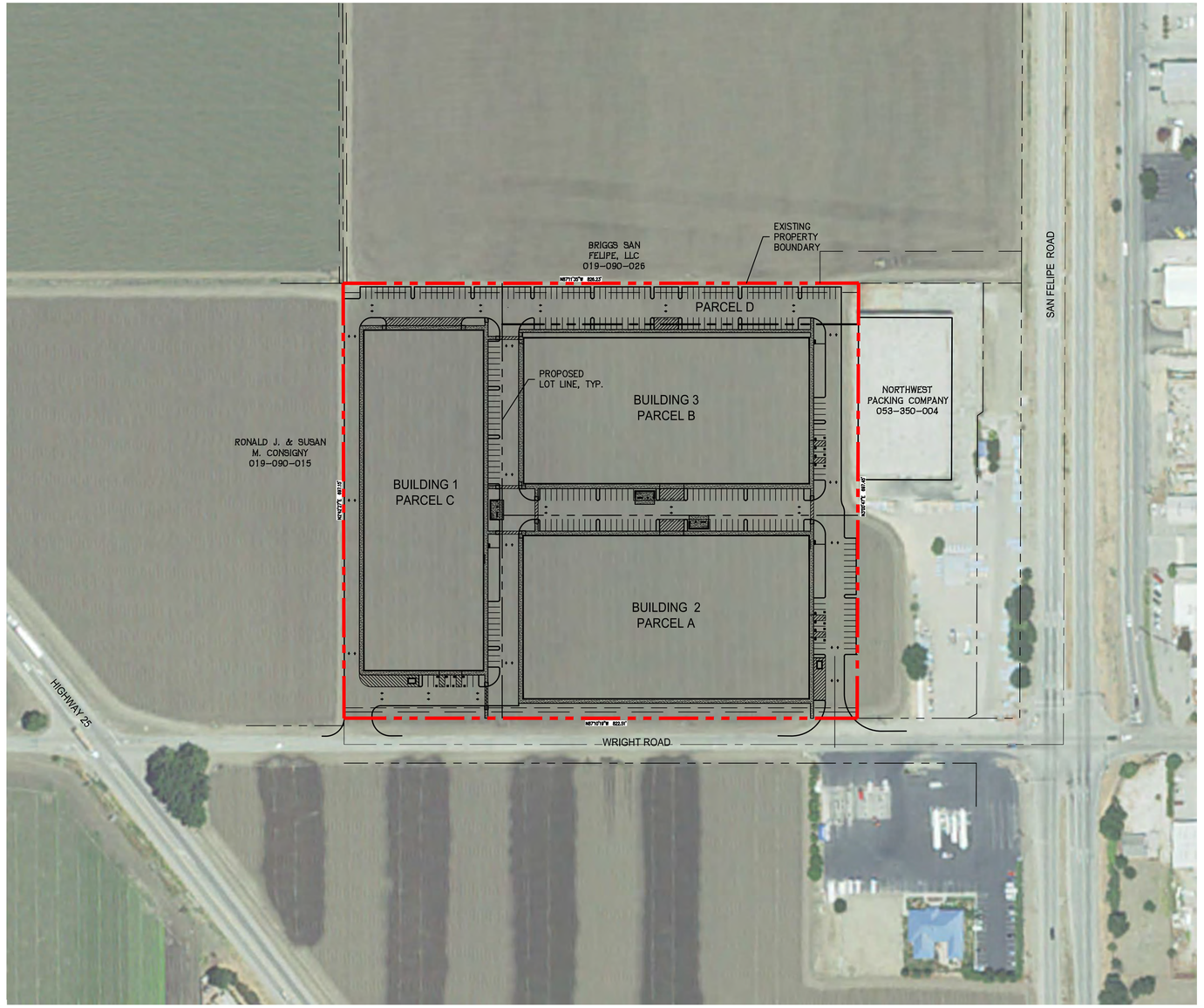
1 GREENHOUSE C - WEST ELEVATION

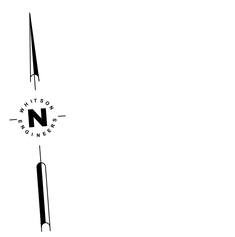
10' 20'

WRIGHT 13 - WRIGHT ROAD

GREENHOUSE C BUILDING ELEVATIONS

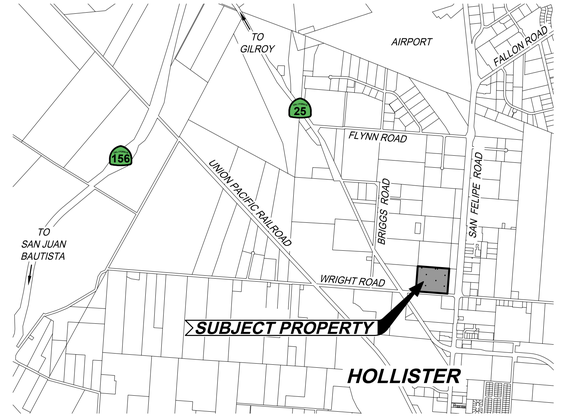
MARCH 14, 2019





100 0 100 200 300 Feet

SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

C0.1	COVER SHEET AND AERIAL SITE PLAN
C1.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C1.2	CONCEPTUAL GRADING AND DRAINAGE DETAILS
C2.1	CONCEPTUAL UTILITY PLAN
C3.1	TURNING ANALYSIS - FIRE TRUCK
C3.2	TURNING ANALYSIS - LARGE DELIVERY

PROJECT TEAM

OWNER/APPLICANT
WRIGHT THIRTEEN, LLC
10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

(831) 649-0220

CIVIL ENGINEER
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

ANDREW HUNTER, RCE 67730
(831) 649-5225

DEVELOPMENT NOTES

PROPERTY DATA	
ASSESSOR'S PARCEL NO.:	053-350-005
PARCEL SIZE:	13.19 AC
GENERAL PLAN DESIGNATION:	NORTH GATEWAY
COMMERCIAL	
EXISTING ZONING:	NORTH GATEWAY NG
AREA	
SITE AREA:	13.19 AC
PROPOSED LOTS	4 LOTS
PARCEL A:	4.25 AC
PARCEL B:	4.01 AC
PARCEL C:	4.07 AC
PARCEL D:	0.86 AC
PROPOSED BUILDING SIZE:	341,062 SF

LOT COVERAGE:	
BUILDING AREA:	59%
PAVED/CONCRETE AREA:	33%
LANDSCAPE AREA:	8%
PARKING DATA	
PARCEL A:	
TOTAL PARKING STALLS:	64
NUMBER OF ADA STALLS:	4
PARCEL B:	
TOTAL PARKING STALLS:	88
NUMBER OF ADA STALLS:	4
PARCEL C:	
TOTAL PARKING STALLS:	67
NUMBER OF ADA STALLS:	4
PARCEL D:	
TOTAL PARKING STALLS:	56
NET PARKING STALLS:	275
NET NUMBER OF ADA STALLS:	12

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831-649-5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
1 10/6/2022 PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD

HOLLISTER, CALIFORNIA APN: 053-356-005

CONCEPTUAL GRADING AND DRAINAGE DETAILS

SCALE: 1" = 100'
DRAWN: CW
JOB No.: 3601.0

SHEET C0.1 OF 6

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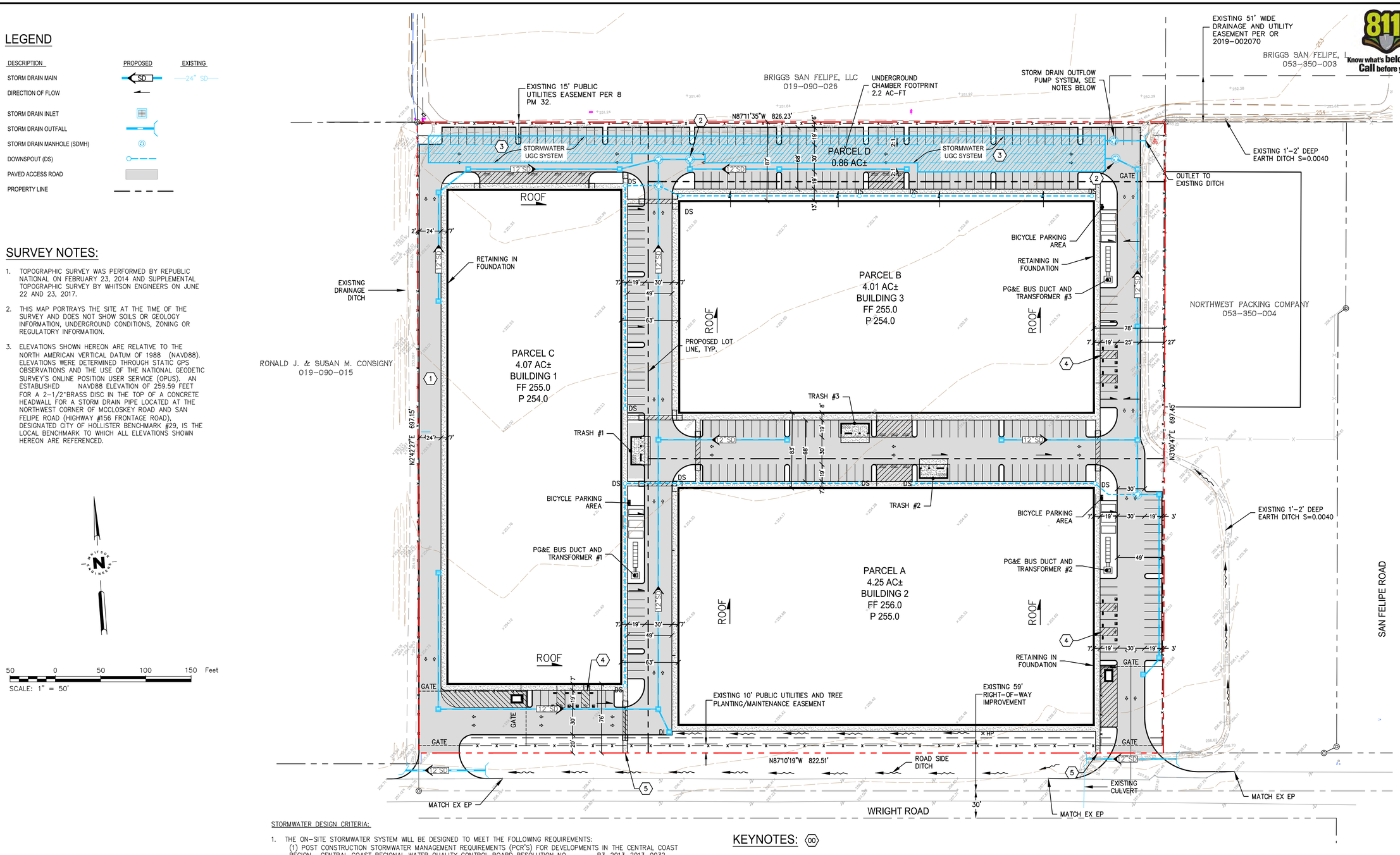
0 1 2 INCHES 3

LEGEND

DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN MAIN	SD	24" SD
DIRECTION OF FLOW		
STORM DRAIN INLET		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
DOWNSPOUT (DS)		
PAVED ACCESS ROAD		
PROPERTY LINE		

SURVEY NOTES:

1. TOPOGRAPHIC SURVEY WAS PERFORMED BY REPUBLIC NATIONAL ON FEBRUARY 23, 2014 AND SUPPLEMENTAL TOPOGRAPHIC SURVEY BY WHITSON ENGINEERS ON JUNE 22 AND 23, 2017.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, ZONING OR REGULATORY INFORMATION.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITION USER SERVICE (OPUS). AN ESTABLISHED NAVD88 ELEVATION OF 259.59 FEET FOR A 2-1/2"BRASS DISC IN THE TOP OF A CONCRETE HEADWALL FOR A STORM DRAIN PIPE LOCATED AT THE NORTHWEST CORNER OF MCCLOSKEY ROAD AND SAN FELIPE ROAD (HIGHWAY #156 FRONTAGE ROAD), DESIGNATED CITY OF HOLLISTER BENCHMARK #29, IS THE LOCAL BENCHMARK TO WHICH ALL ELEVATIONS SHOWN HEREON ARE REFERENCED.



50 0 50 100 150 Feet
SCALE: 1" = 50'

STORMWATER DESIGN CRITERIA:

1. THE ON-SITE STORMWATER SYSTEM WILL BE DESIGNED TO MEET THE FOLLOWING REQUIREMENTS:
   (1) POST CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS (PCR'S) FOR DEVELOPMENTS IN THE CENTRAL COAST REGION , CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD RESOLUTION NO. R3-2013-2013-0032
   (2) CITY OF HOLLISTER'S STORMWATER MANAGEMENT POST CONSTRUCTION REQUIREMENTS
   (3) THE PROJECTS CONDITIONS OF APPROVAL.
2. THE PROJECT WILL BE REQUIRED TO MEET THE POST CONSTRUCTION REQUIREMENTS (PCR'S) 1, 2, 3, 4.
5. THE FINAL DETAILS OF THE MEASURE USED TO MEET PCR 2 (WATER QUALITY TREATMENT) WILL BE FINALIZED DURING THE CONSTRUCTION DOCUMENTS. A NON-RETENTION BASED TREATMENT METHOD SUCH AS AN ADS BARRICUDA UNIT OR SIMILAR MAY BE USED.
6. THE ON-SITE STORMWATER SYSTEM WILL BE DESIGNED WITH AN UNDERGROUND CHAMBER SYSTEM. THE UNDERGROUND CHAMBER SYSTEM WILL BE SIZED TO RETAIN RUN-OFF FROM THE 95TH PERCENTILE RAINFALL EVENT (PCR 3) AND PROVIDE PEAK MANAGEMENT (PCR 4).
7. THE SYSTEM WILL BE DESIGNED WITH A THREE PUMP STRUCTURE TO RELEASE STORM WATER AT THE 10-YEAR PRE-DEVELOPMENT FLOW RATE,THE 2-YEAR PRE-DEVELOPMENT FLOW RATE, AND 90% OF THE PRE-DEVELOPMENT 100-YEAR DESIGN STORM.

KEYNOTES: (00)

1. 24' WIDE MINIMUM PAVED ACCESS ROAD AROUND BUILDING PERIMETER.
2. STORMWATER PRETREATMENT DEVICE (SUCH AS ADS BARRICUDA OR CONTECH CDS), SEE STORMWATER DESIGN CRITERIA NOTES THIS SHEET.
3. STORMWATER UNDERGROUND CHAMBER FOOTPRINT, SEE SHEET C1.2 FOR TYPICAL DETAILS. DEPTH OF STONE AT CHAMBER FOOTING MAY BE INCREASED TO 12" TO ACHIEVE REQUIRED VOLUME.
4. ACCESSIBLE PARKING, 1.5% MAX CROSS-SLOPE IN ANY DIRECTION.
5. ACCESSIBLE PATH OF TRAVEL TO RIGHT OF WAY

0 1 2 INCHES 3

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REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
1 10/6/2022 PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD
HOLLISTER, CALIFORNIA
APN: 053-356-005
CONCEPTUAL GRADING AND DRAINAGE PLAN

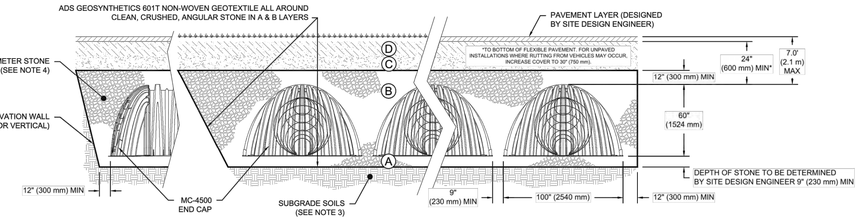
SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET C1.1 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



*FOR COVER DEPTHS GREATER THAN 7.0' (2.1 m) PLEASE CONTACT STORMTECH

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-4500
STANDARD CROSS SECTION
DATE: 05-16-19 | DRAWN: KR | CHECKED: KR | PROJECT #:
DESCRIPTION | DATE | DRWN | CHKD

StormTech
70 BOKENKAMP, SUITE 3 | HYDE PARK, NY | 12601
800-555-8188 | 888-892-2694 | WWW.STORMTECH.COM

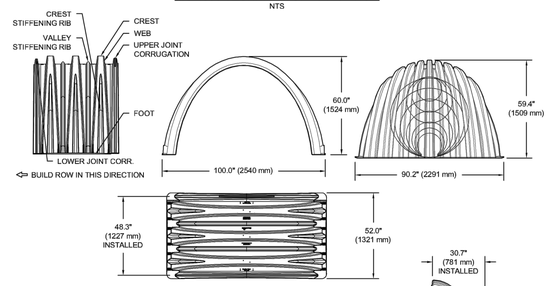
4640 TRUEMAN BLVD
HILLIARD, OH 43026
ADVANCED DRAINAGE SYSTEMS, INC.

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THIS DRAWING CONFORMS TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

SHEET 1 OF 1

MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

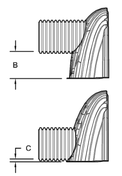
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B		---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B		---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B		---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B		---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B		---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18BC		---	1.97" (50 mm)
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24BC		---	2.26" (57 mm)
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.



A UNDERGROUND CHAMBER DETAILS
C1.2 NOT TO SCALE

PRELIMINARY STORMWATER CALCULATIONS

AREA DESCRIPTION	ESTIMATED AREA BREAKDOWN (SF)
PERVIOUS AREA	48,054 (1.1 ACRES)
IMPERVIOUS AREA	526,790 (12.09 ACRES)
TOTAL	574,844 (13.2 ACRES)
PERCENT IMPERVIOUS	91%
WATER MANAGEMENT ZONE	1
ASSUMED SOIL TYPE	C (SORRENTO, SILTY CLAY LOAM)
95TH PERCENTILE 24-HOUR RAINFALL DEPTH	1.2 IN
2-YEAR PRE-DEVELOPMENT FLOW	5.0 CFS
10-YEAR PRE-DEVELOPMENT FLOW	13.0 CFS
ASSUMED INFILTRATION RATE	0.1 IN/HR
TOTAL REQUIRED VOLUME	±2.2 AF
TOTAL VOLUME PROVIDED	±2.4 AF



40 0 40 80 120 Feet
SCALE: 1" = 40'

0 1 2 INCHES 3

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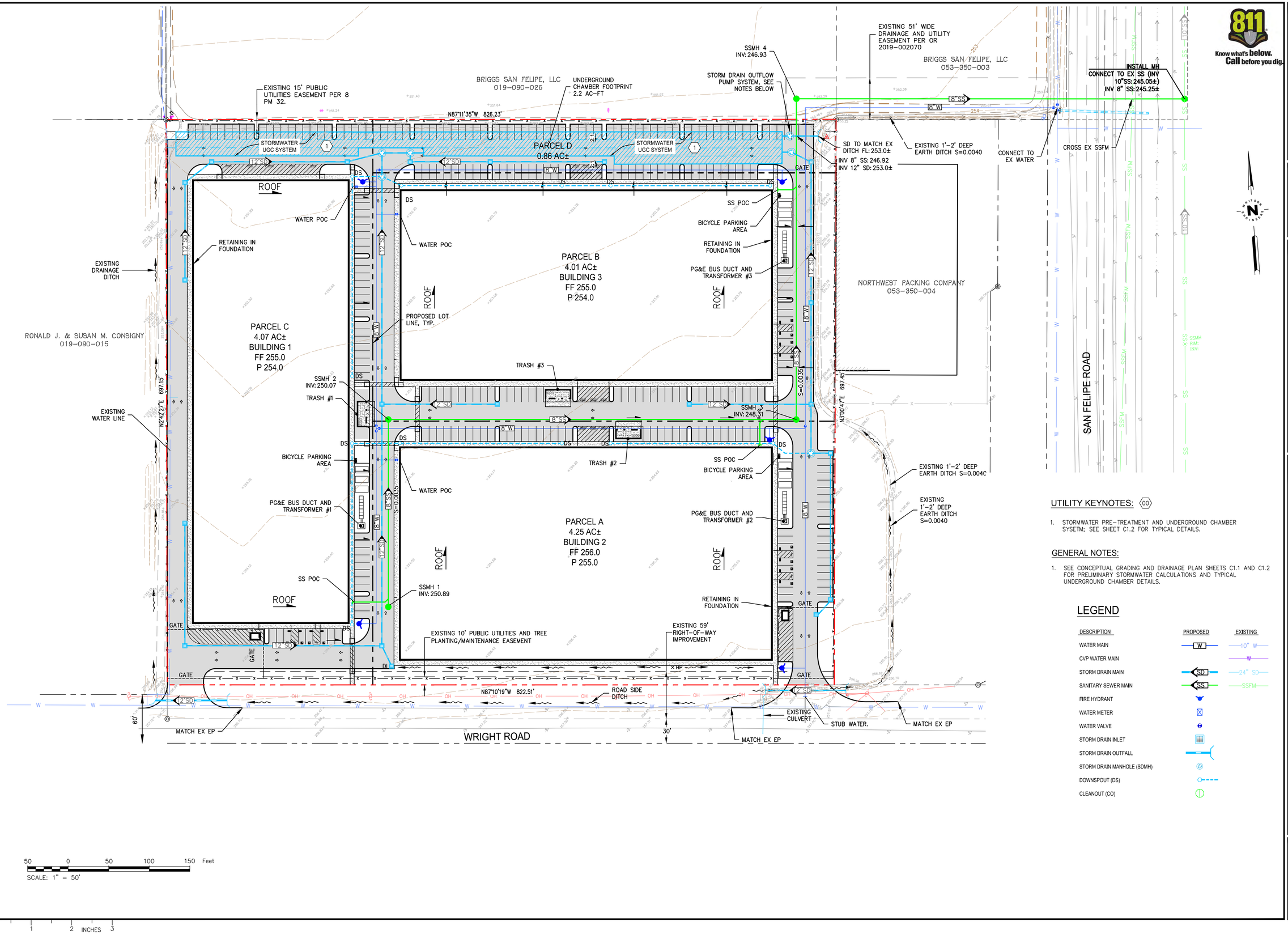
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whitsonengineers.com
Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ANDREA P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

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1 10/6/2022 PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD
HOLLISTER, CALIFORNIA
APN: 053-356-005
CONCEPTUAL GRADING AND DRAINAGE DETAILS

SCALE: 1" = 50'
DRAWN: CW
JOB No.: 3601.0
SHEET C1.2 OF 6



UTILITY KEYNOTES: (00)

1. STORMWATER PRE-TREATMENT AND UNDERGROUND CHAMBER SYSETM; SEE SHEET C1.2 FOR TYPICAL DETAILS.

GENERAL NOTES:

1. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN SHEETS C1.1 AND C1.2 FOR PRELIMINARY STORMWATER CALCULATIONS AND TYPICAL UNDERGROUND CHAMBER DETAILS.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN	W	10" W
CVP WATER MAIN		W
STORM DRAIN MAIN	SD	24" SD
SANITARY SEWER MAIN	SS	SSFM
FIRE HYDRANT		
WATER METER		
WATER VALVE		
STORM DRAIN INLET		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
DOWNSPOUT (DS)		
CLEANOUT (CO)		

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HOLLISTER, CALIFORNIA
APN: 053-356-005

WRIGHT 13 - WRIGHT ROAD
CONCEPTUAL UTILITY PLAN

SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET C2.1 OF 6

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BRIGGS SAN FELIPE, LLC
019-090-026

BRIGGS SAN FELIPE, LLC
053-350-003

RONALD J. & SUSAN M. CONSIGNY
019-090-015

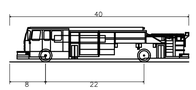
NORTHWEST PACKING COMPANY
053-350-004

BUILDING 1

BUILDING 3

BUILDING 2

WRIGHT ROAD



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	5.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

50 0 50 100 150 Feet

SCALE: 1" = 50'

NOTE:

FIRE DEPARTMENT TO DETERMINE FINAL EXTENTS AND TYPE OF ALL-WEATHER ACCESS ROADS

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1	10/6/2022	PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD

HOLLISTER, CALIFORNIA

APN: 053-356-005

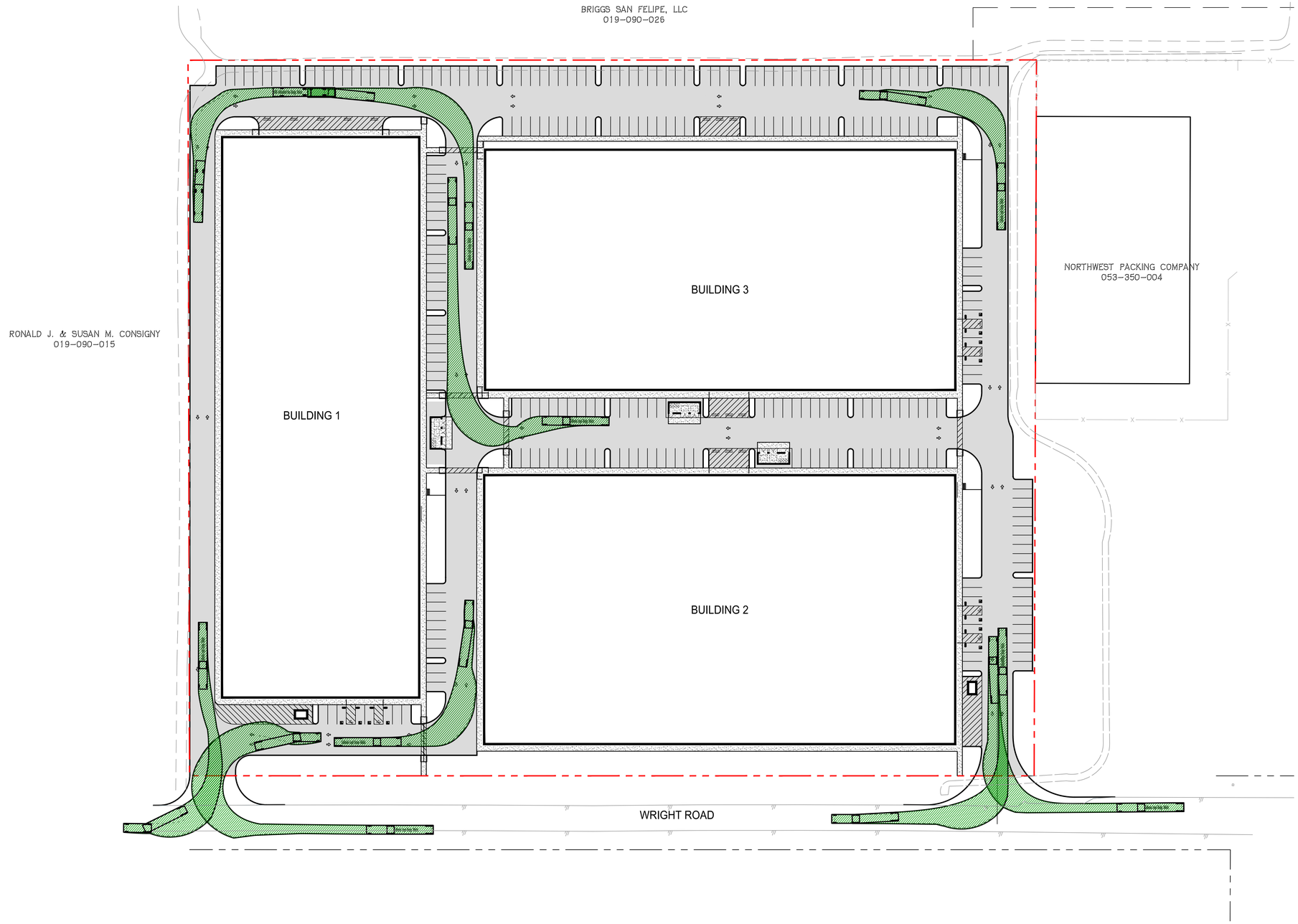
PRELIMINARY CIRCULATION PLAN - FIRE TRUCK

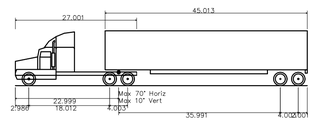
SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET
C3.1
OF 6

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0 1 2 INCHES 3





California Legal Design Vehicle

Overall Length	64.993ft
Overall Width	8.497ft
Overall Body Height	12.226ft
Min Body Ground Clearance	1.421ft
Track Width	8.497ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	26.30°

50 0 50 100 150 Feet

SCALE: 1" = 50'

0 1 2 INCHES 3

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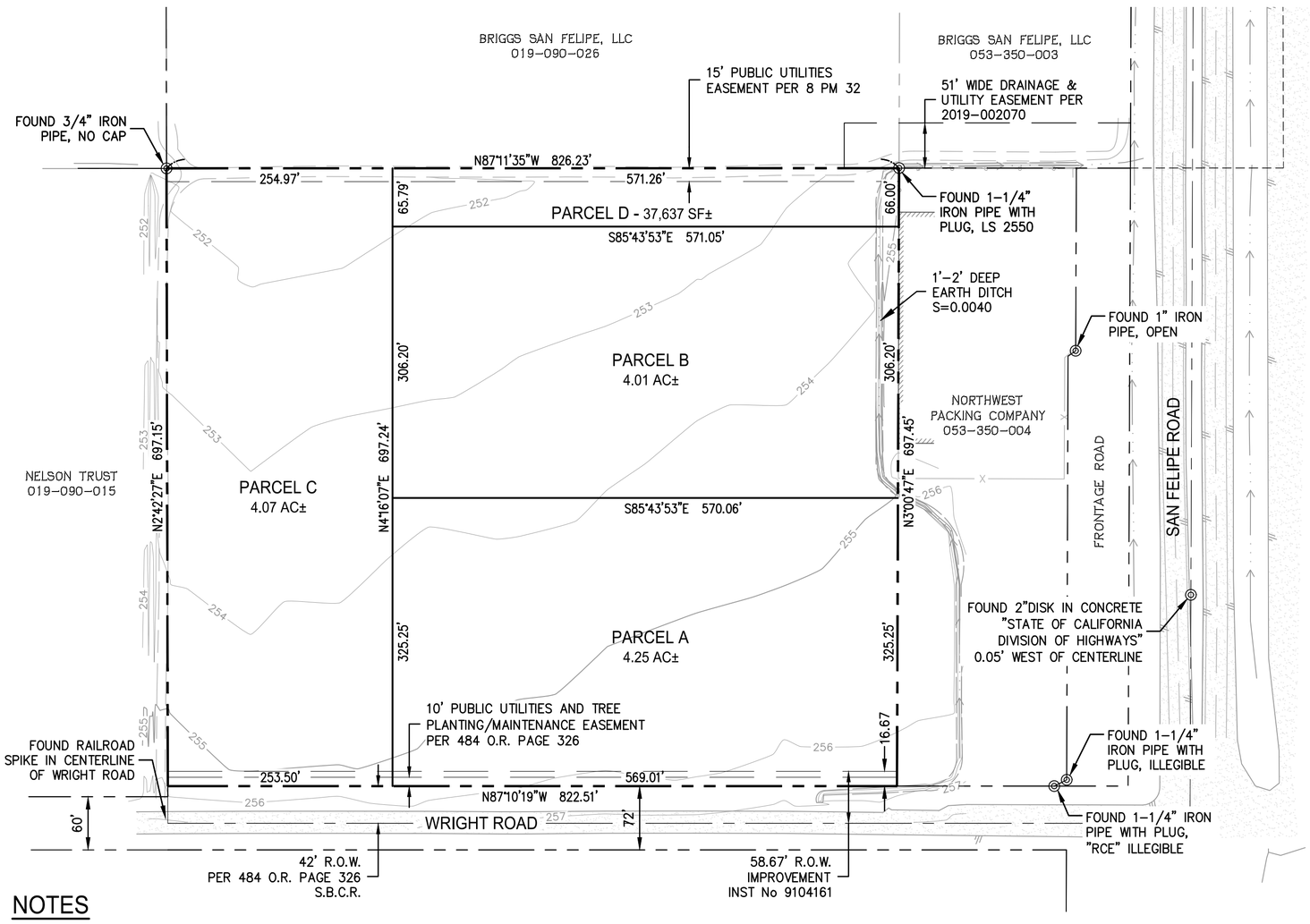
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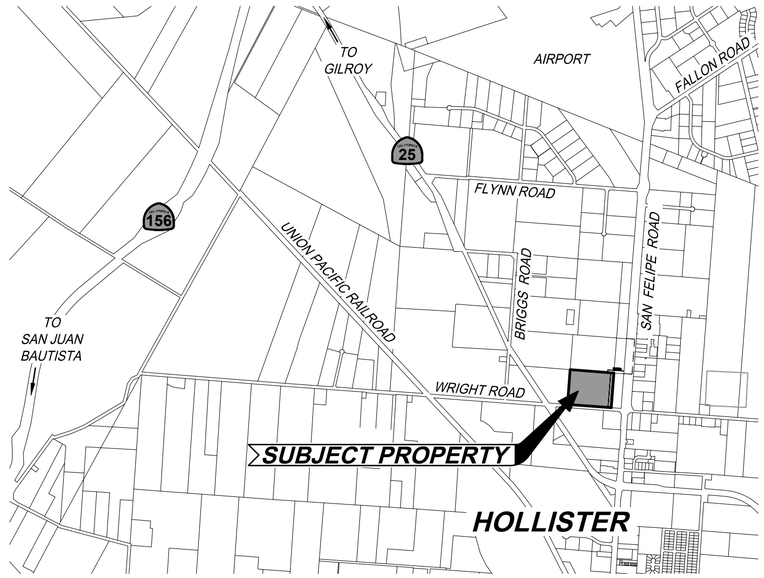
WRIGHT 13 - WRIGHT ROAD
HOLLISTER, CALIFORNIA
APN: 053-356-005

PRELIMINARY CIRCULATION PLAN - LARGE DELIVERY TRUCK

SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET
C3.2
OF 6





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PARCEL LINE
- CENTERLINE
- MONUMENT AS NOTED
- EXISTING DIRT ROAD
- 250 EXISTING CONTOUR

NOTES

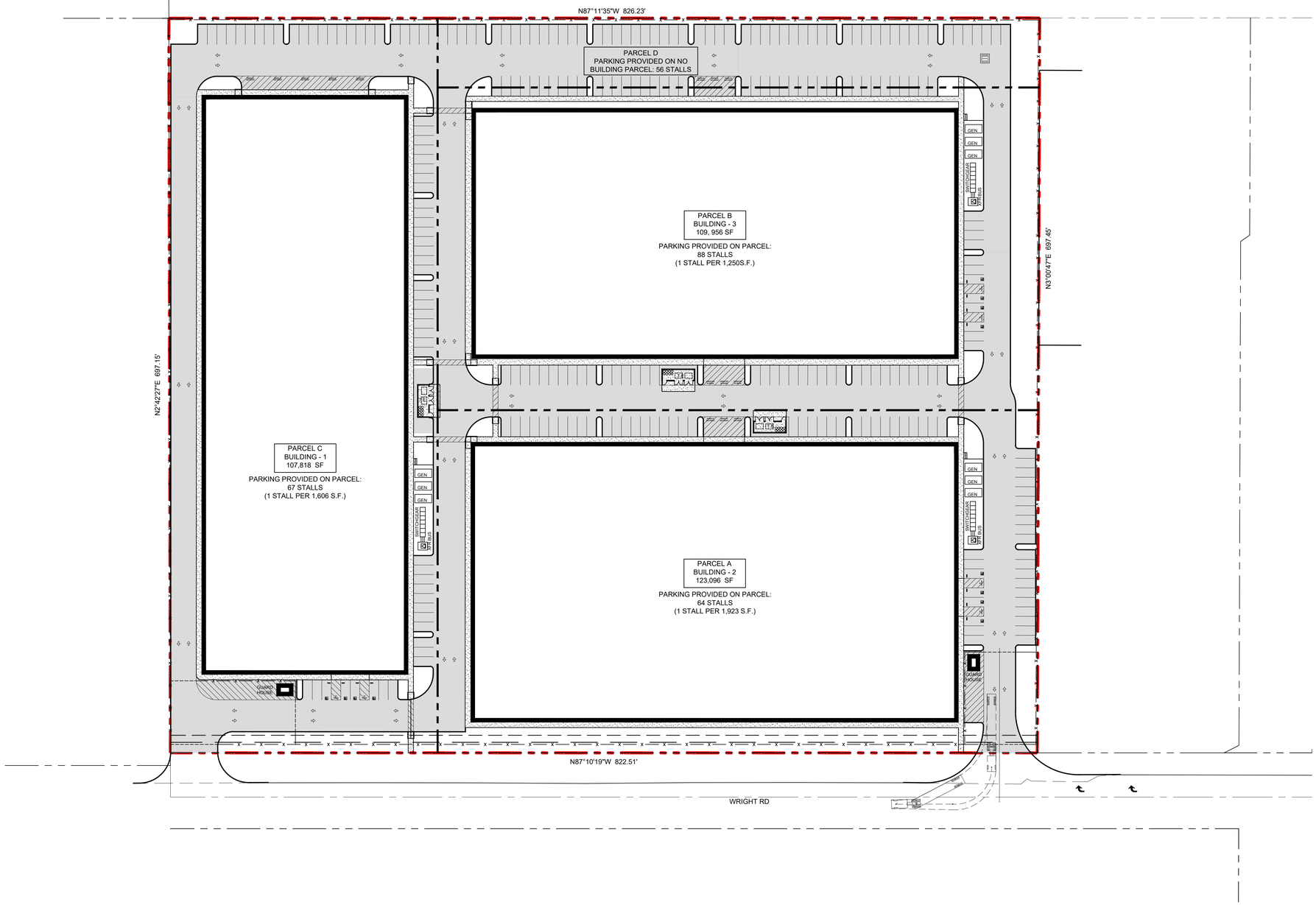
1.	OWNER	WRIGHT THIRTEEN, LLC 10 HARRIS COURT, SUITE B-1 MONTEREY, CA 93940
2.	ENGINEER:	WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940
3.	LEGAL DESCRIPTION	BEING ALL OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 23, 1991 IN BOOK 8, OF PARCEL MAPS, AT PAGE 32, SAN BENITO COUNTY RECORDS
4.	CONTOUR INTERVAL:	1 FOOT
5.	A.P.N.:	053-350-005
6.	SITE AREA:	±13.19 ACRES
7.	EXISTING ZONING:	NORTH GATE COMMERCIAL (NG)
8.	EXISTING LAND USE:	AGRICULTURE
9.	PROPOSED LAND USE:	CANNABIS CULTIVATION AND MANUFACTURING FACILITIES
10.	GENERAL PLAN DESIGNATION:	NORTH GATE COMMERCIAL
11.	NUMBER OF PROPOSED PARCELS:	4
12.	NO IMPROVEMENTS REQUIRED OR PROPOSED AS A PART OF THIS MAP	

100 0 100 200 300 Ft.
SCALE: 1" = 100'

TENTATIVE PARCEL MAP
WRIGHT THIRTEEN
RANCHO SAN JUSTO
CITY OF HOLLISTER, COUNTY OF SAN BENITO
STATE OF CALIFORNIA

PREPARED BY:
WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

DATE: DECEMBER 20, 2017
REVISED OCTOBER 6, 2022
JOB NO. 3601.00



1 **ARCHITECTURAL SITE PLAN**

SCALE: 1" = 50' - 0"

NOT FOR CONSTRUCTION

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

ARCHITECTURAL SITE PLAN

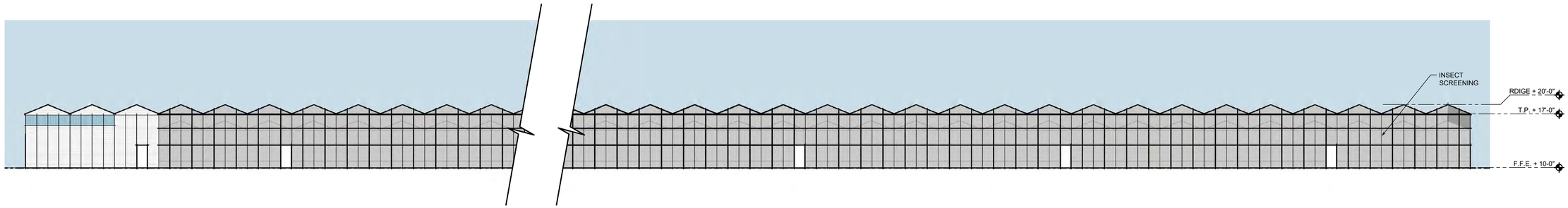
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

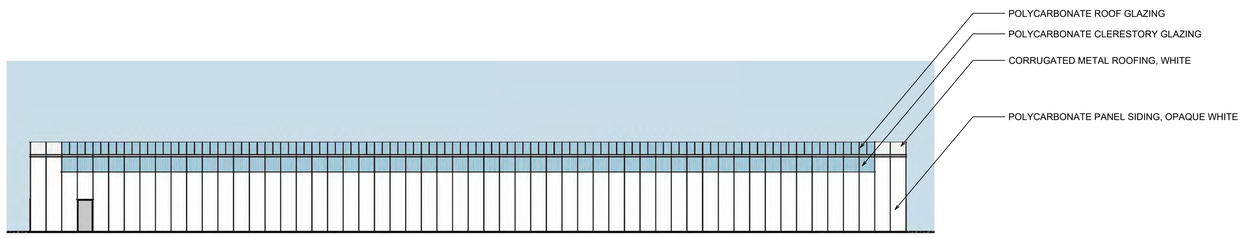
SHEET

A1.1



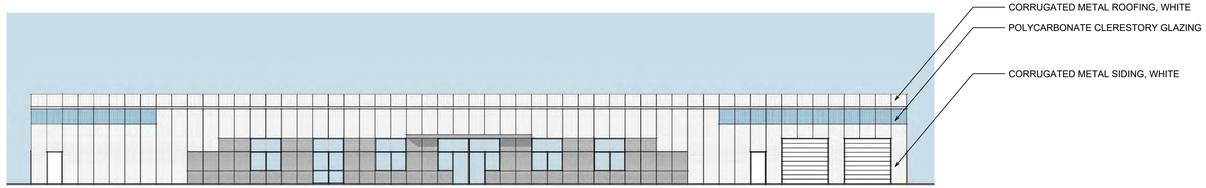
4 GREENHOUSE 1 - EAST ELEVATION

SCALE: FULLSCALE



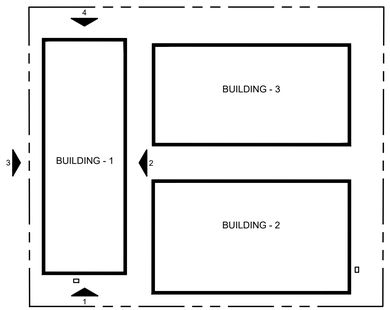
3 GREENHOUSE 1 - NORTH ELEVATION

SCALE: FULLSCALE



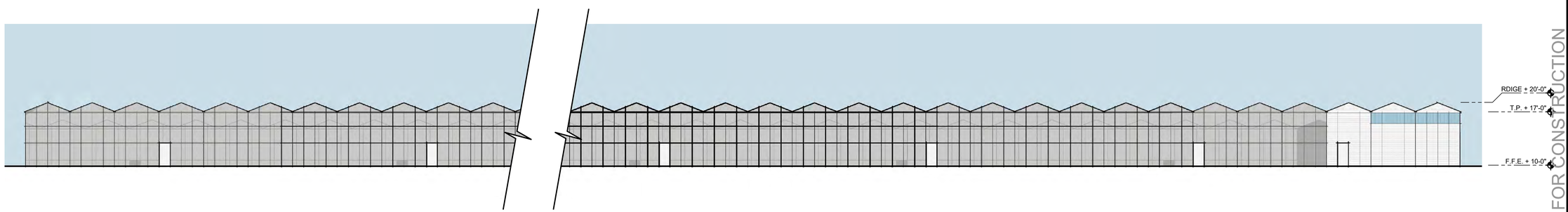
2 GREENHOUSE 1 - SOUTH ELEVATION

SCALE: FULLSCALE



SITE PLAN DIAGRAM

SCALE: NOT TO SCALE



1 GREENHOUSE 1 - WEST ELEVATION

SCALE: FULLSCALE

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BUILDING - 1
EXTERIOR ELEVATIONS

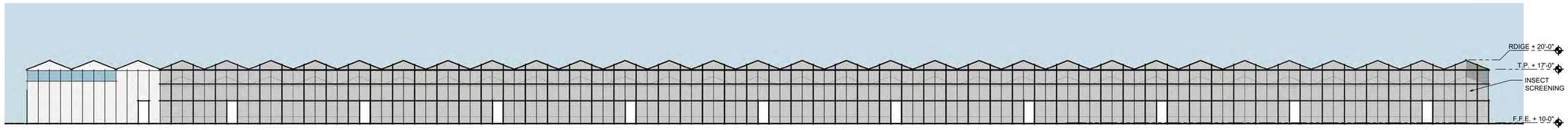
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

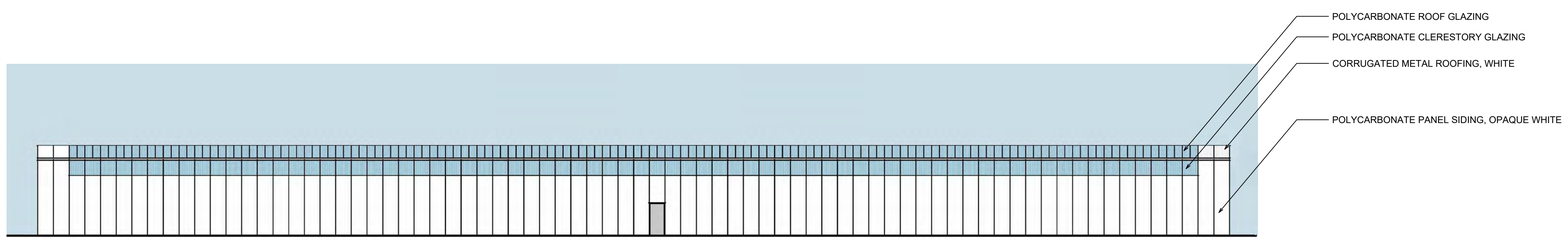
NOT FOR CONSTRUCTION

SHEET
A3.1



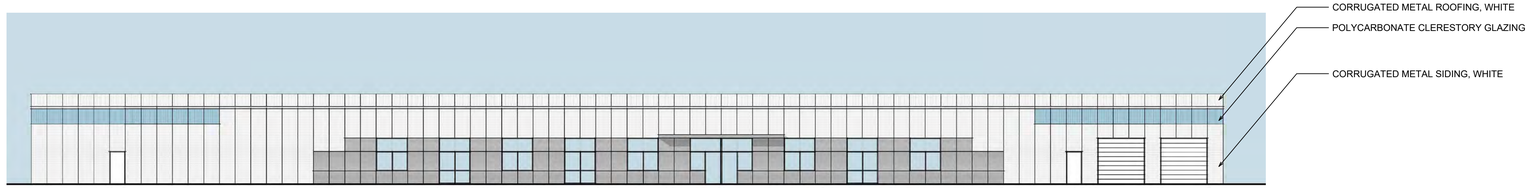
4 GREENHOUSE 2 - NORTH ELEVATION

SCALE: FULLSCALE



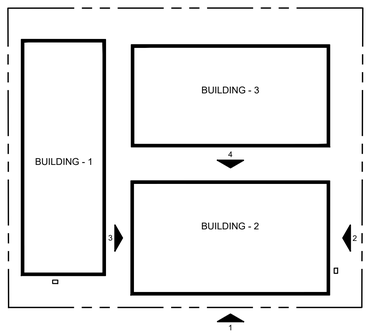
3 GREENHOUSE 2 - WEST ELEVATION

SCALE: FULLSCALE



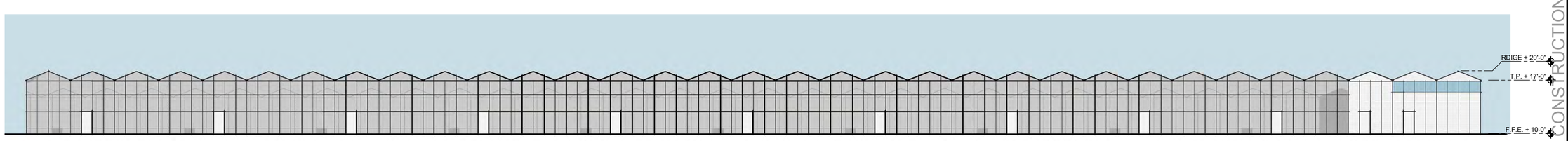
2 GREENHOUSE 2 - EAST ELEVATION

SCALE: FULLSCALE



SITE PLAN DIAGRAM

SCALE: NOT TO SCALE



1 GREENHOUSE 2 - SOUTH ELEVATION

SCALE: FULLSCALE

NOT FOR CONSTRUCTION

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BUILDING - 2 EXTERIOR ELEVATIONS

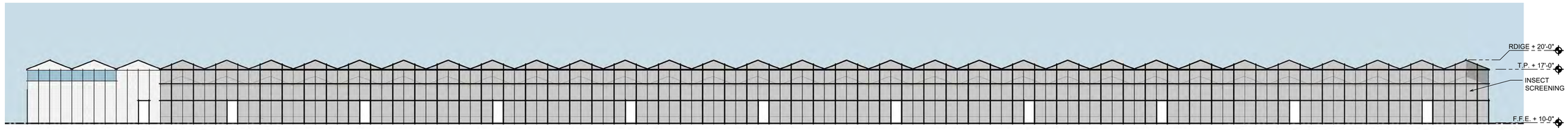
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

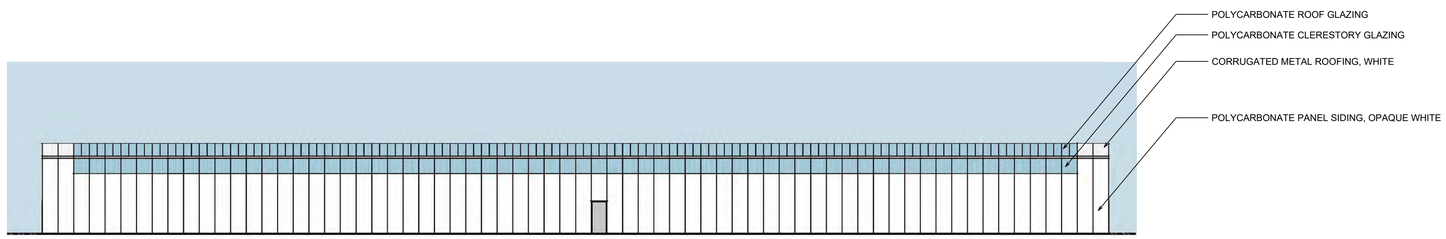
SHEET

A3.2



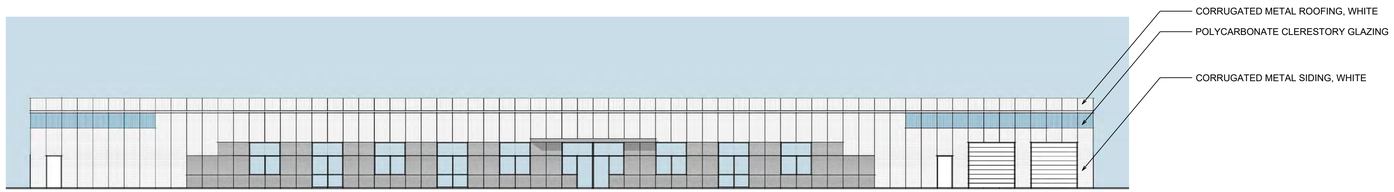
4 GREENHOUSE 3 - NORTH ELEVATION

SCALE: FULLSCALE



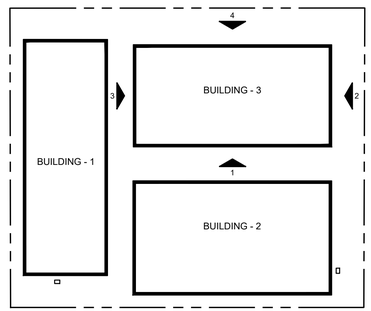
3 GREENHOUSE 3 - WEST ELEVATION

SCALE: FULLSCALE



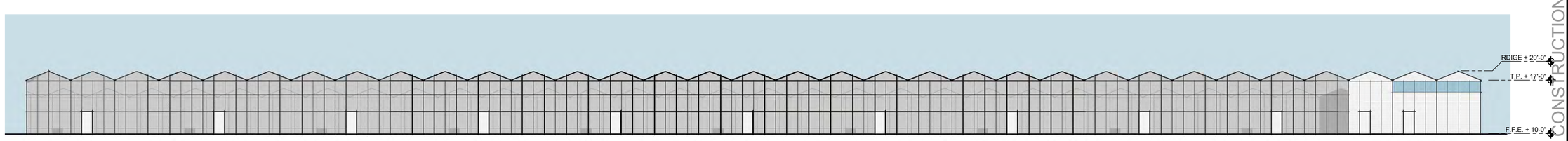
2 GREENHOUSE 3 - EAST ELEVATION

SCALE: FULLSCALE



SITE PLAN DIAGRAM

SCALE: NOT TO SCALE



1 GREENHOUSE 3 - SOUTH ELEVATION

SCALE: FULLSCALE

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BUILDING - 3 EXTERIOR ELEVATIONS

Date: 10/6/22

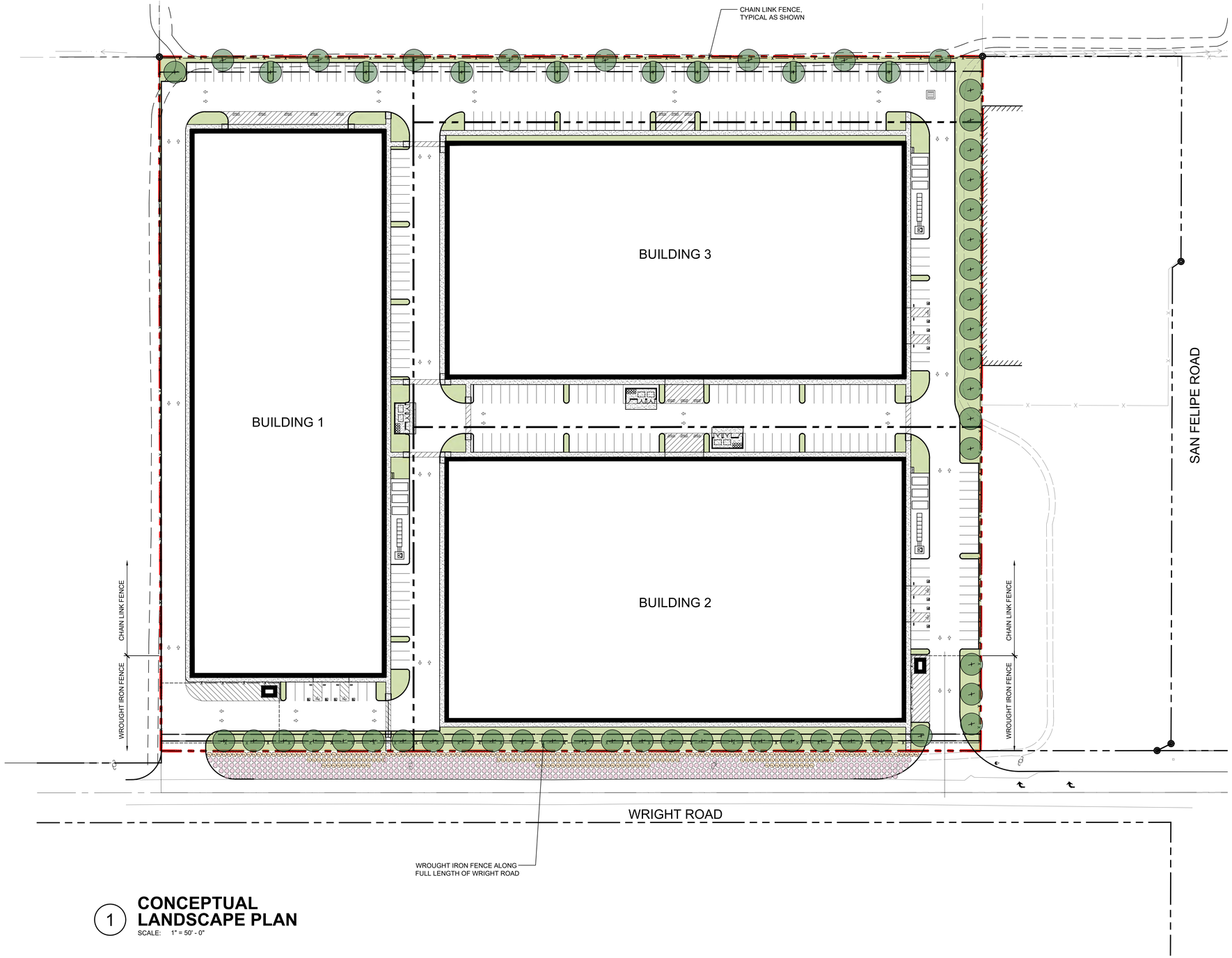
HOLLISTER, CALIFORNIA
APN053-366-005

WRIGHT 13 - WRIGHT ROAD

NOT FOR CONSTRUCTION

SHEET

A3.3



1 **CONCEPTUAL LANDSCAPE PLAN**
SCALE: 1" = 50' - 0"

Landscaping Notes:

1. SOIL TO BE AMENDED WITH COMPOST AT TIME OF PLANTING.
2. TOPDRESS WITH 3" LAYER OF MULCH TO INHIBIT WEED GROWTH AND CONSERVE MOISTURE.
3. ENTIRE PERIMETER WILL BE FENCED. WROUGHT IRON FENCING AS SHOWN ON THE WRIGHT ROAD SIDE AND 100' UP THE WEST AND EAST SIDE, CHAIN LINK AS SHOWN ON THE REMAINING SIDES OF THE PROPERTY.

Plant List

Graphic Symbol	Q/Size	Name
	49/15gal.	TREES, CHOOSE FROM: OLEAEUROPAEA-OLIVE(FRUITLESSTYPES) QUERCCUSILEX-HOLLYOAK LAURUSNOBILIS-SWEETBAY
	261/5gal.	LOW SHRUBS, CHOOSE A MIX OF THE FOLLOWING: ARTEMISIA 'POWISCASTLE' - WORMWOOD CISTUS SALVIFOLIUS 'PROSTRATUS' - SAGELEAF ROCKROSE LAVANDULA DENTATA - FRENCH LAVENDER
	360/5gal.	MEDIUM SHRUBS, CHOOSE A MIX OF THE FOLLOWING: BERBERIS THUNBERGII 'ROSEGLOW' - BARBERRY BUXUS MACROPHYLLA JAPONICA 'GREENBEAUTY' - BOXWOOD RAPHIOLEPIS INDICA 'JACKEVANS' OR 'SPRINGTIME' - INDIAN HAWTHORN

Landscape Area Calculation

*PER THE CITY OF HOLLISTER NG ZONING DISTRICT DEVELOPMENT STANDARDS (TABLE 17.08-3), THE REQUIRED LANDSCAPE AREA FOR PARCELS GREATER THAN 15,000 S.F. IS 5%.

OVERALL SITE AREA:	574,834 SF
REQUIRED LANDSCAPE AREA (5%):	28,741 SF
TOTAL PROVIDED LANDSCAPE AREA:	46,591 SF (8%) - PROPOSED LANDSCAPE EXCEEDS MINIMUM LANDSCAPE AREA

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CONCEPTUAL LANDSCAPE PLAN

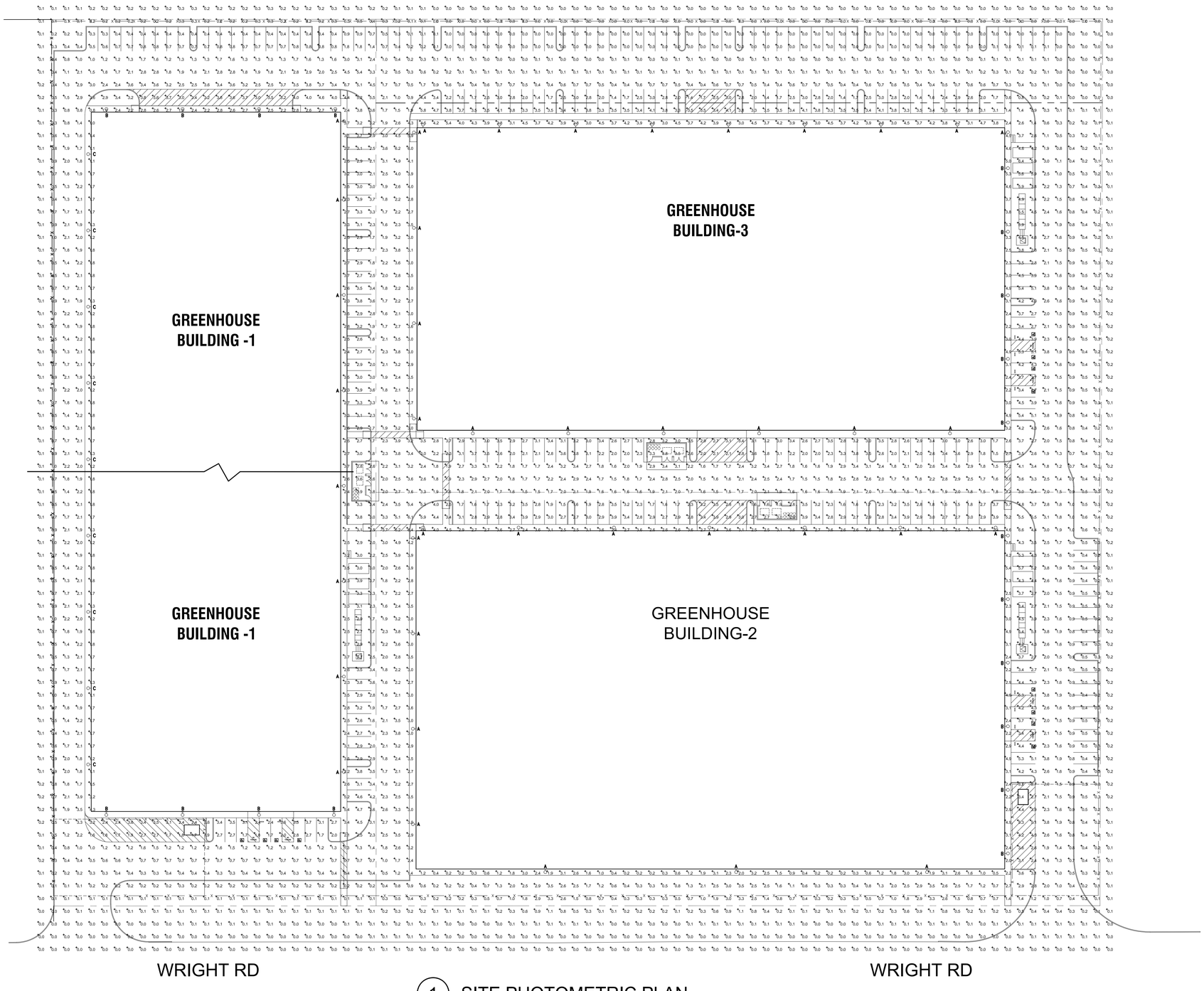
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

NOT FOR CONSTRUCTION

SHEET
L1.1



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40' - 0"

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APTOS, CA 95001
(831) 688-8013

JOB NO.: 19042

PHOTOMETRICS WRIGHT 13

WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

SITE
PHOTOMETRICS
PLAN

DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E1.0

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GREENHOUSE
BUILDING-3

1 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC

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(831) 688-8013
JOB NO.: 19042

PHOTOMETRICS WRIGHT 13
WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

PARTIAL SITE PHOTOMETRICS PLAN

DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E1.1

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GREENHOUSE BUILDING-2

WRIGHT RD

1 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC

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PHOTOMETRICS WRIGHT 13
WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

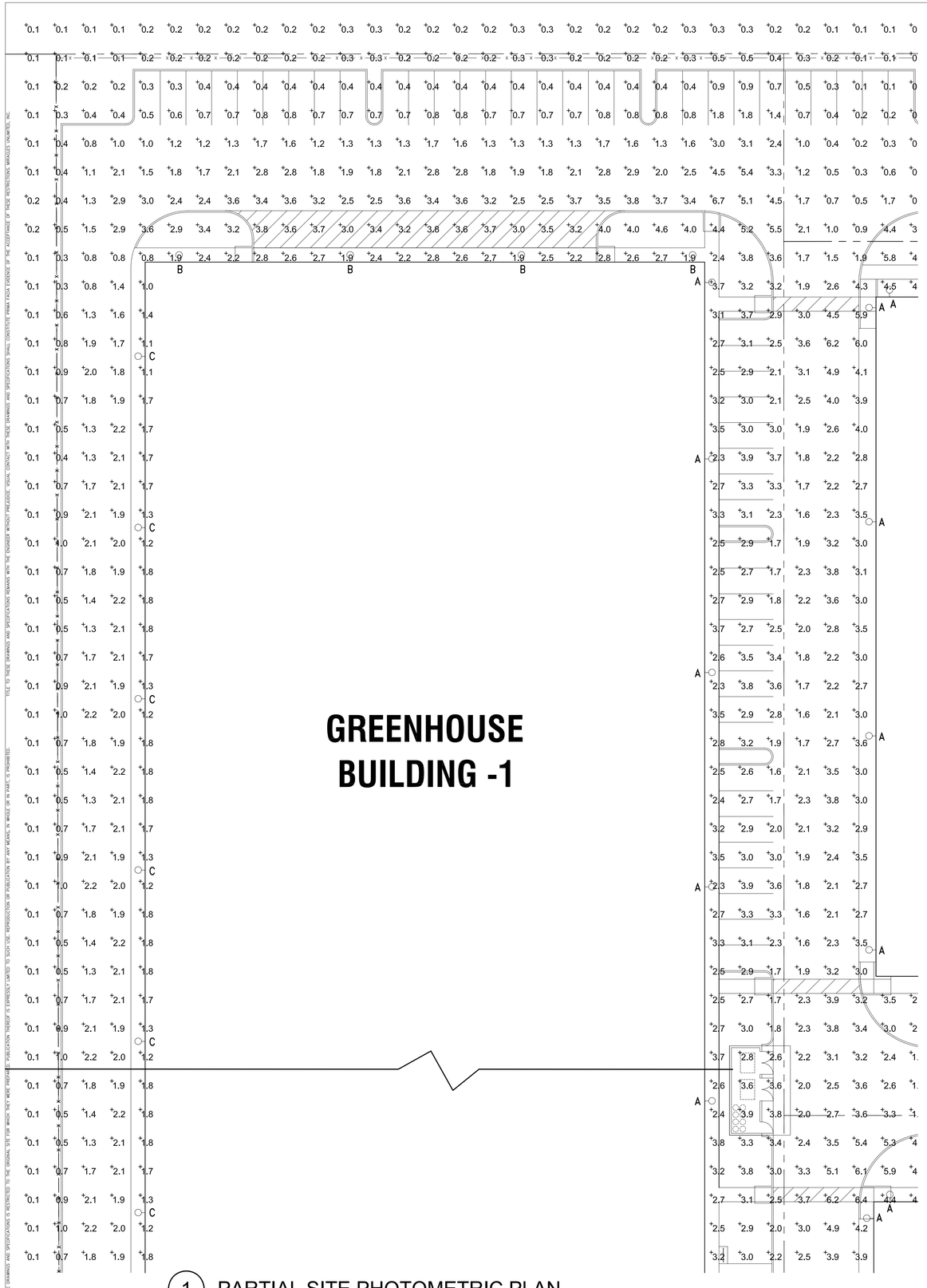
PARTIAL SITE PHOTOMETRICS PLAN

DATE 10-6-22

SCALE: AS NOTED

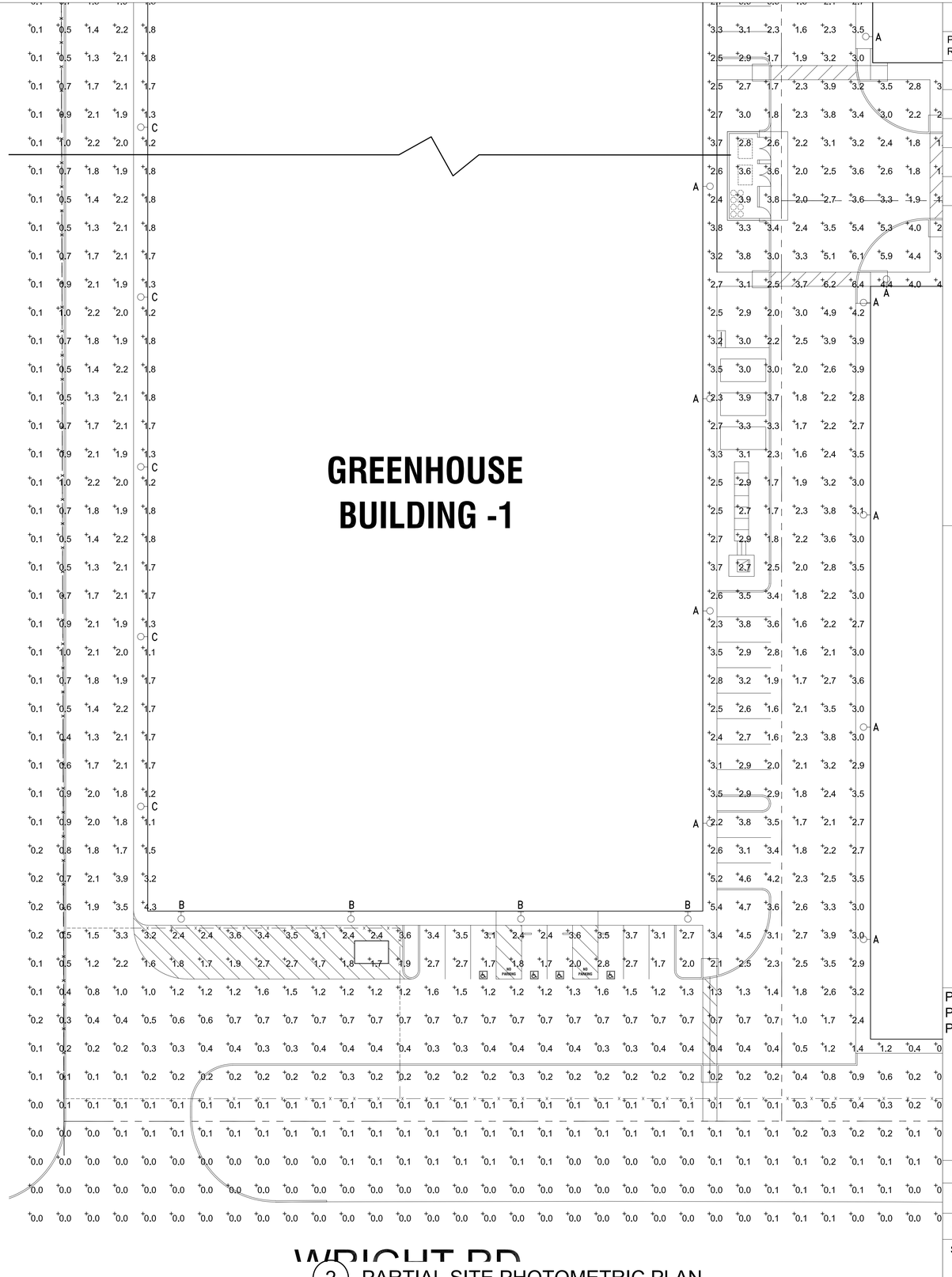
JOB 19042

SHEET
E1.2



1 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC



2 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC

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PHOTOMETRICS WRIGHT 13
WRIGHT ROAD
HOLLISTER, CA

PARTIAL SITE
PHOTOMETRICS
PLAN

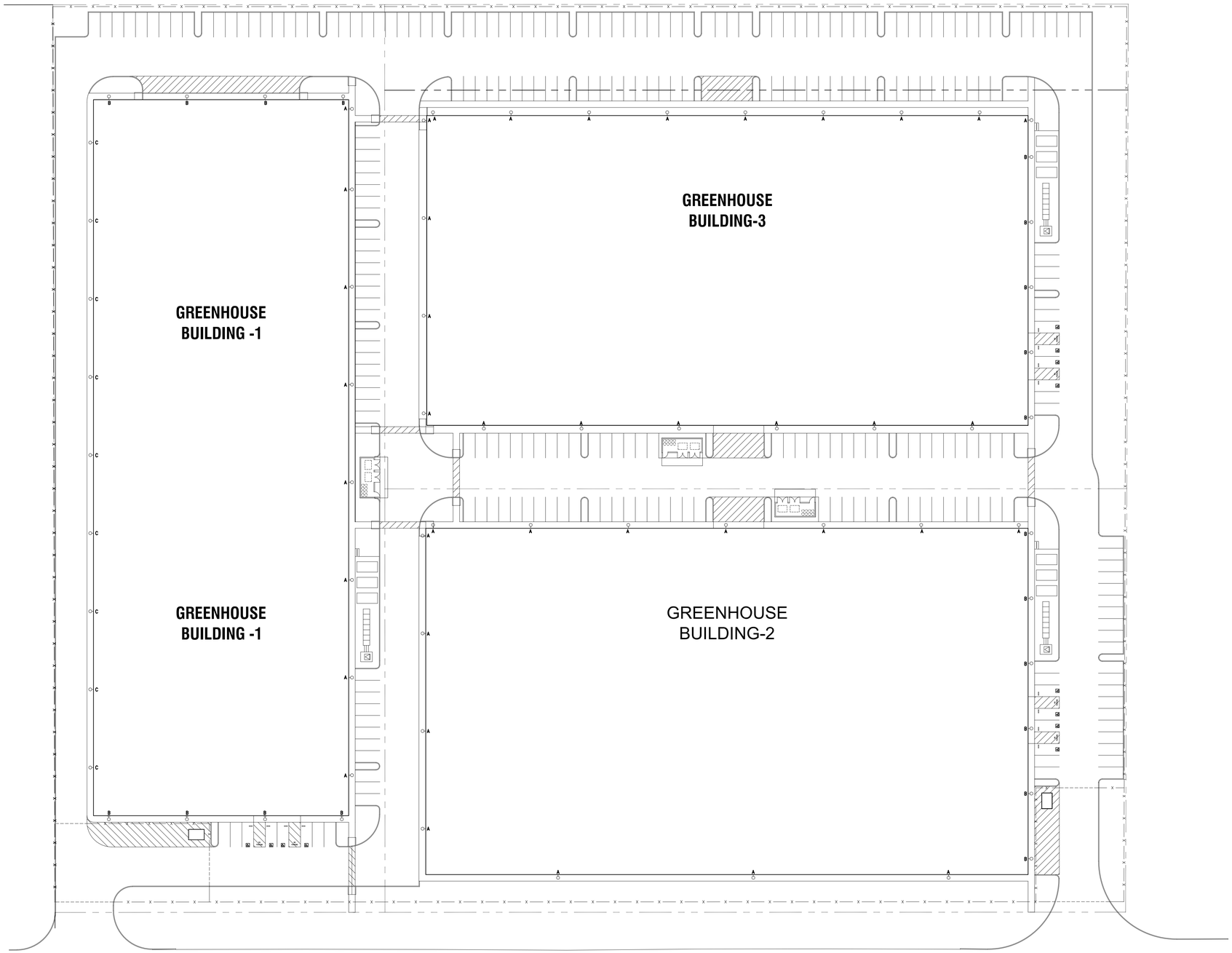
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E1.3

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1 SITE FIXTURE LOCATIONS PLAN
SCALE: 1" = 40' - 0"

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PHOTOMETRICS WRIGHT 13

WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

SITE FIXTURE
LOCATIONS PLAN

DATE 10-6-22

SCALE: AS NOTED

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SHEET
E1.4

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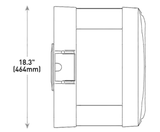
Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting





Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	23 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Accessories

Field-Installed	
Bird Spikes XA-BROSPK	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Example: SEC-EDG-2M-WM-04-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UN** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fusing** - Refer to ML spec sheet for availability with ML options - Fusing - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications with 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

c UL us

DLC PREMIUM

Rev. Date: V3 09/06/2017

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CREE

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER & CATALOG NO.	MOUNTING	LAMPS		VOLTS	REMARKS
			QTY / WATTS	TYPE		
A	CREE #SEC-EDG-2M-WM-08-E-UL-SV-350-PML	WALL	1/90	LED	277	INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, MOUNT AT 20' AFG
B	CREE #SEC-EDG-4M-WM-08-E-UL-SV-350-PML	WALL	1/90	LED	277	INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, MOUNT AT 20' AFG
C	CREE #SEC-EDG-2M-WM-04-E-UL-SV-350-PML	WALL	1/46	LED	277	INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, MOUNT AT 20' AFG

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JOB NO.: 19042

MIRACLES UNLIMITED

PHOTOMETRICS WRIGHT 13

WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

LIGHT FIXTURE CUTSHEET, FIXTURE SCHEDULE

DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E3.1

COATS Consulting

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F 831.250.7193
PO Box 1356
Carmel, CA. 93921
COATSCONSULTING@GMAIL.COM

LAND PLANNING • ENVIRONMENTAL PLANNING • ENTITLEMENT/PROJECT MANAGEMENT • BRANDING

TO: **Adrianna Ortiz**
Eva Kelly
Maria Mendez

FROM: **Geary**
DATE: **10-6-22**

SUBJECT: **Wright 13**

Good Day Adrianna, Eva & Maria;

Attached is the revised Wright 13 Cannabis Campus project. The purpose of our submittal is to address the issues raised by staff and the Planning Commission at the August Commission meeting.

1. **Onsite Fencing:** Concern was raised over the onsite accessibility that would occur to emergency services if each proposed site had a security fence separating it from the other properties. With this in mind, all interior fencing has been removed and cross access easements between all parcels will be incorporated. A perimeter security fence will still be install around the outside of the proposed parcels. In addition to the access easements, utility easements will also be provided for future development.
2. **ADA Accessibility:** Improvements to the travel way surfaces and incorporating safe ADA access abilities by eliminating fencing and having all weather travel ways will ensure compliance with State ADA requirements.
3. **Stormwater Management:** The onsite stormwater management system has been designed to ne m compliance with the City's design standards. A calculation chart identifying the amount of stormwater generated by the proposed project and the capability of the onsite facilities are presented on the project exhibit.
4. **Parking Evaluation:** As presented during the August Planning Commission meeting, the parking requirement for a Cannabis project is unique to this use. Since the majority of the proposed buildings are used as "grow/greenhouse" areas, the employee count in these areas would be limited. In a survey of operating facilities of this size, the maximum number of employee at the facility would be 64 per shift for each parcel. Using these staffing numbers, the total number of parking spaces that would be needed for all three buildings would be 192 spaces. Our proposed project has incorporated a total of 255 parking spaces, 63 more spaces than required. The breakdown by parcel is as follows:
   - **Parcel A / Bldg 2:** 64 spaces (1 space / 1,923 sq. ft.)
   - **Parcel B / Bldg 3:** 88 spaces (1 space / 1,250 sq. ft.)
   - **Parcel C / Bldg 1:** 67 spaces (1 space / 1,606 sq. ft.)
   - **Parcel D:** 56 spaces (No building on this parcel – storm drainage site)
   - **TOTAL:** 255 spaces (63 more spaces than required)

5. **Landscaping requirements:** For projects in the North Gateway designation, a minimum of 5% landscaping is required for parcels in excess of 15,000 square feet. Our project size is 574,834 square feet and at 5% will require a minimum landscape area of 741 square feet. We are providing 45,744 square feet of landscaping, which equals 8% of our site, 3% more than the minimum required in the North Gateway designation area.

The remaining project related materials and design will remain the same as originally approved. We appreciate the Planning Commission retaining the original conditions of approval, since our plans have not been changed in any significant manner. Following your review, please let me know if any additional information is needed.

Respectfully:

Geary

City of Hollister
Planning Division

339 Fifth Street, Hollister, CA. 95023 •Telephone (831) 636-4360 •Fax (831) 634-4913

December 8, 2022

From: Eva Kelly, Interim Planning Manager
Development Services Department – Planning Division

RE: Minor Subdivision 2018-6, Site & Architectural Review 2018-23
Wright Thirteen Extension; October 10, 2022 Revised Plan Set Review (APN 053-350-005)

Dear Geary Coats/Wright Thirteen, LLC,

The City of Hollister Development Review Committee has reviewed the revised plan set submitted on October 10, 2022 in response to the Planning Commission' determination to grant a 90-day extension to the Wright Thirteen project (Minor Subdivision 2018-6 and Site & Architectural Review 2018-23 at the August 25, 2022 Planning Commission meeting.

The Development Review Committee has the following comments with regard to the revised plan set:

1. **Parking.** The revised plan set proposes 275 parking stalls, including 12 ADA parking stalls; modified from the original 56 stalls as approved. In addition, the revised plan sets include the proposed building sizes on Sheet A1.1. The Planning Division has recalculated the amount of parking needed for the project based on the three closest industrial land use types, as well as utilizing the adopted parking ratio for the Felipe Nine Cannabis Cultivation project, which is a similar use to the Wright Thirteen project.

	Proposed	Manufacturing and industrial, general	Warehousing	Research and Development	Felipe Nine Ratio
Building 1 107,818 SF	64 Vehicle	270 Vehicle 13 Bicycle	108 Vehicle 0 Bicycle	323 Vehicle 16 Bicycle	42 Vehicle
Building 2 123,096 SF	88 Vehicle	308 Vehicle 15 Bicycle	123 Vehicle 0 Bicycle	369 Vehicle 18 Bicycle	48 Vehicle
Building 3 109,956 SF	67 Vehicle	275 Vehicle 14 Bicycle	110 Vehicle 0 Bicycle	330 Vehicle 17 Bicycle	43 Vehicle
Total	**275 Vehicle (Includes Parcel 4)**	**852 Vehicle 43 Bicycle**	**340 Vehicle 0 Bicycle**	**1,023 Vehicle 51 Bicycle**	**133 Vehicle**

As indicated in the Table above, the proposed parking is insufficient to meet the parking requirements of the three uses identified in Section 17.18.060; however, the new proposal does

exceed the Felipe Nine parking ratio. The Felipe Nine ratio is not identified in the code, therefore the project can't be determined to be consistent with the code at this time, but the Planning Commission could make a finding similar to that project for this project if they so desired.

2. **Bicycle Parking.** The plan set indicates several areas for bicycle parking, but does not provide details on the number of spaces available or the types of bicycle parking to be provided (racks, lockers, etc.).

3. **Loading Spaces.** No loading spaces have been shown on the site. Loading Spaces are required in accordance with Section 17.18.130.

4. **Building Square Footages.** The building square footages on Sheet A1.1 total 340,870 square feet. This is 192 square feet less than the total building square footage listed on Sheet C0.1 (341,062 SF). This may very slightly affect the parking calculations in comment 1 above, but it should not affect the final numbers enough to make a different conclusion. It is also possible that the additional square footage is a part of the guard towers (discussed further in this comment letter), that are not detailed in the plans. The guard towers would not affect parking.

5. **Emergency Vehicle Access.** The original site plan showed an emergency vehicle access road to the northeast of the project site, exiting to San Felipe Road. The revised site plan has removed this access. Please clarify that this is proposed to be removed.

6. **Trash Enclosures.** The plan set does not provide adequate information to review the trash enclosures for compliance with City and Recology requirements. In addition please note that there are specific regulations for cannabis waste that will be the responsibility of the operator.

7. **Landscaping.** The following comments are made regarding the revised landscape plan (Sheet L1.1).

    a. The landscape plant list should provide a unique symbol for each plant type listed, rather than utilize a shared symbol for multiple plant species.
    b. Per Sections 17.16.080(D)(2) and 17.08.030(G), trees should be incorporated along the building frontages where the pedestrian walkways and parking have been added. All walkways should achieve 50% shade cover from trees in a 5-year period, and trees should be planted at a ratio of 1 tree per every 4 parking spaces and in each landscape island to provide 40% parking shade coverage in 5 years. The spacing of the landscape islands as proposed is consistent with the requirement of one island per every ten parking spaces.
    c. Not enough information is provided to determine that all landscape areas proposed are a minimum of 6 to 8 feet in width, per Section 17.16.080(D)(3).
    d. There is no information provided regarding what types of planting will be provided in the landscaped areas added throughout the parking lot, shown in a light green color. The legend does not identify what this area is.
        i. Note the comment above regarding tree requirements in parking lot landscape islands.
    e. Section 17.16.080(9) and (10) require a mixture of evergreen and deciduous trees, a mixtures of 24"-box, 15 gallon, and mature (36"-box and 48"-box) trees throughout the

site, and 60% 5 gallon and 40% 1 gallon shrubs. The proposed plant list does not provide the appropriate mixtures of plants to meet the code requirements of these sections.

i. Additionally, no groundcover is identified on the plans, but it should be noted that it is required to have a 100% coverage rate within 1 year of planting.

f. Under Landscaping Notes, Item 2, it is indicated that a 3" layer of mulch will be utilized. Note that floating materials are prohibited for mulches by the Public Works and Parks and Recreation Departments as they can be washed away from the site and interfere with the City's stormwater facilities. Gravel or another similar material is required instead.

8. **Fence Details.** Details of the proposed fences – indicated as both wrought iron and chain link on Sheet L1.1) have not been provided.

9. **Guard Towers.** In both the original approval and revised plan set, no details are provided regarding the two guard tower structures which are proposed. Including elevations, setbacks, dimensions, etc.

10. **Fire Department Comments and Conditions of Approval.** The City of Hollister Fire Department has provided comments and suggested conditions of approval (Attachment 1), for the applicants review, and which are recommended to be included in the approval of the project.

11. **Recology San Benito Comments.** The City's waste service provider, Recology, has provided a comment letter (Attachment 2), which should be addressed.

12. **Engineering Division Comments.** The Engineering Division has provided a comment letter (Attachment 3) and comments on the plan set (Attachment 4), which should be addressed.

13. **Incompleteness Items.** It is noted that the application for an extension was deemed complete in July of 2022, and this resubmitted plan set is in a unique review circumstance as it is at the request of the Planning Commission at the August 25, 2022 Planning Commission Meeting. However, it is noted that the following items, which would be required for a new application submittal per the Site Plan Guidelines and Requirements application checklist, are missing from the provided plans and supplemental materials, limiting the full review of the Development Review Committee.

a. Sheet Numbering. All Sheets in the Plan Set are required to be given a unique number, located in the lower right hand side of each page, and listed in order in a Sheet Index on the Title Page of the set. In the plan set provided, the Sheet Index does not list all sheets within the set. Note also that the Tentative Map sheet does not have a page number.

b. All plans must be prepared, designed, and signed by a design professional, per the California Business and Professions Code and other applicable state laws. In the plans provided, only some of the sheets provided are signed by a design professional. Notably, the landscaping plans are not signed or stamped by a licensed Landscape Architect.

c. The elevations shown on Sheets A3.1, A3.2, and A3.3 are indicated to be drawn at "fullscale". This should be revised to reflect the true scale at which the plans are drawn.

d. The required Site Plan Data Table is missing the following information:

   i. Existing and proposed structure square footage. For vacant parcels, a note should be provided that the existing site is vacant. No information regarding the existing site design has been provided.
   ii. For commercial and industrial projects, the following must be listed on the plan set:
      A. Existing and project number of employees and company vehicles
      B. Days and hours of operation
      C. Location of retail sales area
      D. Location of all material storage areas
      E. A complete description of the type of existing or proposed commercial/industrial operations at the project site, including all materials to be used, stored, or produced on the site, as well as a description of any operations which may involve the use of hazardous materials and/or the generation of air contaminants.
      F. Parking Calculations including dimensions of proposed parking and loading stalls
   iii. It must be noted on the plan whether the project is located in any flood or seismic hazard zones.

e. In addition to the missing data table information detailed above, the Site Plan is also missing the following requirements:

   i. All required setback distances. It is noted that the site plan appears to be missing the setback from Building 2 to the southern property line, and Building 1 to the northern property line, as well as setbacks between the buildings and the smaller structures on the site, such as trash enclosures, the guard towers, bicycle racks, etc.
   ii. A list of general pedestrian, bicycle, and parking regulations. Bicycle parking requirements have not been listed or addressed.

f. **Right of Way Improvements.** The plan set does not demonstrate, as required, a fully dimensioned detail of all public right-of-way improvements showing accurate locations for all existing and proposed facilities such as streets, curbs, sidewalks, planters, street trees, utility poles, street lights, traffic signs and signals, storm sewers, sanitary sewers, fire hydrants, median islands, project driveways, bus stops, drainage inlets, and manholes.

g. **Floor Plans.** Floor plans are required for all proposed buildings. The applicant has not provided floor plans for any of the three buildings being proposed on the site. Floor plans must show, at a minimum, the following:

   i. Total Floor Area
   ii. Building Footprint
   iii. Total square footage of retail sales area

iv. Labels of the uses for all proposed and existing rooms or sections of the building. For example, office space, cultivation areas, manufacturing spaces, etc.

h. **Details.** Separate details sheets are required to provide depictions of specific items, as well as any atypical building features for review by staff and the Planning Commission. The applicant has not provided the required details of the following:

i. Details of any proposed fences, walls, or gates
ii. Details of the proposed trash enclosures
iii. Details of any atypical building features. Staff have note that there are references made in the site plan to two "guard houses". No details for the guard houses have been provided.

i. **Landscaping Plans.** Preliminary landscape plan sheet(s) are required to be provided in the development review plan set to allow staff and the Planning Commission to evaluate the proposed landscaping. The following preliminary landscape plan requirements have not been addressed by the applicant in the sheet submitted.

i. The location, size, and identification of each tree, shrub, ground cover and other landscape features, including species and common name.
   A. A list of tree and shrub species has been provided, but the plans do not specify which species will be planted throughout the site, and provide no key to identify individual species. Additionally, there are areas shown as "landscape areas" with no identification of plant species provided. No information regarding proposed ground cover species is listed.
ii. Proposed refuse areas are not depicted.
iii. The location, size, and materials for all existing and proposed fences are not provided.
iv. Typical details of ground cover, shrub, and tree irrigation installations are not provided.
v. An automatic underground irrigation system for all landscape areas, including breaker valve type and size and sprinkler locations with approximate coverage is required, and is not depicted in the landscape sheet provided.

j. **Preliminary Title Report.** A copy of a Preliminary Title Report is a standard requirement of **all** Planning Entitlement applications. This document provides verification of the property owner, as well as a legal description of the project site. This has not been provided by the applicants for this project.

k. **Stormwater Control Plan.** The applicant has not provided a revised Post construction Stormwater Management Worksheet to correspond with the revised stormwater facilities depicted in the October 10, 2022 Plan Set.

l. **Recology Forms.** The applicant has not completed the Recology New Development Enclosure Guidelines and Questionnaire.

Sincerely,

Eva Kelly

Eva Kelly, Interim Planning Manager
Development Services Department – Planning Division

CC: City of Hollister Planning Commission

Attachments:

1. Fire Department Comments and Conditions of Approval
2. Recology Comment Letter
3. Engineering Department Comment Letter
4. Engineering Division Red-Lined Plan Set

Fire Station 1 – Headquarters – 110 Fifth Street • Hollister, CA 95023- Phone (831)636-4325

CITY OF HOLLISTER
FIRE PREVENTION BUREAU
PROJECT COMMENTS

Date: October 31, 2022
Subject:
Address: 13 Wright Rd

IMPORTANT NOTICE: ALL FIRE PLANS NEED TO BE SUBMITTED DIRECTLY TO HOLLISTER FIRE DEPARTMENT FOR REVIEW AND PERMITTING. FEES WILL BE ASSESED AFTER COMPLETE FIRE APPROVAL. FOR QUESTIONS REGARDING PLAN REVIEW, CONTACT THE FIRE DEPARTMENT DIRECTLY. CALL 831-636-4325 or email questions to hfdprevention@hollister.ca.gov

1. **[A] 102.1 Construction and design provisions**. The construction and design provisions of the fire code shall apply as follows:
   a. Structures, facilities and conditions arising after the adoption of this code.
   b. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
   c. Existing structures, facilities and conditions when identified in specific sections of this code.
   d. Existing structures, facilities and conditions, which, in the opinion of the Fire Code Official, constitutes a distinct hazard to life and property.
   e. Existing Structures, alterations and repairs:
      i. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.
      ii. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combinations thereof, within a five-year period, the entire building shall be made to conform to the current provisions of this Chapter.
      iii. Calculations of linear wall measurements shall be shown on all plans submitted for building permits, on the cover page in the project description of said plans.
      The determination under this section of the requirements for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

2. **[A] 102.3 Change of use or occupancy**. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.
   Exception: Where approved by the fire code official, a change of occupancy shall be permitted without complying with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

3. **[A] 105.3.3 Occupancy prohibited before approval**. The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met. **FIRE LIFE SAFETY INSPECTION REQUIRED FOR FINAL**

4. **[A] 105.4.1 Construction Document Submittals**. Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5. **[A] 105.4.2 Information on construction documents.** Construction documents shall be drawn to scale on suitable material. Electronic media documents are allowed to be submitted where approved by the Fire Code Official. Construction documents shall be of sufficient clarity to indicate the location, nature ad extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances rules and regulations as determined by the Fire Code Official.

6. **[A] 105.4.2.1 Fire Protection system shop drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents, and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards found in Chapter 9 of this Code.

7. **304.1.2 Vegetation**. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49.

8. **California Code of Regulations, Title 19, Division 1, §3.07(b)] Clearances.** (b) Ground Clearance. The space surrounding every building or structure shall be maintained in accordance with the following:

   Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:

   a. Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
   b. Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not

sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

9. **503.1.1 Buildings and facilities**. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

10. **503.1.2 Additional access**. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

11. **503.1.3 High-piled storage**. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32.

12. **503.2 Fire Department Access and Egress**. (Roads) Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street. No gates

    Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

13. **503.2.7 Grade.** The grade of fire apparatus access roads shall be no greater than fifteen percent unless specifically approved by the Fire Code Official.

14. **503.2.7.1 Paving.** All fire apparatus access roads over eight percent (8%) shall be paved with a minimum of .17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.

15. **503.3 Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. FIRE LANES TO BE PAINTED ON ALL CURBS IN DEVELOPMENT

16. **505.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of $^{1}/_{2}$ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a

private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

17. **506.1 Required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official. Where a key box is used, it shall be listed in accordance with UL 1037. This jurisdiction utilizes the KNOX Box and Security Systems.

18. **507.3 Fire flow.** Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

19. **507.5.1 Required**. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

20. **507.5.1.1 Hydrant for standpipe systems**. Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

21. **507.5.4 Obstruction**. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

22. **507.5.5 Clear Space Around Hydrants**. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

23. **507.5.6 Physical Protection**. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

24. **509.1 Identification**. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible

25. **509.1.1 Utility Identification**. Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

26. **510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the

building. This section shall not require improvement of the existing public safety communication systems.

27. **[M] 607.2 Required.** A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

28. **901.5.1 Occupancy**. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.

29. **903.2 Approved automatic sprinkler systems** shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction.

30. **903.4.1 Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

    Exceptions:

    1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
    2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

31. **907.2 A fire alarm system** shall be installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with this code. Fire alarm box shall be installed at a locations approved by the enforcing agency.
32. **907.6.6 Monitoring.** Fire alarm systems, whether required by this chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.
33. **908.3 Carbon dioxide enrichment systems.** A gas detection system shall be provided in rooms and indoor areas in which carbon dioxide enrichment processes are located in accordance with Section 5307.3.2. (This requirement addresses the use of carbon dioxide in cannabis growing operations)

34. **912.2 FDC Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connection(s) shall be approved by the fire code official.

35. **912.2.1 Visible location.** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official.

36. **912.4.1 Locking fire department connection caps**. The fire code requires locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. This jurisdiction utilizes the **KNOX Box and Security Systems.**

37. **912.4.2 Clear Space Around Connections**. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

38. **912.4.3 Physical Protection**. Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312.

39. **912.6 Backflow protection**. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Health and Safety Code Section 13114.7.

40. 3310 ACCESS FOR FIRE FIGHTING Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided capable of supporting vehicle loading under all weather conditions. Hollister Fire Department requires all weather hard paved roadway. ***For Construction***

41. 3311.2 Maintenance of Egress. Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress and accessible means of egress systems and facilities.

42. **3312.1 WATER SUPPLY FOR FIRE PROTECTION** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. ***For Construction***

43. Section 3315 Portable Fire Extinguishers. Structures under construction, alteration or demolition hall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:

A. At each stairway on all floor levels where combustible materials have accumulated.
B. In every storage and construction shed.
C. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids.

44. **D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

45. **D105.2 Aerial fire apparatus access roads** shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion thereof. **REQUIRED**

46. **D105.3 Proximity to building**. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

47. **P103.2 Gates** providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box, lock or Knox key switch is required.

48. **P104.2 Addresses for buildings**. (FIRE 011) All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. (12-18 inch height for commercial or multi-family residential

49. **P105.1 Water systems** shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards to meet the local Jurisdiction per NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available.

50. **P105.4 Fire hydrants and valves**. A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and by road from the building it is to serve. **More restrictive hydrant requirements may be applied by the Reviewing Authority**. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser.

51. **P109.1 Standard defensible space requirements**. Combustible vegetation shall be removed from within a minimum of 100 feet or to the property line from structures, whichever is closer.

52. **Schedule final fire** life safety inspection pay associated fees at 831-636-4325

53. Submit Fire Underground prior to getting building permits.

MAKE CONTACT WITH FIRE DEPARTMENT FOR ADDITIONAL COMMENTS, CONCERNS, PLAN SUBMISSIONS and INSPECTIONS fire at 831-636-4325

AS THE PROJECT MAY CHANGE OVER TIME AND THAT SOME CONDITIONS MAY BE REQUIRED IN ADDITION TO PRELIMINARY PLANS.

From: Carlos Bedolla

Fire Marshal

MEMORANDUM
October 25, 2022

To: Eva Kelly, City of Hollister Planning Dept.
From: Shana McCracken, Waste Zero Manager, San Benito Co.
Re: ***Wright 13 Cannabis Campus Project Resubmittal, Waste Management***

Ms. Kelly and DRC Committee Members:

We have reviewed the application materials and drawings provided for the Wright 13 project. Based on these materials, we believe the resubmittal package to be incomplete for the following reasons.

1. We have not received a completed South Valley Enclosure & ND Questionnaire from the applicant.
2. Although trash enclosures are represented on the Partial Site Photometric Plan (Sheet E.1.1) and the Conceptual Utility Plan (Sheet C2.1), there is insufficient detail regarding these enclosures.
3. It is unclear whether these are the only structures or plans included that provide for handling of waste on the property and whether they are sufficient for the materials expected to be generated.
4. Anticipated volume/container size, enclosure placement relative to parking stalls to prevent unsafe servicing situations and the possibility of property damage.
5. Whether the applicant has accounted for collection of all three waste streams, i.e. Garbage, Recycling and Organics.

We therefore request that applicant:

1. Complete the Recology questionnaire and submit to me at smccracken@recology.com and cc: planning@hollister.ca.gov.
2. Assurance that a sufficient number of enclosures are included for all facilities generating waste on the property.
3. Assurance that enclosure locations relative to parking will not cause unsafe servicing situations or potential property damage.
4. Provide a more detailed "zoomed in" view of the trash enclosure(s) that follows our South Valley Enclosure & ND Guidelines document. The drawing must show three (3) space for frontloader containers, with internal measurements and a view of the enclosure doors. The applicant can view all container dimensions in the RSBC Containers document, provided in the applicant packet.

Please note that because the proposed project is a cannabis facility, cannabis-related Organic waste must be handled in a particular manner, per state law. Recology cannot be held responsible for the applicant's/property owner's or operator's compliance with these regulations.

City of Hollister *Engineering Department*

M E M O R A N D U M

DATE: October 26, 2022

TO: Planning Department

FROM: Engineering Department

RE: MS 2018-6 and S&A 2018-23 (Wright Thirteen) Engineering Comments

The City of Hollister Engineering Division has completed the preliminary review of the plans received by the Planning Division for the above-referenced project. Engineering staff has the following comments for this review which need to be addressed in the formal project application.

Please provide the following:

1. Stormwater PCR Application
2. Traffic analysis to include the following: daily vehicle trips (including employee vehicle trips), peak hour trips, traffic volumes/data for the Hwy.25/Wright Rd. intersection, as well as San Felipe/Wright Rd. intersection.
3. Signing and striping plan
4. Plans for frontage improvements

Update the conceptual grading plans as follows:

Sheet C1.1:

1. Minimum road width to be 30 ft.
2. Adjust driveway to avoid encroaching onto the neighboring property.
3. Provide driveway dimensions and show cross section or reference to City Standards.
4. Show neighboring driveway and provide the distance between the two driveways.
5. Show perpendicular distance between the gates and the nearest property lines to ensure there is adequate room for idling trucks when gates are closed.

Sheet C2.1:

1. Minimum road width to be 30 ft.
2. Adjust driveway to avoid encroaching onto the neighboring property.
3. Provide driveway dimensions and show cross section or reference to City Standards.
4. Show neighboring driveway and provide the distance between the two driveways
5. Show perpendicular distance between the gates and the nearest property lines to ensure there is adequate room for idling trucks when gates are closed.
6. Show trash enclosures tying into the sanitary sewer.

Sheet C3.1:

1. Provide exhibits for truck turning paths and turning radii; show direction of travel.
2. Similar to driveway, provide truck turning exhibits for all on-site roads.

Sheet C3.2

1. Provide exhibits for truck turning paths and turning radii. Exhibits must also illustrate idle trucks waiting to enter and exit at the gates as well as their direction of travel.
2. Similar to driveway, provide truck turning exhibits for all on-site roads.

Sheet L1.1:

1. Confirm landscaping is not interfering with required sight distance.

Please refer to the following when submitting the Tentative Map:

1. Per municipal code 16.36.040, submittal must be accompanied by the following:
    a. Preliminary title report on the property, prepared by a title company;
    b. A written utilities report, covering source of water supply, means of distribution, proposed handling of sewage effluent, availability of electric and gas service and any other pertinent matters. Where septic tanks are proposed, if approved by the city council, adequate percolation test data shall accompany the report;
    c. On a planned unit development or other project where above maps and documents will not adequately describe the developer's intentions, a development proposal describing unusual features or problems shall be submitted;
    d. When complex technical considerations necessitate that either the planning commission or city council shall make a field trip to the project prior to approval, the subdivider may be required to make approximate road alignments or other items at critical points;

e. At the filing of the 15 copies of the tentative map and accompanying documents, the subdivider shall pay to the city a nonrefundable filing fee fixed, from time to time, by resolution of the city council;

f. If, subsequent to the approval of a tentative map by the planning commission, the subdivider submits a revised map as a substitute or a request for a change of conditions placed upon such map, another tentative map filing fee for such re-submittal shall be paid

2. Tentative map must include the following:

   a. Non-access strip paralleling the property to the west.

   b. Proposed driveway, including dimensions.

   c. Driveway cross sections or reference to City Standards.

   d. Existing driveway for the property to the east and provide the distance between that driveways and the proposed driveway for this project.

   e. Buildings and/or structures for adjoining parcels.

   f. Cross access easement between each of the parcels

   g. Stormwater PCR Application

   h. Traffic analysis to include the following: daily vehicle trips (including employee vehicle trips), peak hour trips, traffic volumes/data for the Hwy.25/Wright Rd. intersection, as well as San Felipe/Wright Rd. intersection.

3. For addition information and items required to be included on the tentative map, please refer to section 16.36.030 of the municipal code.

   Additionally, please note:

   a. An HOA agreement for all parcels will need to be submitted with the improvement plan submittal to the engineering department.

   b. The established HOA will need to be provided to engineering prior to engineering approval of improvement plans.

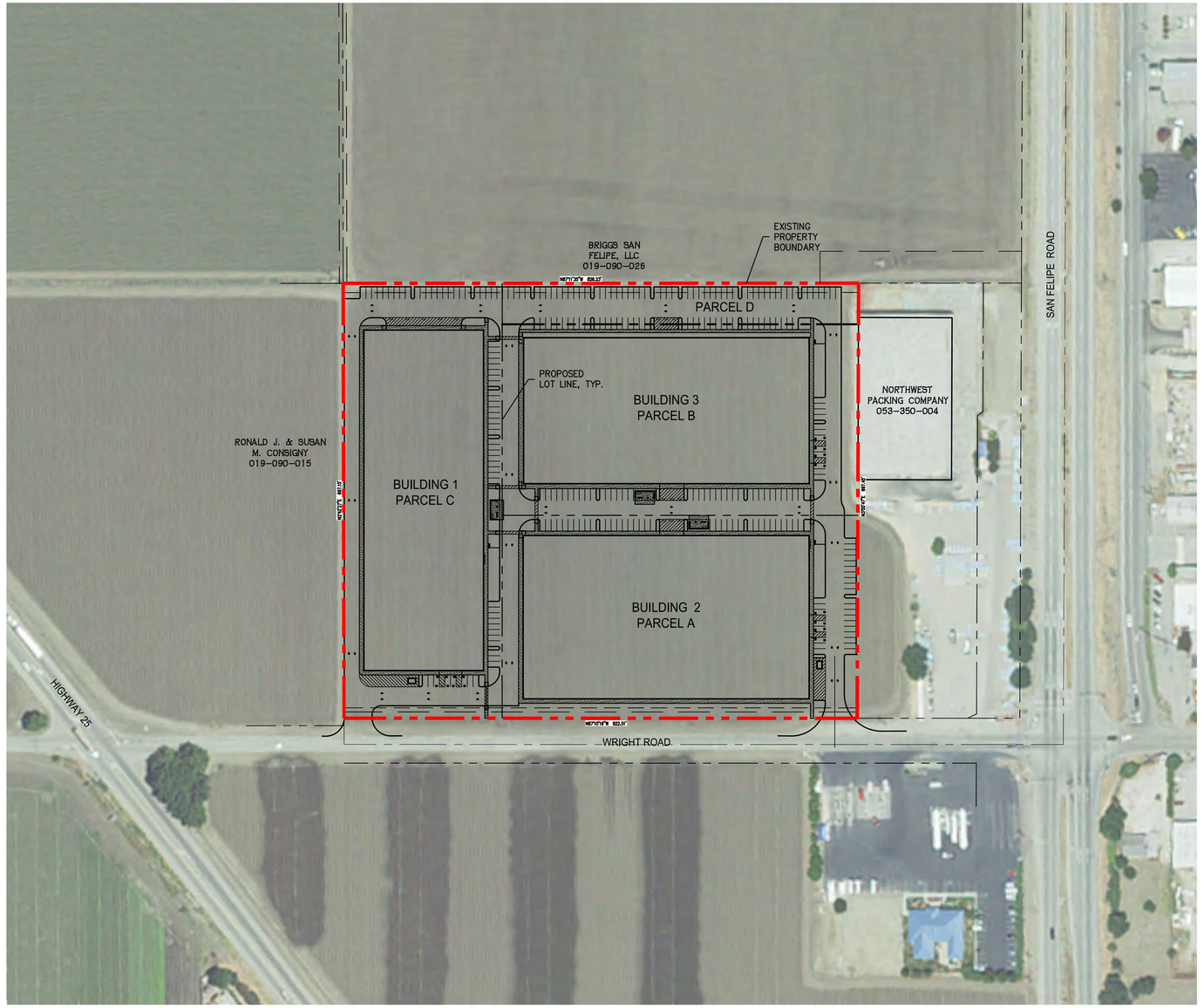
   c. A stormwater maintenance deed restriction will need to be included with the submittal of the improvement plan to the engineering department for review, in preparation for recording with the San Benito County Clerk.

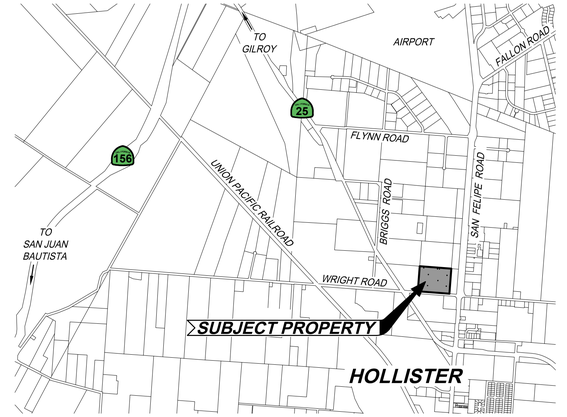
The following links can be used to access additional useful information:

- Chapter 15.24 – Grading and Stormwater Best Management Practices Control: https://library.municode.com/ca/hollister/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.24GRSTBEMAPRCO

- 15.24.130 - Site map and grading plan (grading plan): https://library.municode.com/ca/hollister/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.24GRSTBEMAPRCO_ARTIIPEAPPR_15.24.130SIMAGRPLGRPL

- 17.16.140 - Stormwater management: https://library.municode.com/ca/hollister/codes/code_of_ordinances?nodeId=TIT17ZO_CH17.16PEST_17.16.140STMA





VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

C0.1	COVER SHEET AND AERIAL SITE PLAN
C1.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C1.2	CONCEPTUAL GRADING AND DRAINAGE DETAILS
C2.1	CONCEPTUAL UTILITY PLAN
C3.1	TURNING ANALYSIS - FIRE TRUCK
C3.2	TURNING ANALYSIS - LARGE DELIVERY

PROJECT TEAM

OWNER/APPLICANT
WRIGHT THIRTEEN, LLC
10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

(831) 649-0220

CIVIL ENGINEER
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

ANDREW HUNTER, RCE 67730
(831) 649-5225

DEVELOPMENT NOTES

PROPERTY DATA	
ASSESSOR'S PARCEL NO.:	053-350-005
PARCEL SIZE:	13.19 AC
GENERAL PLAN DESIGNATION:	NORTH GATEWAY
COMMERCIAL	
EXISTING ZONING:	NORTH GATEWAY NG
AREA	
SITE AREA:	13.19 AC
PROPOSED LOTS	4 LOTS
PARCEL A:	4.25 AC
PARCEL B:	4.01 AC
PARCEL C:	4.07 AC
PARCEL D:	0.86 AC
PROPOSED BUILDING SIZE:	341,062 SF

LOT COVERAGE:	
BUILDING AREA:	59%
PAVED/CONCRETE AREA:	33%
LANDSCAPE AREA:	8%
PARKING DATA	
PARCEL A:	
TOTAL PARKING STALLS:	64
NUMBER OF ADA STALLS:	4
PARCEL B:	
TOTAL PARKING STALLS:	88
NUMBER OF ADA STALLS:	4
PARCEL C:	
TOTAL PARKING STALLS:	67
NUMBER OF ADA STALLS:	4
PARCEL D:	
TOTAL PARKING STALLS:	56
NET PARKING STALLS:	275
NET NUMBER OF ADA STALLS:	12

Provide the follwing items with improvement plans submittal:
Stormwater maintenance deed restriction

HOA maintenance agreement (Established maintenance agreement to be provided prior engineering approval)

Provide:
Stormwater PCR Application

Traffic analysis to include the following: daily vehicle trips (including employee vehicle trips), peak hour trips, traffic volumes/data for the Hwy.25/Wright Rd. intersection, as well as San Felipe/Wright Rd. intersection.

Signing and striping plan

Plans for frontage improvements

100 0 100 200 300 Feet
SCALE: 1" = 100'

0 1 2 INCHES 3

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Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831-649-5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
1 10/6/2022 PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD
HOLLISTER, CALIFORNIA
APN: 053-356-005
CONCEPTUAL GRADING AND DRAINAGE DETAILS

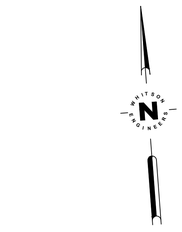
SCALE: 1" = 100'
DRAWN: CW
JOB No.: 3601.0
SHEET C0.1 OF 6

LEGEND

DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN MAIN	SD	24" SD
DIRECTION OF FLOW		
STORM DRAIN INLET		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
DOWNSPOUT (DS)		
PAVED ACCESS ROAD		
PROPERTY LINE		

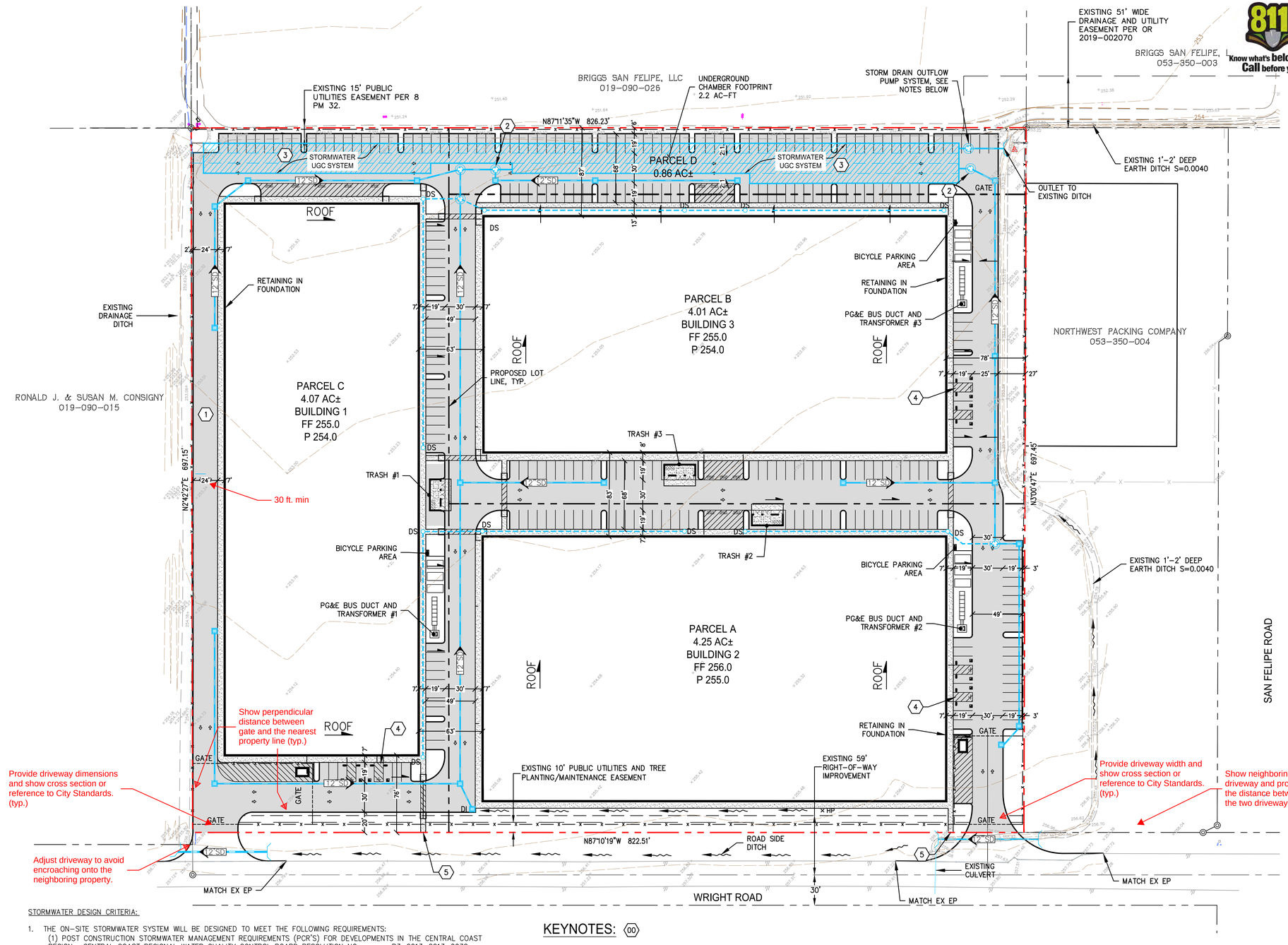
SURVEY NOTES:

1. TOPOGRAPHIC SURVEY WAS PERFORMED BY REPUBLIC NATIONAL ON FEBRUARY 23, 2014 AND SUPPLEMENTAL TOPOGRAPHIC SURVEY BY WHITSON ENGINEERS ON JUNE 22 AND 23, 2017.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, ZONING OR REGULATORY INFORMATION.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITION USER SERVICE (OPUS). AN ESTABLISHED NAVD88 ELEVATION OF 259.59 FEET FOR A 2-1/2"BRASS DISC IN THE TOP OF A CONCRETE HEADWALL FOR A STORM DRAIN PIPE LOCATED AT THE NORTHWEST CORNER OF MCCLOSKEY ROAD AND SAN FELIPE ROAD (HIGHWAY #156 FRONTAGE ROAD), DESIGNATED CITY OF HOLLISTER BENCHMARK #29, IS THE LOCAL BENCHMARK TO WHICH ALL ELEVATIONS SHOWN HEREON ARE REFERENCED.



50 0 50 100 150 Feet

SCALE: 1" = 50'



STORMWATER DESIGN CRITERIA:

1. THE ON-SITE STORMWATER SYSTEM WILL BE DESIGNED TO MEET THE FOLLOWING REQUIREMENTS:
   (1) POST CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS (PCR'S) FOR DEVELOPMENTS IN THE CENTRAL COAST REGION , CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD RESOLUTION NO. R3-2013-2013-0032
   (2) CITY OF HOLLISTER'S STORMWATER MANAGEMENT POST CONSTRUCTION REQUIREMENTS
   (3) THE PROJECTS CONDITIONS OF APPROVAL.
2. THE PROJECT WILL BE REQUIRED TO MEET THE POST CONSTRUCTION REQUIREMENTS (PCR'S) 1, 2, 3, 4.
5. THE FINAL DETAILS OF THE MEASURE USED TO MEET PCR 2 (WATER QUALITY TREATMENT) WILL BE FINALIZED DURING THE CONSTRUCTION DOCUMENTS. A NON-RETENTION BASED TREATMENT METHOD SUCH AS AN ADS BARRICUDA UNIT OR SIMILAR MAY BE USED.
6. THE ON-SITE STORMWATER SYSTEM WILL BE DESIGNED WITH AN UNDERGROUND CHAMBER SYSTEM. THE UNDERGROUND CHAMBER SYSTEM WILL BE SIZED TO RETAIN RUN-OFF FROM THE 95TH PERCENTILE RAINFALL EVENT (PCR 3) AND PROVIDE PEAK MANAGEMENT (PCR 4).
7. THE SYSTEM WILL BE DESIGNED WITH A THREE PUMP STRUCTURE TO RELEASE STORM WATER AT THE 10-YEAR PRE-DEVELOPMENT FLOW RATE,THE 2-YEAR PRE-DEVELOPMENT FLOW RATE, AND 90% OF THE PRE-DEVELOPMENT 100-YEAR DESIGN STORM.

KEYNOTES: (00)

1. 24' WIDE MINIMUM PAVED ACCESS ROAD AROUND BUILDING PERIMETER.
2. STORMWATER PRETREATMENT DEVICE (SUCH AS ADS BARRICUDA OR CONTECH CDS), SEE STORMWATER DESIGN CRITERIA NOTES THIS SHEET.
3. STORMWATER UNDERGROUND CHAMBER FOOTPRINT, SEE SHEET C1.2 FOR TYPICAL DETAILS. DEPTH OF STONE AT CHAMBER FOOTING MAY BE INCREASED TO 12" TO ACHIEVE REQUIRED VOLUME.
4. ACCESSIBLE PARKING, 1.5% MAX CROSS-SLOPE IN ANY DIRECTION.
5. ACCESSIBLE PATH OF TRAVEL TO RIGHT OF WAY

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
1 10/6/2022 PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD
HOLLISTER, CALIFORNIA
APN: 053-356-005

CONCEPTUAL GRADING AND DRAINAGE PLAN

SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET C1.1 OF 6

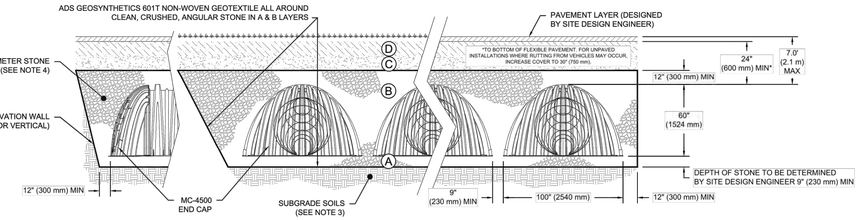
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0 1 2 INCHES 3

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



*FOR COVER DEPTHS GREATER THAN 7.0' (2.1 m) PLEASE CONTACT STORMTECH

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-4500
STANDARD CROSS SECTION
DATE: 05-16-19 | DRAWN: KR | CHECKED: KR | PROJECT #:
DESCRIPTION | DATE | DRWN | CHKD

StormTech
70 BOKENKAMP, SUITE 3 | HOPKINS, MN 55343
800-555-8199 | 888-892-2694 | WWW.STORMTECH.COM

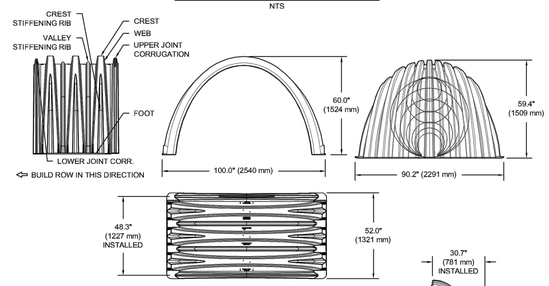
ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
ADVANCED DRAINAGE SYSTEMS, INC.

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO VERIFY THAT THE DESIGN SHOWN ON THIS DRAWING IS IN COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS AND STANDARDS.

SHEET 1 OF 1

MC-4500 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

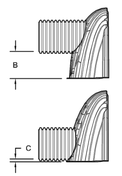
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B		---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B		---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B		---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B		---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B		---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18BC		---	1.97" (50 mm)
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24BC		---	2.26" (57 mm)
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.



A UNDERGROUND CHAMBER DETAILS
C1.2 NOT TO SCALE

PRELIMINARY STORMWATER CALCULATIONS

AREA DESCRIPTION	ESTIMATED AREA BREAKDOWN (SF)
PERVIOUS AREA	48,054 (1.1 ACRES)
IMPERVIOUS AREA	526,790 (12.09 ACRES)
TOTAL	574,844 (13.2 ACRES)
PERCENT IMPERVIOUS	91%
WATER MANAGEMENT ZONE	1
ASSUMED SOIL TYPE	C (SORRENTO, SILTY CLAY LOAM)
95TH PERCENTILE 24-HOUR RAINFALL DEPTH	1.2 IN
2-YEAR PRE-DEVELOPMENT FLOW	5.0 CFS
10-YEAR PRE-DEVELOPMENT FLOW	13.0 CFS
ASSUMED INFILTRATION RATE	0.1 IN/HR
TOTAL REQUIRED VOLUME	±2.2 AF
TOTAL VOLUME PROVIDED	±2.4 AF



40 0 40 80 120 Feet
SCALE: 1" = 40'

0 1 2 INCHES 3

T:\Monterey Projects\3601 - Wright\CIVIL\PLANSET\PLANNING\3601.00-Cn4.dwg dgarrett Oct 06, 2022 - 10:00am

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6 Harris Court
Monterey, California
831-649-3225
whitsonengineers.com

Whitson ENGINEERS

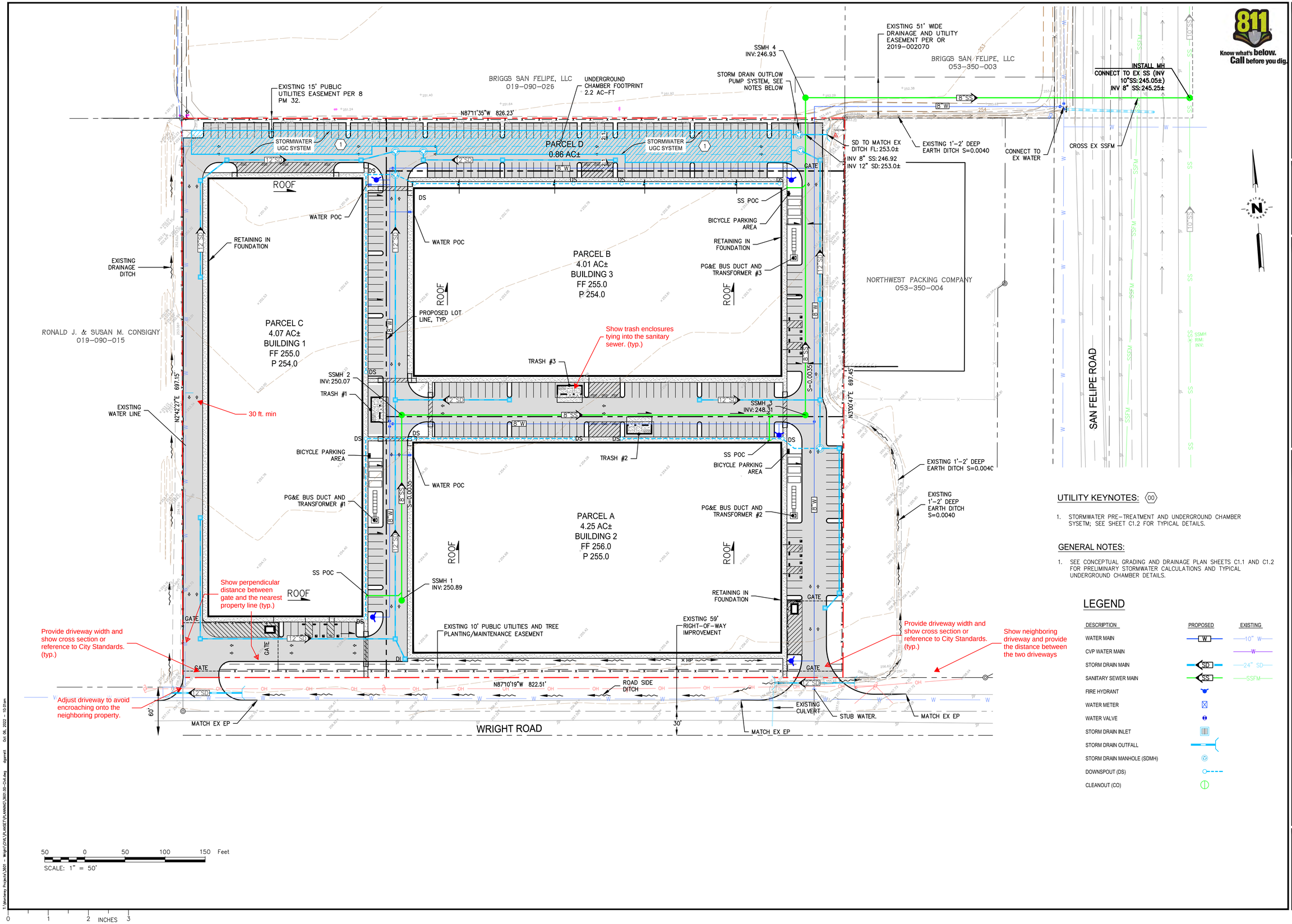
REGISTERED PROFESSIONAL ENGINEER
ANDREA P. HUNTER
No. 67730
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION
1 10/6/2022 PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD
HOLLISTER, CALIFORNIA
APN: 053-356-005

CONCEPTUAL GRADING AND DRAINAGE DETAILS

SCALE: 1" = 50'
DRAWN: CW
JOB No.: 3601.0
SHEET C1.2 OF 6



UTILITY KEYNOTES:

1. STORMWATER PRE-TREATMENT AND UNDERGROUND CHAMBER SYSETM; SEE SHEET C1.2 FOR TYPICAL DETAILS.

GENERAL NOTES:

1. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN SHEETS C1.1 AND C1.2 FOR PRELIMINARY STORMWATER CALCULATIONS AND TYPICAL UNDERGROUND CHAMBER DETAILS.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN	W	10" W
CVP WATER MAIN		W
STORM DRAIN MAIN	SD	24" SD
SANITARY SEWER MAIN	SS	SSFM
FIRE HYDRANT		
WATER METER		
WATER VALVE		
STORM DRAIN INLET		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
DOWNSPOUT (DS)		
CLEANOUT (CO)		

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REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
1 10/6/2022 PLANNING SUBMITTAL REVISION #01

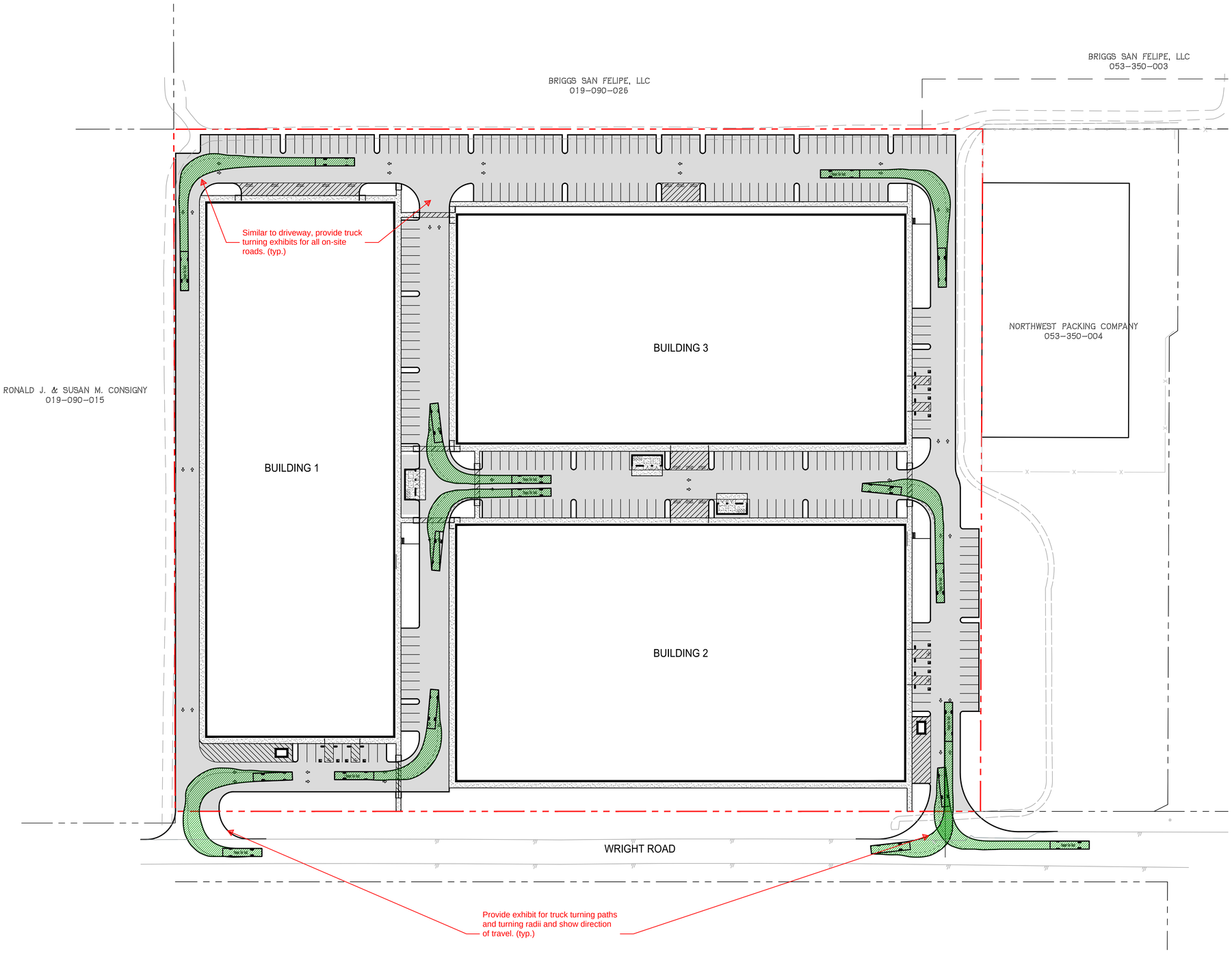
WRIGHT 13 - WRIGHT ROAD
HOLLISTER, CALIFORNIA
APN: 053-356-005

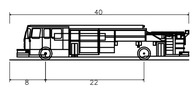
CONCEPTUAL UTILITY PLAN

SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET C2.1 OF 6

T:\Monterey Projects\3601 - Wright\CIVIL\PLANSET\PLANNING\3601-00-Civil.dwg dgarrett Oct 06, 2022 - 10:01am





Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	5.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

50 0 50 100 150 Feet

SCALE: 1" = 50'

0 1 2 INCHES 3

NOTE:

FIRE DEPARTMENT TO DETERMINE FINAL EXTENTS AND TYPE OF ALL-WEATHER ACCESS ROADS

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ANDREW P. HUNTER
No. 67730
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1	10/6/2022	PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD

HOLLISTER, CALIFORNIA

APN: 053-356-005

PRELIMINARY CIRCULATION PLAN - FIRE TRUCK

SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET C3.1 OF 6

T:\Monterey Projects\3601 - Wright\CIVIL\PLANSET\PLANNING\3601.00-Civil.dwg dgarrett Oct 06, 2022 - 10:02am

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BRIGGS SAN FELIPE, LLC
019-090-026

BRIGGS SAN FELIPE, LLC
053-350-003

RONALD J. & SUSAN M. CONSIGNY
019-090-015

NORTHWEST PACKING COMPANY
053-350-004

BUILDING 1

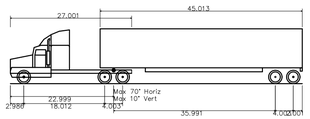
BUILDING 3

BUILDING 2

WRIGHT ROAD

Similar to driveway, provide truck turning exhibits for all on-site roads. (typ.)

Provide exhibit for truck turning paths and turning radii. Exhibits must also illustrate idle trucks waiting to enter and exit at the gates as well as their direction of travel. (typ.)



California Legal Design Vehicle

Overall Length	64.993ft
Overall Width	8.497ft
Overall Body Height	12.226ft
Min Body Ground Clearance	1.421ft
Track Width	8.497ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	26.30°

50 0 50 100 150 Feet
SCALE: 1" = 50'

0 1 2 INCHES 3

T:\Monterey Projects\3601 - Wright\CIVIL\PLANSET\PLANNING\3601.00-Civil.dwg dgarrett Oct 06, 2022 - 10:04am

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STATE OF CALIFORNIA

SUBMITTAL / REVISION
1 10/6/2022 PLANNING SUBMITTAL REVISION #01

WRIGHT 13 - WRIGHT ROAD

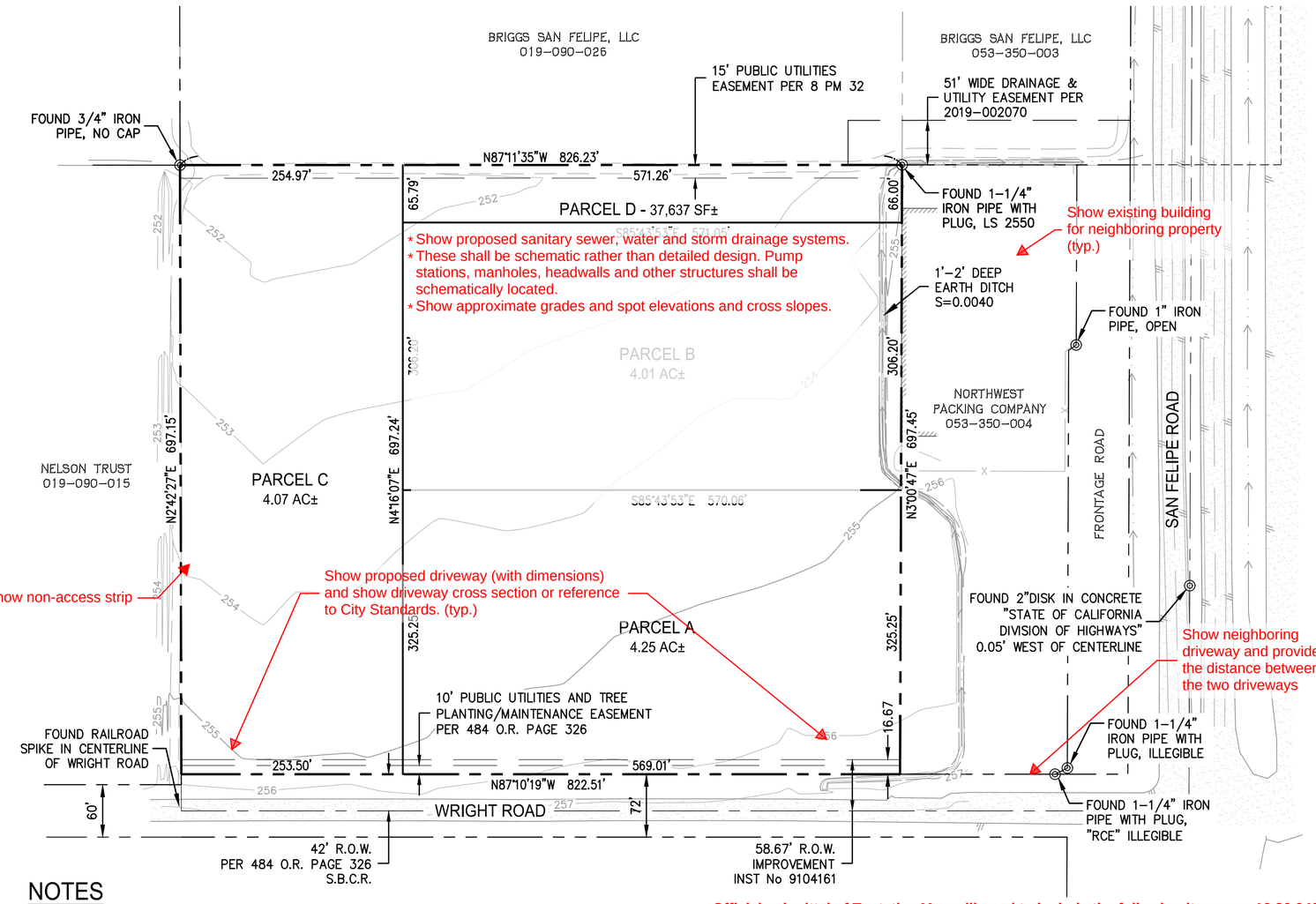
HOLLISTER, CALIFORNIA

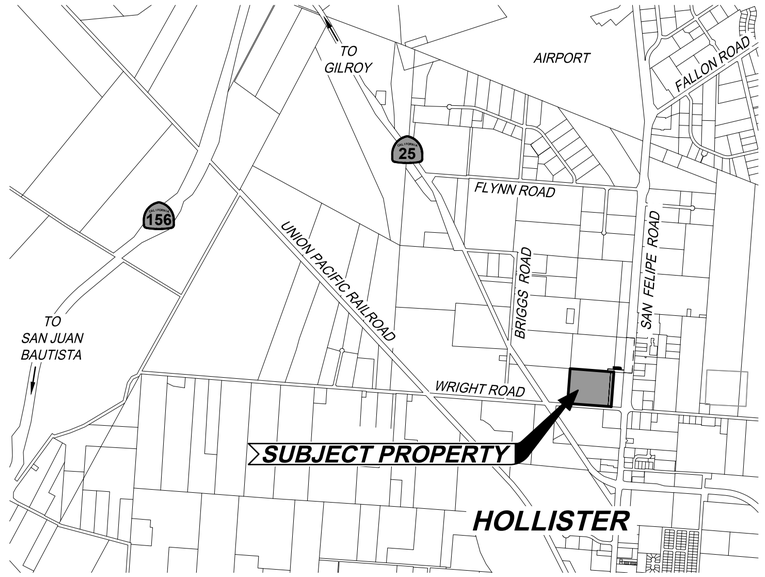
PRELIMINARY CIRCULATION PLAN - LARGE DELIVERY TRUCK

APN: 053-356-005

SCALE:	1" = 50'
DRAWN:	CW
JOB No.:	3601.0

SHEET
C3.2
OF 6





VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PARCEL LINE
- CENTERLINE
- MONUMENT AS NOTED
- EXISTING DIRT ROAD
- 250 EXISTING CONTOUR

* Show cross access easement between each of the parcels
* Provide Stormwater PCR Application
* Traffic analysis to include the following: daily vehicle trips (including employee vehicle trips), peak hour trips, traffic volumes/data for the Hwy.25/Wright Rd. intersection, as well as San Felipe/Wright Rd. intersection.
* Established HOA agreement will need to be provided to engineering prior to engineering approval
* Stormwater maintenance deed restriction will need to be provided with improvement plan submittal to engineering.
* HOA agreement will need to be provided with the improvement plan submittal to engineering. An established agreement will be required prior engineering approval of plans

NOTES

1.	OWNER	WRIGHT THIRTEEN, LLC 10 HARRIS COURT, SUITE B-1 MONTEREY, CA 93940
2.	ENGINEER:	WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940
3.	LEGAL DESCRIPTION	BEING ALL OF PARCEL 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 23, 1991 IN BOOK 8, OF PARCEL MAPS, AT PAGE 32, SAN BENITO COUNTY RECORDS
4.	CONTOUR INTERVAL:	1 FOOT
5.	A.P.N.:	053-350-005
6.	SITE AREA:	±13.19 ACRES
7.	EXISTING ZONING:	NORTH GATE COMMERCIAL (NG)
8.	EXISTING LAND USE:	AGRICULTURE
9.	PROPOSED LAND USE:	CANNABIS CULTIVATION AND MANUFACTURING FACILITIES
10.	GENERAL PLAN DESIGNATION:	NORTH GATE COMMERCIAL
11.	NUMBER OF PROPOSED PARCELS:	4
12.	NO IMPROVEMENTS REQUIRED OR PROPOSED AS A PART OF THIS MAP	

Official submittal of Tentative Map will need to include the following items per 16.36.040:

* Preliminary title report on the property, prepared by a title company;
* A written utilities report, covering source of water supply, means of distribution, proposed handling of sewage effluent, availability of electric and gas service and any other pertinent matters. Where septic tanks are proposed, if approved by the city council, adequate percolation test data shall accompany the report;
* On a planned unit development or other project where above maps and documents will not adequately describe the developer's intentions, a development proposal describing unusual features or problems shall be submitted;
* When complex technical considerations necessitate that either the planning commission or city council shall make a field trip to the project prior to approval, the subdivider may be required to make approximate road alignments or other items at critical points;
* At the filing of the 15 copies of the tentative map and accompanying documents, the subdivider shall pay to the city a nonrefundable filing fee fixed, from time to time, by resolution of the city council;
* If, subsequent to the approval of a tentative map by the planning commission, the subdivider submits a revised map as a substitute or a request for a change of conditions placed upon such map, another tentative map filing fee for such re-submittal shall be paid

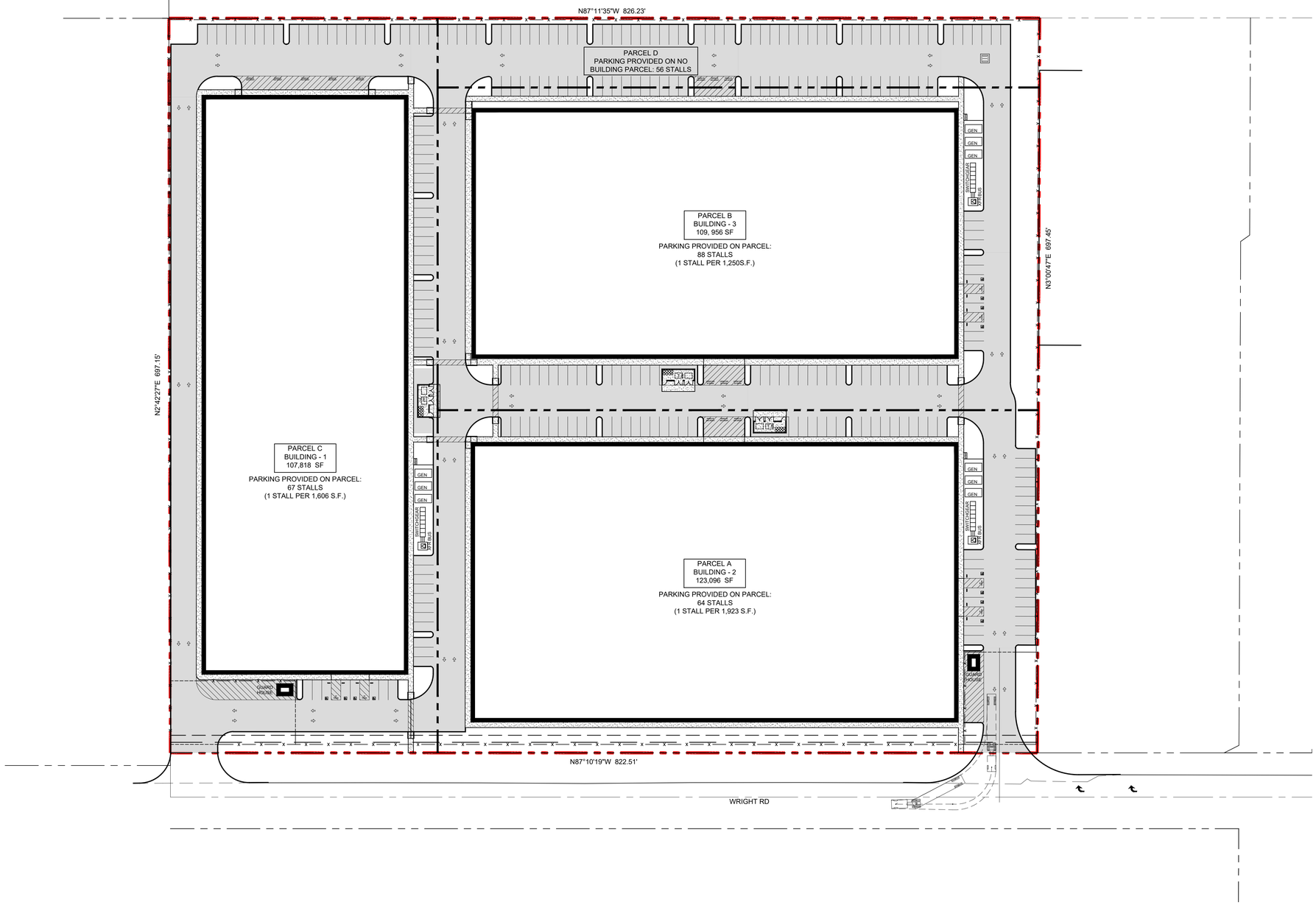
100 0 100 200 300 Ft.
SCALE: 1" = 100'

TENTATIVE PARCEL MAP
WRIGHT THIRTEEN

RANCHO SAN JUSTO
CITY OF HOLLISTER, COUNTY OF SAN BENITO
STATE OF CALIFORNIA

PREPARED BY:
WHITSON ENGINEERS
6 Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

DATE: DECEMBER 20, 2017
REVISED OCTOBER 6, 2022
JOB NO. 3601.00



1 **ARCHITECTURAL SITE PLAN**

SCALE: 1" = 50' - 0"

NOT FOR CONSTRUCTION

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Carmel, CA 93921
831-250-7192

ARCHITECTURAL SITE PLAN

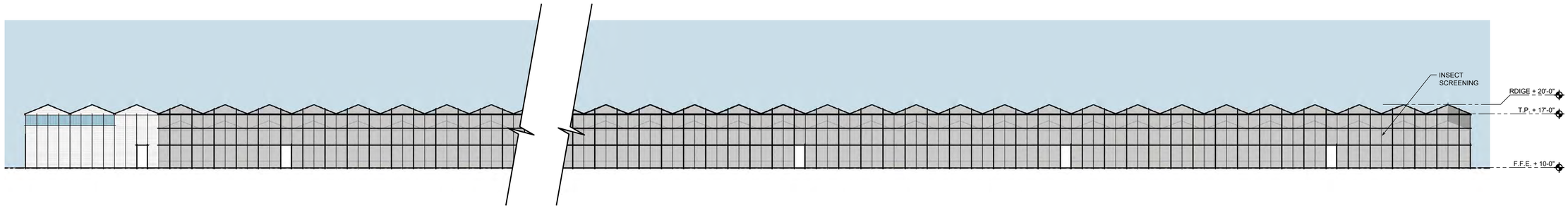
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

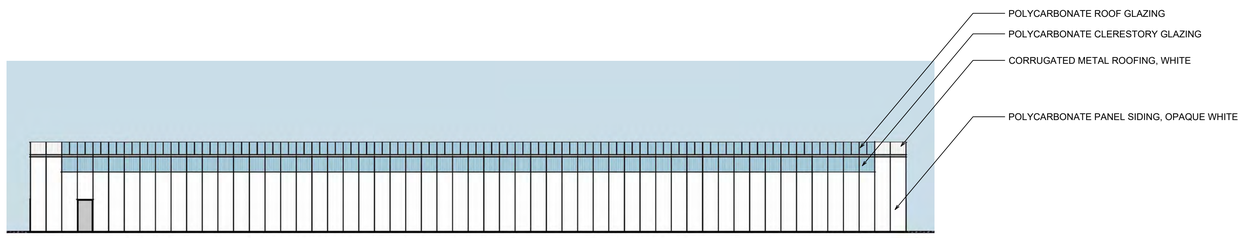
SHEET

A1.1



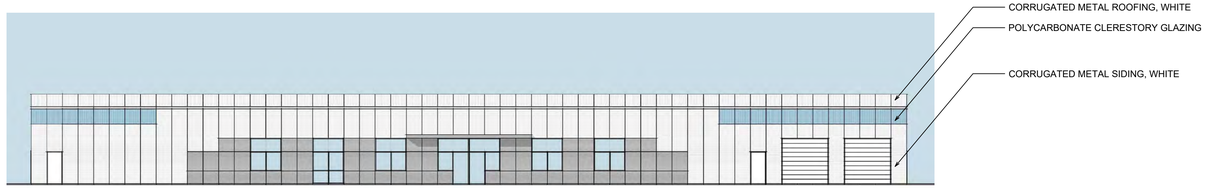
4 GREENHOUSE 1 - EAST ELEVATION

SCALE: FULLSCALE



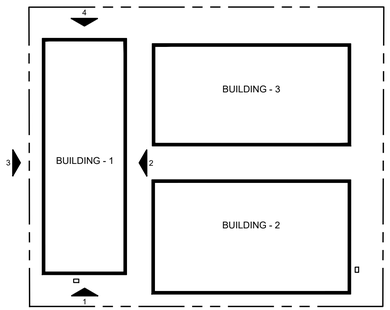
3 GREENHOUSE 1 - NORTH ELEVATION

SCALE: FULLSCALE



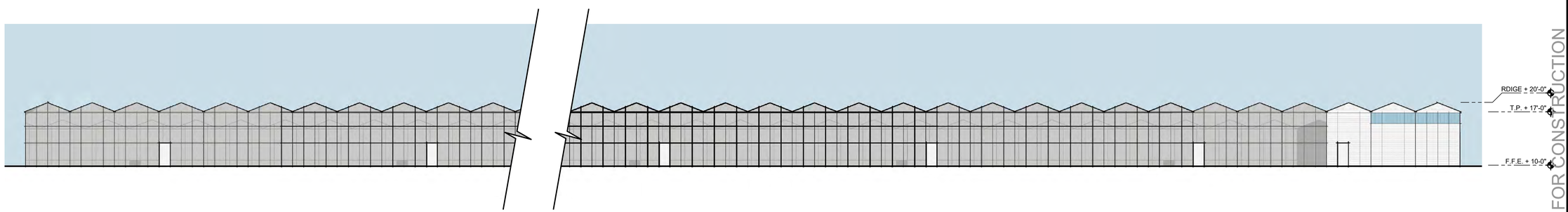
2 GREENHOUSE 1 - SOUTH ELEVATION

SCALE: FULLSCALE



SITE PLAN DIAGRAM

SCALE: NOT TO SCALE



1 GREENHOUSE 1 - WEST ELEVATION

SCALE: FULLSCALE

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BUILDING - 1
EXTERIOR ELEVATIONS

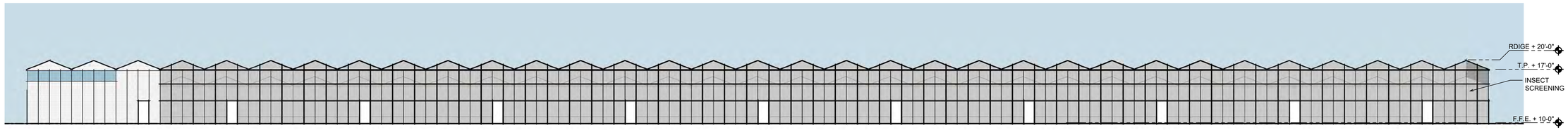
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

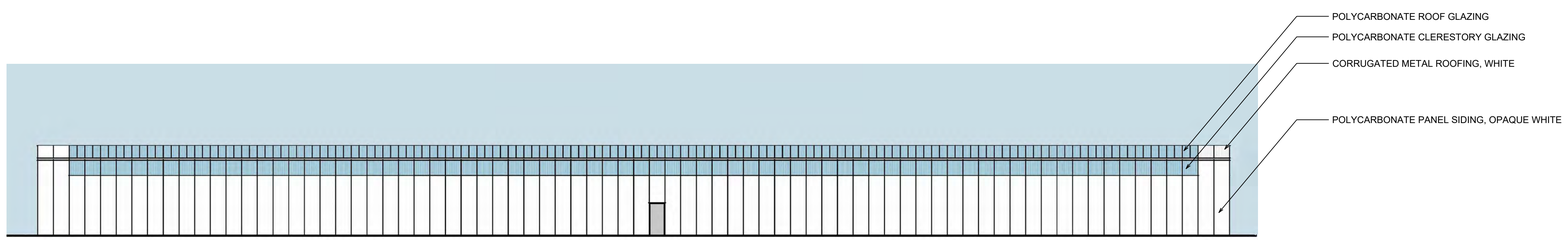
NOT FOR CONSTRUCTION

SHEET
A3.1



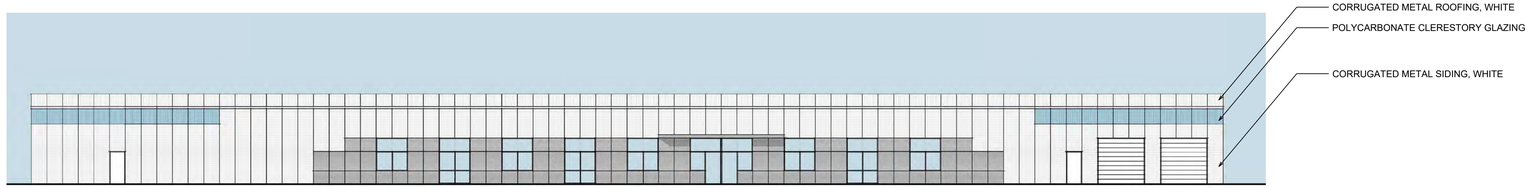
4 GREENHOUSE 2 - NORTH ELEVATION

SCALE: FULLSCALE



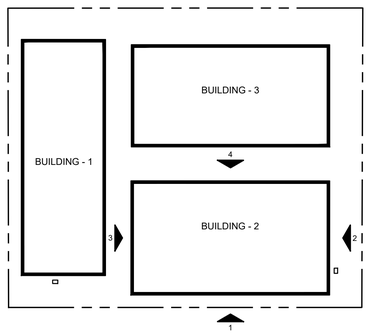
3 GREENHOUSE 2 - WEST ELEVATION

SCALE: FULLSCALE



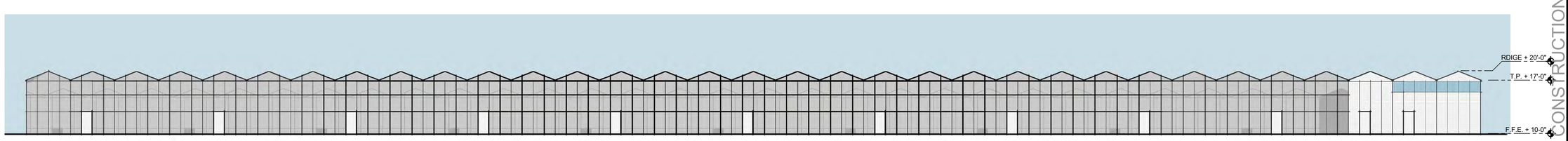
2 GREENHOUSE 2 - EAST ELEVATION

SCALE: FULLSCALE



SITE PLAN DIAGRAM

SCALE: NOT TO SCALE



1 GREENHOUSE 2 - SOUTH ELEVATION

SCALE: FULLSCALE

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BUILDING - 2 EXTERIOR ELEVATIONS

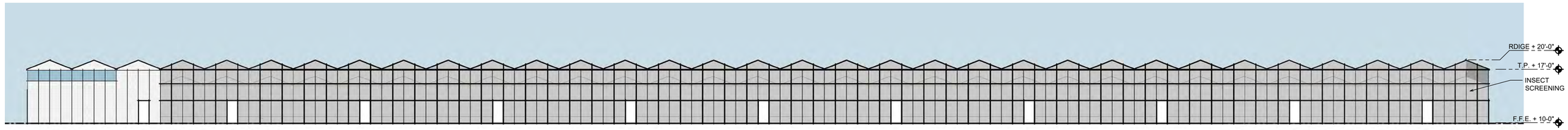
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

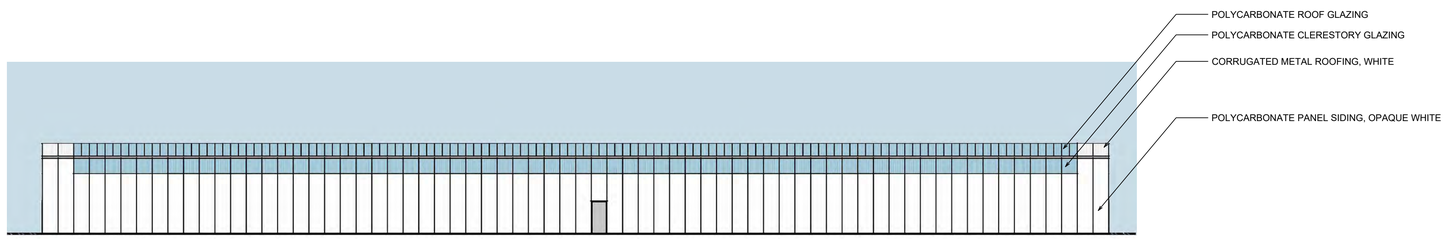
SHEET

A3.2



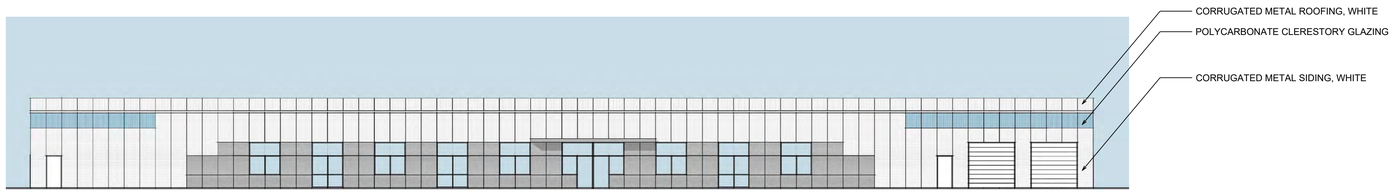
4 GREENHOUSE 3 - NORTH ELEVATION

SCALE: FULLSCALE



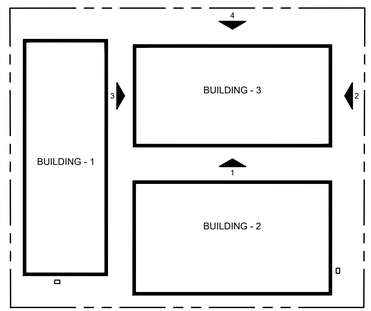
3 GREENHOUSE 3 - WEST ELEVATION

SCALE: FULLSCALE



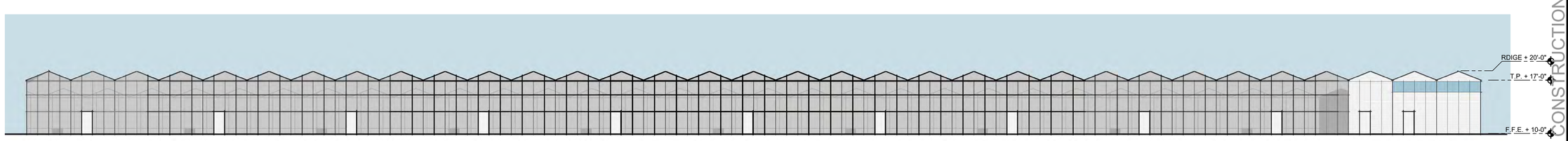
2 GREENHOUSE 3 - EAST ELEVATION

SCALE: FULLSCALE



SITE PLAN DIAGRAM

SCALE: NOT TO SCALE



1 GREENHOUSE 3 - SOUTH ELEVATION

SCALE: FULLSCALE

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831-250-7192

BUILDING - 3 EXTERIOR ELEVATIONS

Date: 10/6/22

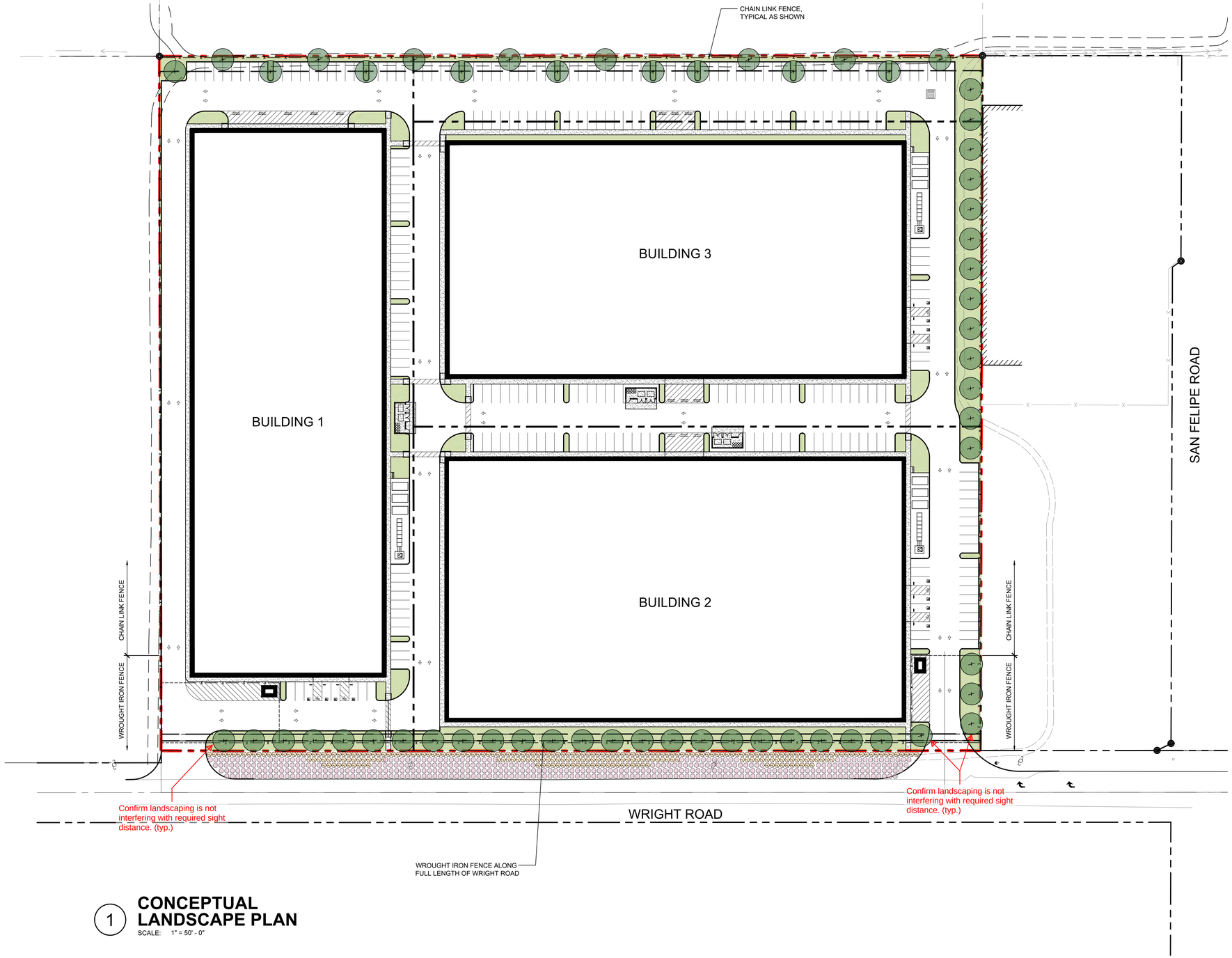
HOLLISTER, CALIFORNIA
APN053-366-005

WRIGHT 13 - WRIGHT ROAD

NOT FOR CONSTRUCTION

SHEET

A3.3



1 **CONCEPTUAL LANDSCAPE PLAN**
SCALE: 1" = 50' - 0"

Landscaping Notes:

1. SOIL TO BE AMENDED WITH COMPOST AT TIME OF PLANTING.
2. TOPDRESS WITH 3" LAYER OF MULCH TO INHIBIT WEED GROWTH AND CONSERVE MOISTURE.
3. ENTIRE PERIMETER WILL BE FENCED. WROUGHT IRON FENCING AS SHOWN ON THE WRIGHT ROAD SIDE AND 100' UP THE WEST AND EAST SIDE, CHAIN LINK AS SHOWN ON THE REMAINING SIDES OF THE PROPERTY.

Plant List

Graphic Symbol	Q/Size	Name
	49/15gal.	TREES, CHOOSE FROM: OLEAEUROPAEA-OLIVE(FRUITLESSTYPES) QUERCCUSILEX-HOLLYOAK LAURUSNOBILIS-SWEETBAY
	261/5gal.	LOW SHRUBS, CHOOSE A MIX OF THE FOLLOWING: ARTEMISIA 'POWISCASTLE' - WORMWOOD CISTUS SALVIFOLIUS 'PROSTRATUS' - SAGELEAF ROCKROSE LAVANDULA DENTATA - FRENCH LAVENDER
	360/5gal.	MEDIUM SHRUBS, CHOOSE A MIX OF THE FOLLOWING: BERBERIS THUNBERGII 'ROSEGLOW' - BARBERRY BUXUS MACROPHYLLA JAPONICA 'GREENBEAUTY' - BOXWOOD RAPHIOLEPIS INDICA 'JACKEVANS' OR 'SPRINGTIME' - INDIAN HAWTHORN

Landscape Area Calculation

*PER THE CITY OF HOLLISTER NG ZONING DISTRICT DEVELOPMENT STANDARDS (TABLE 17.08-3), THE REQUIRED LANDSCAPE AREA FOR PARCELS GREATER THAN 15,000 S.F. IS 5%.

OVERALL SITE AREA:	574,834 SF
REQUIRED LANDSCAPE AREA (5%):	28,741 SF
TOTAL PROVIDED LANDSCAPE AREA:	46,591 SF (8%) - PROPOSED LANDSCAPE EXCEEDS MINIMUM LANDSCAPE AREA

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CONCEPTUAL LANDSCAPE PLAN

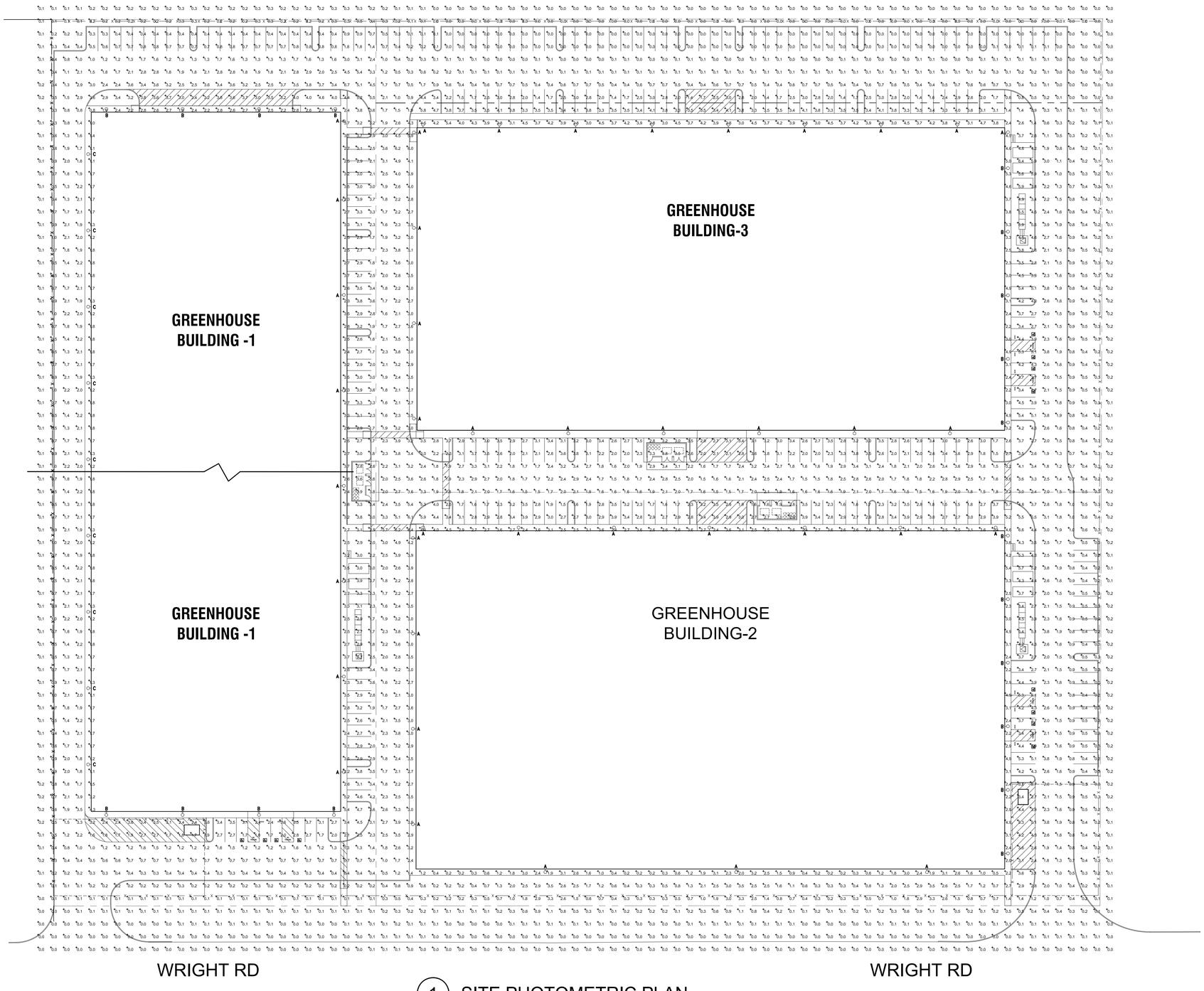
Date: 10/6/22

HOLLISTER, CALIFORNIA
APN053-356-005

WRIGHT 13 - WRIGHT ROAD

NOT FOR CONSTRUCTION

SHEET
L1.1



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40' - 0"

REVISIONS

PLANNING SUBMITTAL
REVISION #01 10/6/2022

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013

JOB NO.: 19042

PHOTOMETRICS WRIGHT 13

WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

SITE
PHOTOMETRICS
PLAN

DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E1.0

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GREENHOUSE
BUILDING-3

1 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC

REVISIONS

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PHOTOMETRICS WRIGHT 13
WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

PARTIAL SITE PHOTOMETRICS PLAN

DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E1.1

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GREENHOUSE BUILDING-2

WRIGHT RD

1 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC

REVISIONS

PLANNING SUBMITTAL REVISION #01 10/6/2022

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PHOTOMETRICS WRIGHT 13
WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

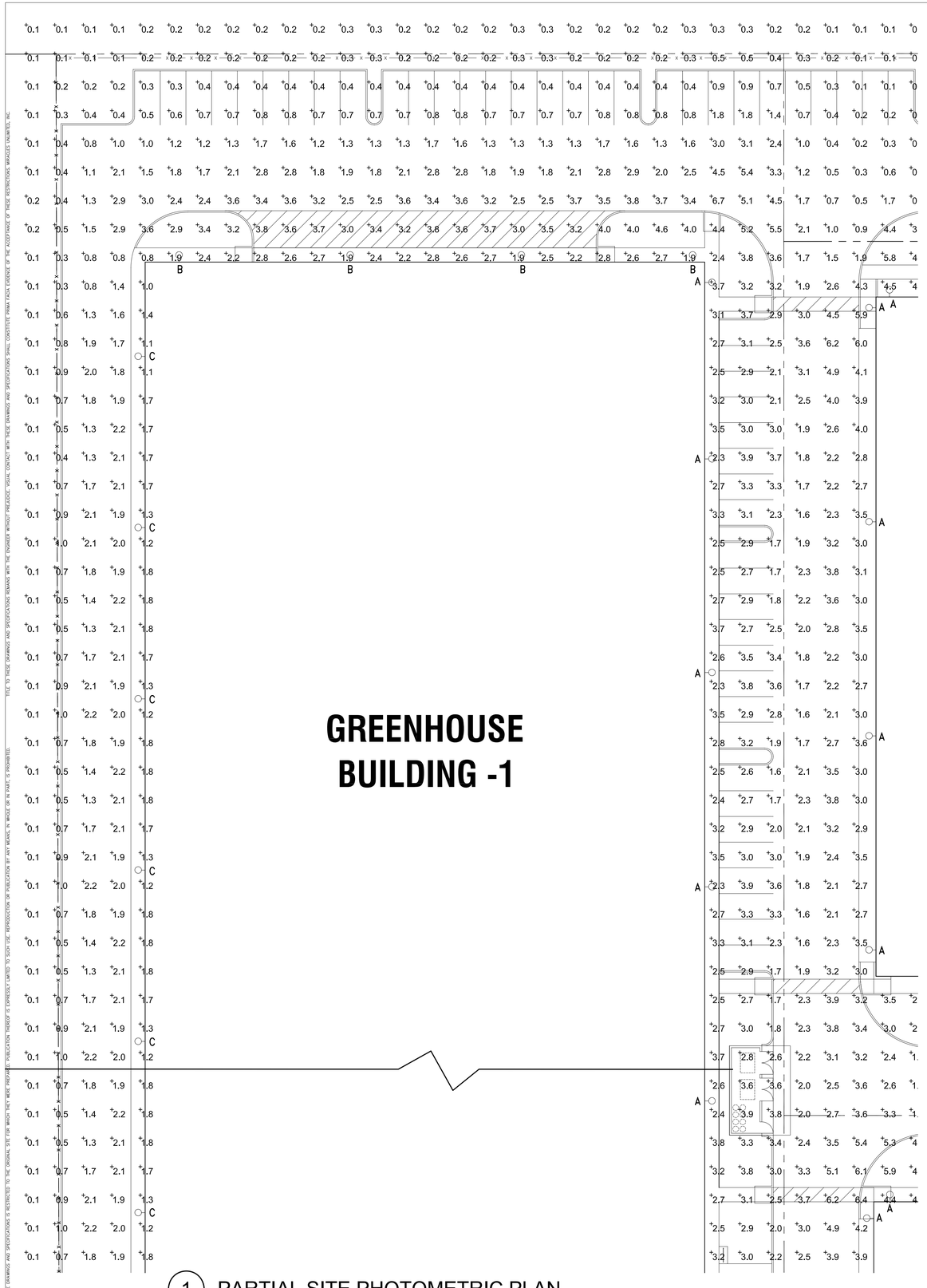
PARTIAL SITE PHOTOMETRICS PLAN

DATE 10-6-22

SCALE: AS NOTED

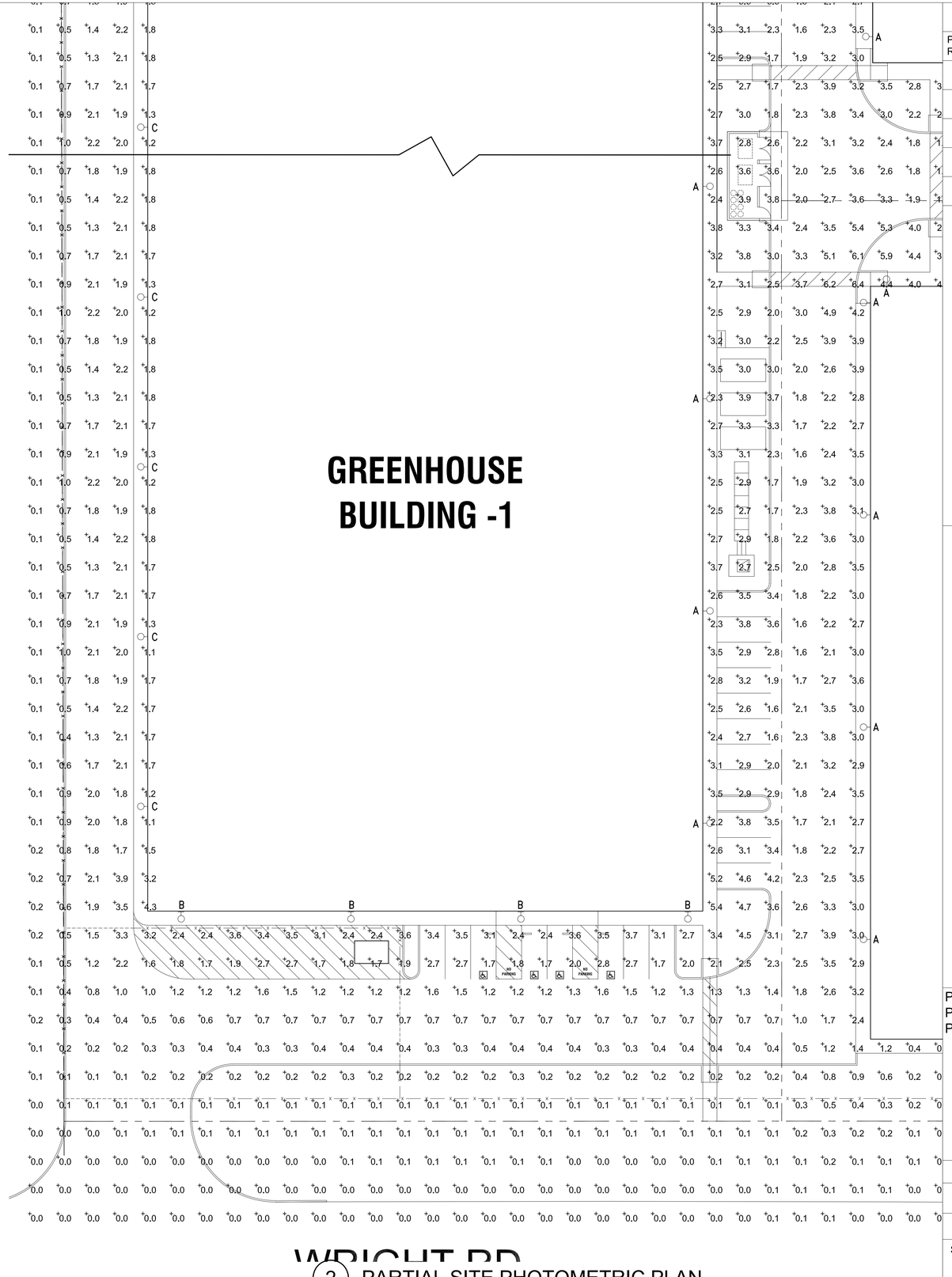
JOB 19042

SHEET
E1.2



1 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC



2 PARTIAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20' - 0"

AVERAGE FOOTCANDLES 1.4 FC

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PHOTOMETRICS WRIGHT 13
WRIGHT ROAD
HOLLISTER, CA

PARTIAL SITE
PHOTOMETRICS
PLAN

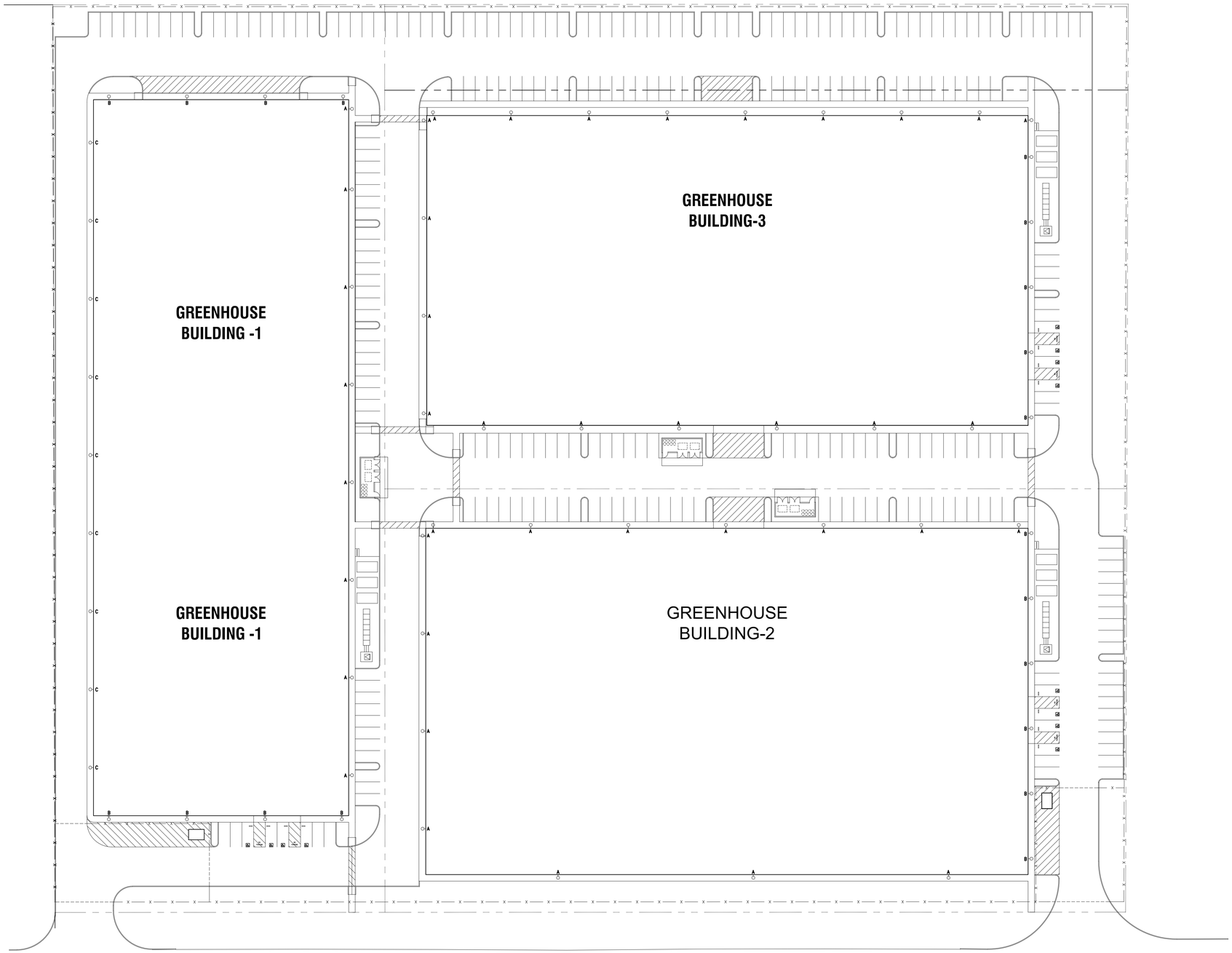
DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E1.3

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1 SITE FIXTURE LOCATIONS PLAN
SCALE: 1" = 40' - 0"

REVISIONS

PLANNING SUBMITTAL
REVISION #01 10/6/2022

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JOB NO.: 19042

PHOTOMETRICS WRIGHT 13

WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

SITE FIXTURE
LOCATIONS PLAN

DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E1.4

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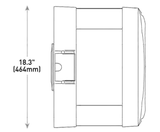
Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting





Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	23 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Accessories

Field-Installed	
Bird Spikes XA-BROSPK	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Example: SEC-EDG-2M-WM-04-E-UL-SV-700

SEC-EDG		WM		E				
Product	**Optic**	**Mounting**	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	**02** **04** **06** **08** **10** **12**	**E**	**UL** Universal 120-277V **UN** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fusing** - Refer to ML spec sheet for availability with ML options - Fusing - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications with 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Intended for downlight applications with 0° tilt **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire

c UL us

DLC PREMIUM

Rev. Date: V3 09/06/2017

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CREE

LIGHTING FIXTURE SCHEDULE						
MARK	MANUFACTURER & CATALOG NO.	MOUNTING	LAMPS		VOLTS	REMARKS
			QTY / WATTS	TYPE		
A	CREE #SEC-EDG-2M-WM-08-E-UL-SV-350-PML	WALL	1/90	LED	277	INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, MOUNT AT 20' AFG
B	CREE #SEC-EDG-4M-WM-08-E-UL-SV-350-PML	WALL	1/90	LED	277	INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, MOUNT AT 20' AFG
C	CREE #SEC-EDG-2M-WM-04-E-UL-SV-350-PML	WALL	1/46	LED	277	INTEGRAL OCCUPANCY SENSOR AND PHOTOCELL, MOUNT AT 20' AFG

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REVISIONS

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REVISION #01 10/6/2022

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APTOS, CA 95001
(831) 688-8013
JOB NO.: 19042

MIRACLES UNLIMITED

PHOTOMETRICS WRIGHT 13

WRIGHT ROAD
HOLLISTER, CA

APN:053-356-005

LIGHT FIXTURE CUTSHEET, FIXTURE SCHEDULE

DATE 10-6-22

SCALE: AS NOTED

JOB 19042

SHEET
E3.1

Planning Commission
Staff Report
August 25, 2022
Item 4

SUBJECT: **Extension of Time for Minor Subdivision 2018-6 and Site and Architectural Review 2018-23** for the subdivision of a 13.19-acre parcel into four individual lots and for the construction of approximately 340,000 SF of cannabis greenhouse buildings in the North Gateway (NG) Zoning District.

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360

ATTACHMENTS:

1. Resolution approving a 90-day extension of time for MS 2018-6 and S&A 2018-23 to allow for revisions to bring the project into conformance with the municipal code, with conditions of approval
2. Tentative Parcel Map
3. Wright 13 Site Plan
4. January 2021 Circulation Analysis
5. Resolution 2018-44 adopting project Mitigated Negative Declaration
6. Mitigated Negative Declaration (SCH#2018121074)
7. Resolution 2018-45 adopting MS 2018-6
8. Resolution 2018-46 adopting S&A 2018-23
9. Resolution 2021-24 adopting 1-year extension for MS 2018-6 and S&A 2018-23

RECOMMENDATION: Approval of a 90-day extension of time with conditions

---

PROJECT DESCRIPTION:

The Applicant is requesting an extension of time for previously approved Minor Subdivision 2018-6 and Site & Architectural Review 2018-23 for the subdivision of a 13.19-acre parcel into four individual lots and for the construction of approximately 340,000 SF of cannabis greenhouse buildings. The parcel has a General Plan Land Use Designation of North Gateway Commercial and is located in the North Gateway (NG) Zoning District. The project plans are included as Exhibit A of Attachment 1.

The Planning Commission adopted Resolution 2019-45 approving MS 2018-6 and Resolution 2019-46 approving S&A 2018-23 at the regular meeting of September 26, 2019. At the regularly scheduled meeting of August 26, 2021, the Planning Commission adopted Resolution 2021-24 approving a one-year extension for MS 2018-6 and S&A 2018-23.

ANALYSIS:

Site Plan:

The Applicant is proposing to subdivide the existing parcel into four new lots. Parcel A is proposed to be 4.25 acres, Parcel B 4.01 acres, Parcel C 4.07 acres, and Parcel D 37,637 SF. See Attachment 2, *Tentative Parcel Map*.

The Applicant is proposing to construct three cannabis greenhouse buildings totaling ~340,000 SF of gross floor area, one on each of Parcels A, B, and C. Parcel D is proposed to contain shared stormwater facilities for the entire project site.

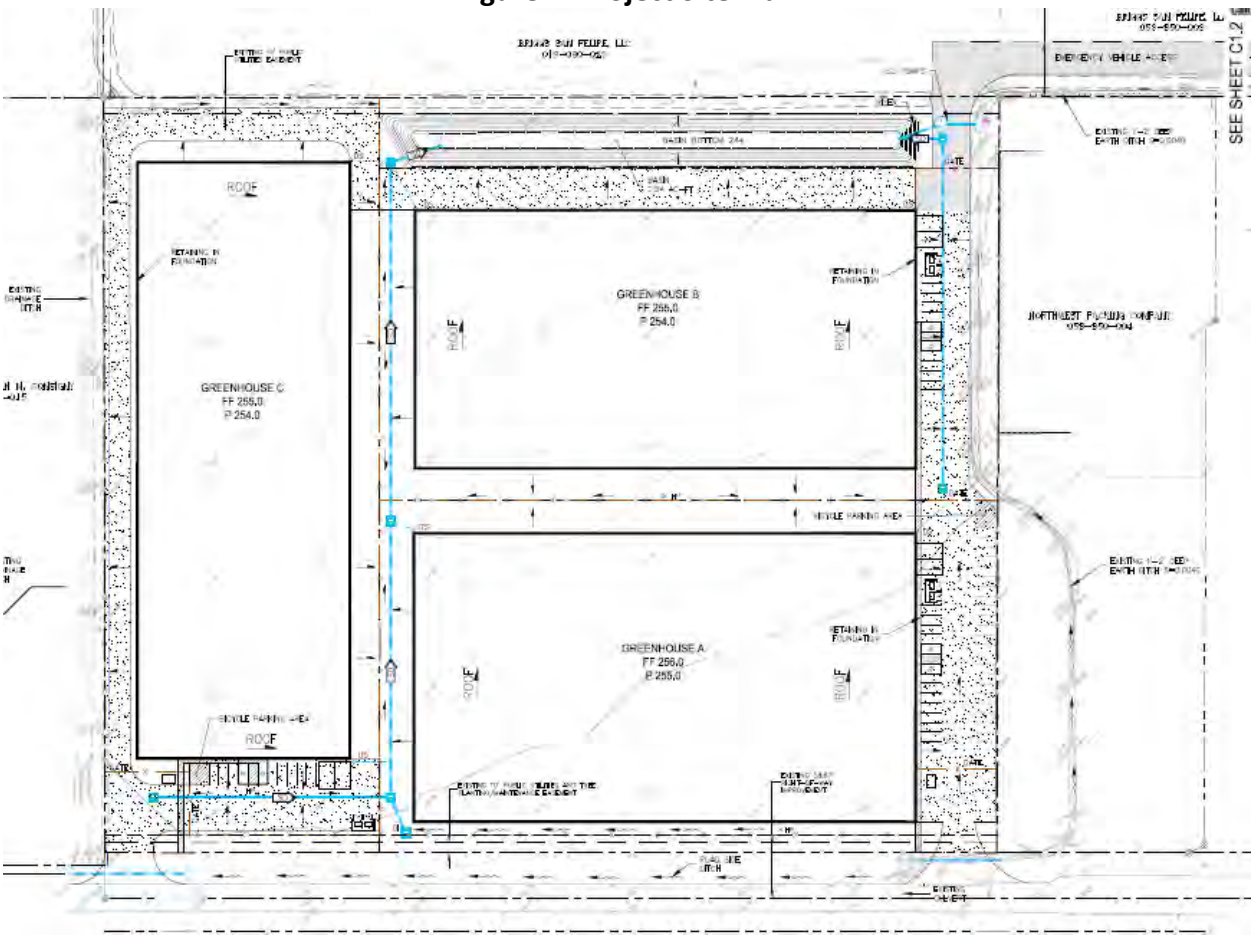
The following aerial photo depicts the location of the project site and the surrounding area.

Figure 1: Project Site and the Surrounding Area



While Parcels A and B are consistent with the minimum dimensions for lot size, depth, width, and frontage in Section 17.08.020 of the Zoning Ordinance, Parcels B and D are proposed to have zero (0) feet of frontage on a public road. This is inconsistent with the minimum requirement of 50 feet. In addition, Parcel D is proposed to have dimensions of 571.05' in width by only 65.79' in depth. The minimum width and depth of lots in the NG Zoning District is 100 feet each. Parcel D is inconsistent with this requirement.

Figure 2: Project Site Plan



The proposed site can be accessed via car from two driveway entrances on Wright Road. There is also a proposed emergency vehicle access (EVA) road proposed across the neighboring property to the north, which would provide access to San Felipe Road. ADA access is proposed from Wright Road to the front of Greenhouse C, and separately to the eastern sides of Greenhouses A and B. There are no reciprocal access agreements proposed on the tentative map. It is unclear if there is proposed to be vehicular and/or pedestrian connections between the proposed buildings. Sheets C1.1 and C2.1 of the Site Plan (Attachment 3) indicate that there are potentially proposed fences along the proposed property lines, while Sheets 3.1 and 3.2 indicate that there is vehicular access and turning radii which cross these potential fences.

Section 17.08.040(A) of the Zoning Ordinance places an emphasis on master planning for well-coordinated commercial centers in the NG Zoning District. In the case, such as this project, of the development on one parcel, Section 17.08.040(A) requires the preparation of a street network/infrastructure plan. In January of 2021, the City prepared a circulation analysis of the proposed site plan, which identified several conflict points and other potential circulation issues (Attachment 4). The applicant has not addressed the January 26, 2021 memo with changes to the site plan.

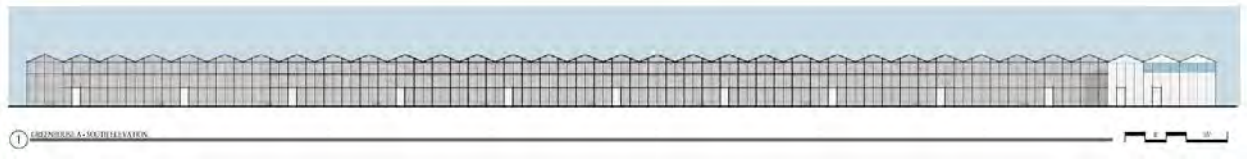
In addition, the plan set does not provide sufficient information to make a determination of consistency with the Section 17.18.120(C), Driveway Width and Length, of the Hollister Municipal Code, nor 17.18.120(D) which requires that the "nearest edge of any driveway curb shall be at least three feet from the nearest property line…"

Architecture:

Greenhouse A:
Front - South Elevation

The South Elevation of the proposed building is the most prominent elevation and contains a series of entrances to the building and faces Wright Road. The vast majority of the building is proposed to be made of insect screening material, with corrugated metal siding towards the eastern elevation. The dimensions and heights of the buildings are not provided.

Figure 3: Greenhouse A – South Elevation



Side - East Elevation

The east elevation will face toward San Felipe Road, but will be limited in its direct visibility from the right-of-way due to the neighboring property to the east. This elevation contains the main entrance in to the building located near the center. There are two roll-up doors on the northern end of this elevation, and corrugated metal siding on the majority of the elevation.

Rear - North Elevation

This elevation is the reverse elevation of the front/south elevation of the building. It is largely insect screening siding and a series of entrance doors. This portion of the building is blocked from view and is not required to have articulation and design features pursuant to the Zoning Ordinance.

Side – West Elevation

The portion of the building is on the side of the building. This side of the building will be made out of white polycarbonate panel siding with a singular entrance door located in the center. Views of this elevation will be blocked from the street due to the orientation of the building and an enhanced elevation is not required.

Greenhouse B:
Greenhouse B is located behind Greenhouse A to the north. The two buildings share almost identical proposed architecture on all four sides. The dimensions and heights of the proposed building are not provided.

Greenhouse C:
Front – South Elevation

Unlike the other buildings, Greenhouse C has the main entrance facing toward the south and Wright Road. This entrance is similar to the eastern elevations of the other two buildings with a central entrance door and windows, two roll up doors to the eastern side of the building, and corrugated metal siding. The dimensions and heights of the proposed building are not provided.

Figure 4: Greenhouse C – South Elevation



Side – East Elevation

This elevation faces the interior of the project toward Greenhouses A and B. it consists of corrugated metal siding for a short portion of the southern end and then insect screening along the majority of the elevation. There are several entrance doors located along the elevation. Views of this elevation from the street will be limited, and an enhanced elevation is not required.

Rear – North Elevation

This elevation consists of one entrance door located on the eastern corner, and white polycarbonate panel siding. The elevation is not visible from the street and an enhanced elevation is not required.

Side – West Elevation

This elevation is the reverse reflection of the east elevation, consisting of several entrance doors and insect screening as the siding, with some corrugated metal siding located closer to the south end of the elevation. This elevation is visible from Highway 25 to the west, though there is an undeveloped parcel located between this property and the Highway.

Parking:

The plan set indicates inconsistent parking stall counts between "Parking Data" on Sheet C0.1 (56 spaces), and the number of spaces shown on the site plan itself (35 spaces on Parcel A, 10 spaces on Parcel B, and 10 spaces on Parcel C; total: 55). There are also two bicycle parking areas on Parcels A and C, but no space count is provided on the plans.

Section 17.18.030, General pedestrian, bicycle and parking regulations, Table 17.18-1 does not identify "cannabis cultivation" in the list of land use types for determining off street parking calculations. The closest industrial land use types to this project and their requirements are listed in Table 1 below.

Table 1: Parking Requirements

Land Use Type	Vehicle Spaces Required	Bicycle Spaces Required
Manufacturing and industrial, general	Two spaces for each three employees or one space for each 400 sq. ft. of gross floor area, whichever is greater plus one space for each vehicle operated in connection with each on-site use	Five percent of vehicle spaces
Warehousing	One space for each 1,000 sq. ft. of gross floor area plus two spaces for any resident manager	None
Research and Development	Three spaces for each 1,000 sq. ft. of gross floor area	Five percent of vehicle spaces

The proposed total gross floor area of the facilities is 341,062 SF. This would require the following number of parking spaces based on the three land use types above:

1. Manufacturing and industrial, general: 853 vehicle spaces and 43 bicycle spaces
2. Warehousing: 341 vehicle spaces and 0 bicycle spaces

3. Research and Development: 1,023 vehicle spaces and 51 bicycle spaces

Pursuant to Section 17.18.060(E), for uses not listed in Table 17.18-1, the Director shall use the requirements of the table as a guide when making a determination on the parking requirements. The project plans do not provide consistent parking and use information that is sufficient for the Director to make a recommendation on a reduced parking ratio. The plans also do not provide information on the sizes of each of the three proposed greenhouses, so a reduced parking ratio – if identified – cannot be equitably applied across each proposed parcel and structure.

The minimum number of parking spaces required based in Table 17.18-1 would be 341 vehicle spaces, which is 285-286 (83%) more spaces than is proposed on the site plan.

The parking that is proposed for Greenhouse C is located in the front (south) of the building, which is inconsistent with Section 17.18.110(C), Street-Fronting Parking Lots, which states that parking located in the front of buildings should be minimized and located to the rear of buildings where practical.

The project additionally does not propose any off-street loading spaces on the site. Per Section 17.18.130, a minimum of 2 off-street loading spaces per each proposed parcel would be required for this project. The proposed zero spaces are inconsistent with this requirement.

Building (Tenant) Use:

The allowable uses for the GN Zoning District can be found under Section 17.08.020 of the Zoning Ordinance. The Applicant is proposing to construct greenhouses for future cannabis cultivation uses. Cannabis Cultivation requires the approval of a Conditional Use Permit approval from the City Council prior to occupancy of the use. The City of Hollister City Council adopted a resolution authorizing the mayor to execute a Cannabis Development Agreement with Wright Thirteen, LLC on December 16, 2019; however, the applicant requested changes to the development agreement after the approval and the agreement was never fully executed. As of today, there are no other active cannabis approvals for this project. The Cannabis Affairs Division has received several other applications for this parcel, but all are considered abandoned under Section 5.42.290 of the Hollister Municipal Code.

Any approval by the Planning Commission should include a provision that all cannabis uses obtain proper permitting through the Cannabis Affairs Division and City Council prior to occupancy.

Stormwater Facilities (Sheet C1.1):

The original project approval shows an above-ground stormwater basin on Parcel D to retain the stormwater for the project. However, this is inconsistent with Section 17.16.140, Stormwater management, which requires that:

> ***Section 17.16.140 (A)(4).*** "Whenever feasible, every effort to design, construct, and install underground stormwater infiltration basins for all new and redevelopment projects instead of utilizing open retention or detention ponds for stormwater management shall be made. If it is infeasible for a development to meet this requirement the development's design engineer shall submit a letter explaining the reason it is infeasible for the city engineer's review and approval consideration."

The project applicant has not provided a letter of infeasibility for the City Engineer's review for the proposed stormwater design. In lieu of a letter of infeasibility, the stormwater management must be undergrounded by the project. Underground stormwater facilities do not necessarily have the same footprint as their above-ground counterparts, and the undergrounding of this facility pursuant to the code may affect the site plan and/or footprint of the proposed structures.

Landscaping (Sheet L1.1):

The Applicant is proposing a variety of landscaping throughout the site. A total of 8% of the site will be landscaped, which is greater than the 5% minimum landscape coverage required by Section 17.08.020, Commercial and Mixed Use Zone land uses and permit requirements. The plans do not indicate the landscape percentage of each of the four proposed parcels.

There will be a series of trees and shrubs planted along the frontage of Parcels A and C along Wright Road. There will also be trees planted along the east boundary of Parcels B and D, and the northern boundary of Parcels D and C. No landscaping is proposed on the western boundary of the site or within the interior. The applicant proposes to plant fruitless Olive, Holly Oak, and Sweet Bay trees.

The Preliminary landscape plan does not provide sufficient information (plant spacing, planter box sizes, setbacks from driveways, shade calculations, etc.) to determine whether the project is consistent with Sections 17.08.040(C)(5) and (6), 17.16.080(D) and (E), and 17.18.110(I) of the Hollister Municipal Code.

The project does not provide information on the details of the trash enclosures for each building. All trash enclosures, pursuant to Section 17.16.130, Solid waste/recyclable materials storage, should be in compliance with the City's waste provider standards. The trash enclosures on the plan sets appear to be large enough for two containers, however the current waste provider standards required three-stream enclosures and services for all residential and commercial users. Sufficient screening is also unclear from the provided plan sets. Additional screening, either via landscaping, or fencing, or other architectural screens may be needed.

General Plan Compliance:

The proposed buildings do not meet the Goals and Policies of the General Plan. The proposed

greenhouses have very limited design variation and articulation of the architecture, which is inconsistent with Land Use Policies LU11.1 and 11.2. In particular, the facades of Greenhouses A and C which are visible from the public right-of-way on Wright Road do not provide a varied building façade, roofline, or other forms of articulation to create differentiated building forms and shapes rather than a monotonous design proposal.

The proposed project does not provide pedestrian and bicycle connectivity between the proposed buildings on-site, nor does is contribute to the promotion of a fully connected transit network within the City of Hollister and encourage alternative modes of transportation in accordance with Policies LU4.1, LU4.2, LU4.4, and C2.3. The subject property is located in the North Gateway Commercial General Plan Designation, and is surrounded by properties to all sides which are also designated North Gateway Commercial. This project site, while not constituting the entire street length, consists of the majority of the street frontage along Wright Road. The General Plan and Zoning Ordinance encourage consideration of the larger circulation network when considering projects. This project does not provide any opportunities for future connectivity to the north gateway commercial sites to the north and west of the site. The properties to the North and West of the project site are enclosed by San Felipe Road to the east and Highway 25 to the west, which are major arterials that will have limited (if any in the case of Highway 25) opportunities for roadway connections in the future, leaving Wright Road as the ideal point of connection for vehicular traffic. This project limits that opportunity for future connection in the project vicinity.

California Environmental Quality Act:

A Mitigated Negative Declaration (SCH#2018121074, Attachment 6) was prepared during the original project approvals and was adopted by the Planning Commission via Resolution 2019-44 at the regular meeting of September 26, 2019 (Attachment 5). The project remains consistent with that analysis and the mitigation measures that would be implemented by the project ensure that there are no significant environmental effects as a result of the project.

CONCLUSION:

The Applicant is proposing an extension of time for the subdivision of a 13.19-acre parcel into four individual lots (MS 2018-6) and for the construction of approximately 340,000 SF of cannabis greenhouse buildings (S&A 2018-23) on an existing vacant lot. The Municipal Code allows for the reconsideration of a project under the current codes and standards when considering a request for extension, and allows for the extension to be approved, denied, or conditions modified or added to the extensions approval.

The project has several points of inconsistency with the City of Hollister Municipal Code and General Plan, and as such, staff cannot recommend the approval of the entitlement extension. However, the applicant has indicated willingness to make amendments to the project plans to

bring them into conformity with the City's codes. With that being said, the applicant's original approvals are set to expire on September 26, 2022. The applicant submitted a request for an extension on July 13, 2022. The remaining time available in the applicant's approval does not allow sufficient time for either the applicant to amend the plans, or for staff to review the plans and make a recommendation to the Planning Commission.

Staff is recommending that the Planning Commission approve a 90-day extension of time for the application to resubmit revised plans that are in conformance with the City's codes and policies and for staff to review the plans and return with a recommendation on the extension of the project to the Planning Commission. This extension shall not allow the applicant to pull building permits on the plans as they are currently proposed and not in conformity to the City's municipal code.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving a 90-day extension of time for MS 2018-6 and S&A 2018-23, subject to the Conditions of Approval (Attachment 1);

2. Adopt a Resolution approving a 90-day extension of time for MS 2018-6 and S&A 2018-23, with Conditions of Approval modified by the Planning Commission;

3. Continue the hearing and provide staff with the findings to draft a resolution approving a one-year extension of time for MS 2018-6 and S&A 2018-23, with Conditions of Approval modified by the Planning Commission;

4. Deny the Proposed Project; or

5. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

GENERAL INFORMATION

APPLICANT: Wright Thirteen, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940

PROPERTY OWNER: Wright Thirteen, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940

LOCATION: North of Wright Road, east of Highway 25, west of San Felipe Road

ASSESSOR PARCEL NUMBER: APN 053-250-005

GENERAL PLAN DESIGNATION: North Gateway Commercial

ZONING DISTRICT: NG (North Gateway)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
APN 053-350-005	NG	North Gateway Commercial	Vacant
North	NG	North Gateway Commercial	Vacant
South	NG	North Gateway Commercial	Vacant
East	NG	North Gateway Commercial	Gas Station Storage
West	NG	North Gateway Commercial	Vacant

Planning Commission Staff Report December 15, 2022 Item 3

SUBJECT: **Zoning Ordinance Amendment 2022-3** – City of Hollister – Amendments to the Zoning Ordinance related to Section 17.24.190, Site and Architectural Review, and 17.24.240, Planned Development Permits, and the adoption of a New Chapter – Residential Design Standards.

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360
Erica Fraser, AICP, Consulting Planner

ATTACHMENTS:

1. Resolution recommending City Council approve amendments to Section 17.24.190, Site and Architectural Review, and Section 17.24.240, Planned Development Permits, and the adoption of Chapter 17.26, Residential Design Standards with the amended Section 17.24.190, Site and Architectural Review, attached as Exhibit A, the amended Section 17.24.240, Planned Development Permits attached as Exhibit B, and the new Chapter 17.26, Residential Design Standards attached as Exhibit C.
2. November 17, 2022 Planning Commission Staff Report (without attachments)

RECOMMENDATION: Approve Resolution

BACKGROUND:

The Planning Commission reviewed modifications to the Zoning Ordinance related to Section 17.24.190, Site and Architectural Review, and 17.24.240, Planned Development Permits, and the adoption of a new chapter – Residential Design Standards during a public hearing on November 17, 2022.

During the meeting, the Planning Commission directed Staff to bring the proposed amendments to a future meeting with an explanation of how the requirement for a Site and Architectural Review will be applied to projects in the City. Direction from the Planning Commission has been incorporated into the revised Amendments and is discussed in detail below.

ANALYSIS:

Chapter 17.24.190, Site and Architectural Review (Exhibit A of Attachment 1)

Staff is recommending that Site and Architectural Review be required for all single family residential developments of three or more dwelling units. Currently, the architecture of single-family dwelling units and landscaping are not reviewed in detail by Staff, unlike multi-family dwellings. The design of the single family residences are not seen until an Applicant/Developer apples for a Building Permit. Because the Building Permit is a ministerial action, Staff can only review the design and landscaping with respect to the specific requirements of the Zoning Ordinance including the required setbacks, height limits and lot coverage. Section 17.04.030, Residential general development standards, does include design suggestions, but these are difficult to enforce during building permit review as they are suggestions and not requirements.

The number of single-family residential developments under review by the Planning Department is increasing. The Planning Department is spending a significant amount of time reviewing these developments. Because a building permit is ministerial, the Planning Division cannot review the design of the dwellings in the development. Rather, Staff reviews the plans to ensure that one design is not repeated more than once every four dwelling units, which is currently one of the only design requirements in the Municipal Code to eliminate monotony within new development.

Recent Building Permits reviewed by the Planning Department are for projects which are not well designed, provide little articulation, visual interest, or changes in materials. Because these types of development do not require Site and Architectural Review, Staff is unable to recommend design changes to these projects.

Staff recommends that the requirement for a Site and Architectural Review (as proposed in this amendment) be required for any new project which has not applied for or has an active building permit.

Staff recommends that the Planning Commission phase in the requirement for a Site and Architectural Review to not create a burden on Applicants. Staff recommends that the requirement for Site and Architectural Review for single family residential developments be waived if the Applicant has applied for a Building Permit (which is under review) or has received a Building Permit prior to the effective date of the Ordinance. This would apply to developments where the Applicant/Developer has applied for a master development plan or for a building permit for plot plans which are currently under review. If a Building Permit expires, the Applicant/Developer would then be required to apply for a Site and Architectural Review when they are ready to proceed with their project.

In order to codify this phased approach, Staff mas modified Section 17.24.190.B as follows (new text added based on direction from the Planning Commission on November 17, 2022 is shown in bold font):

> *"Project Review*. No building permit for a new single family residential development of more than two residential dwellings, commercial, industrial or multifamily building shall be issued without approval of a Site and Architectural Review application by the Director of Development Services or the Planning Commission. For single family residential developments which are located in any zoning district in which a single-family development is a permitted use, the Development Services Director shall be the decision-making authority. For all other developments, the Planning Commission shall be the decision-making authority. Where a Site and Architectural Review is combined with another permit type, the decision-making body shall be the highest level required by the secondary permit type. **For single family residential developments that have applied for**

a building permit for a master development plan or for construction for the dwellings prior to the effective date of the revised Ordinance shall not require a Site and Architectural Review. Any Building Permit which is expired shall not be exempt from these requirements.

This would allow projects which are currently under review for a Building Permit to continue to move forward in that process and would not require the Applicant/Developer to pause that review to obtain a Site and Architectural Review.

All other residential projects would require approval of a Site and Architectural Review prior to Building Permit issuance. For projects in which a Tentative Map was previously approved by the Planning Commission, the Applicant would only be required to apply for an Administrative Site and Architectural Review which takes less time to process than applications which require Planning Commission review.

By phasing in the requirement for a Site and Architectural Review to review the design and landscaping of proposed single family residential developments, the Planning Department and the Planning Commission will be able to ensure that the proposed development is compatible with the character of the City, conforms to the new adopted Design Standards, and will result in an attractive development for the City.

The requirement for a Site and Architectural Review is consistent with the permitting requirements for surrounding jurisdictions. By phasing this requirement in, the City will not create an undue burden on Applicants in the City.

Table 1: Permit Review Requirements for Single Family Residential in Surrounding Jurisdictions

Jurisdiction	Planning Permit Required	Reviewing Body
San Juan Bautista	Projects over 1,000 sq. ft.	Planning Commission. Additions of a certain size can be reviewed by the Director
Gilroy	4 or more	Director for design only, if PUD or Map is also filed it is elevated to the Planning Commission
Greenfield	SF development and additions over 500 sq. ft. above the first floor	Planning Commission
San Benito County	Minor= 10 or fewer dwellings Major= 10 or more dwellings	Minor=Planning Director Major=Planning Commission
Watsonville	Yes	Planning Commission
Morgan Hill	3 or more new residential units	Planning Commission
Soledad	Any lot	Director or Planning Commission
Salinas	No.	Site Plan review only for certain projects

Should an Applicant wish to combine the Site and Architectural Review with a Tentative Map or Planned Development, the Planning Commission would be the decision making body for all application requests.

Section 17.24.240, Planned Development Permits (Exhibit B of Attachment 1)

No further changes have been made to Section 17.24.240. For a discussion of the proposed amendments, please refer to the November 17, 2022 Staff Report included as Attachment 2.

Chapter 17.30, Residential Design Standards (Exhibit C of Attachment 1)

No further changes have been made to Chapter 17.30. For a discussion of the proposed amendments, please refer to the November 17, 2022 Staff Report included as Attachment 2.

These design standards would only be required for projects which are being reviewed in conjunction with a request for approval of Site and Architectural Review. Residential developments which have an active building permit prior to the effective date of the Ordinance or which have an approved Site and Architectural Review will not be required to comply with these design standards as long as the Site and Architectural Review approval is valid or the building permit is valid. Should the Site and Architectural Review or Building Permit expire, the residential development will be required to comply with all requirements of the Zoning Ordinance that are in effect at the time a permit is applied for.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and any future residential projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378).

CONCLUSION:

Staff is proposing several modifications to the Zoning Ordinance in order to promote better development and design of single family and multi-family residential developments in the City. By requiring applicants of residential developments of more than two dwelling units to apply for Site and Architectural Review, the Planning Department will be able to review the proposed project for compliance with all requirements of the Zoning Ordinance, review the design for consistency with any adopted design guidelines, review the proposed landscaping and place conditions of approval on the project when necessary. Modifications have been made to the proposed amendments following the November 17, 2022 Planning Commission meeting for clarity and to allowing a phasing in of the requirement for a Site and Architectural Review.

By requiring applicants to combine a Planned Development request with a Site and Architectural Review, the City will be able to ensure that the development is attractively designed, innovative, or provide a unique amenity in exchange for a modification to the development standards of the zoning district in which the subject property is located. By adopting objective design standards, the City will ensure that single family and multi-family developments are attractively designed and reinforce the small town character of Hollister.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution recommending City Council approval of amendments to Section 17.24.190, Site and Architectural Review, and Section 17.24.240, Planned Development Permits, and the adoption of Chapter 17.26, Residential Design Standards with the amended Section 17.24.190, Site and Architectural Review, attached as Exhibit A, the amended Section 17.24.240, Planned Development Permits attached as Exhibit B, and the new Chapter 17.26, Residential Design Standards attached as Exhibit C.

2. Adopt a Resolution recommending City Council approval of amendments to Section 17.24.190, Site and Architectural Review, and Section 17.24.240, Planned Development Permits, and the adoption of Chapter 17.26, Residential Design Standards with the amended Section 17.24.190, Site and Architectural Review, attached as Exhibit A, the amended Section 17.24.240, Planned Development Permits attached as Exhibit B, and the new Chapter 17.26, Residential Design Standards attached as Exhibit C, with modifications to the proposed amendments as proposed by the Planning Commission;

3. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING CITY COUNCIL APPROVAL OF ZONING ORDINANCE AMENDMENTS TO SECTION 17.24.190, SITE AND ARCHITECTURAL REVIEW, AND SECTION 17.24.240, PLANNED DEVELOPMENT PERMITS, AND THE ADOTION OF CHAPTER 17.30 RESIDENTIAL DESIGN STANDARDS (ZOA 2022-3)

WHEREAS, the City occasionally initiates amendments to the Zoning Ordinance to clarify, add, or amend certain provisions to ensure that the Zoning Ordinance is simple to understand and to implement relevant to changes occurring in the community; and

WHEREAS, the Planning Department has identified several modifications that are necessary in order to improve City review of single family and multi-family residential developments; and

WHEREAS, the Planning Department has also identified the need for objective design standards in order to guide the design of residential development in the City; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 17, 2022 during which all interested persons were heard; and

WHEREAS, the Planning Commission directed Staff to prepare additional information for review by the Planning Commission during the Planning Commissions meeting on December 15, 2022; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 15, 2022; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Zoning Ordinance Amendments; and

WHEREAS, the proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and any future residential projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378); and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby recommend that the City Council approve the amendments to Section 17.24.190, Site and Architectural Review, and Section 17.24.240, Planned Development Permits, and the adoption of Chapter 17.30, Residential Design Standards.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister does hereby recommend that the City Council adopt the amendments to Section 17.24.190, Site and Architectural Review, attached as Exhibit A with new text shown in bold and underlined font and deleted text shown in red font with strikethrough; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister does hereby recommend that the City Council adopt the amendments to Section 17.24.240, Planned Development

Permits attached as Exhibit B with new text shown in bold and underlined font and deleted text shown in red font with strikethrough; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister does hereby recommend the City Council amend the Zoning Ordinance to include Chapter 17.30, Residential Design Standards attached as Exhibit C.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of Hollister on this 15th day of December 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Adrianna Ortiz, Secretary

17.24.190 Site and Architectural Review.

A. *Purpose.* Site and Architectural Review is intended to provide for site and architectural regulation, review and approval prior to development as to both on-site and off-site improvements and the height, width, shape, proportions and exterior construction design of buildings and other structures to **ensure** architectural compatibility with surrounding areas and to promote unified and distinct development within areas.

~~Site and Architectural Review may also be required at the discretion of the Development Services Director when a single-purpose facility, such as an abandoned school, is being converted to multi-tenant uses.~~

B. *Project Review*. No building permit for a **new single family residential development of more than two residential dwellings,** commercial, industrial or multifamily building shall be issued **without approval of a Site and Architectural Review application by the Director of Development Services or the Planning Commission. For single family residential developments which are located in any zoning district in which a single-family development is a permitted use, the Development Services Director shall be the decision-making authority. For all other developments, the Planning Commission shall be the decision-making authority. Where a Site and Architectural Review is combined with another permit type, the decision-making body shall be the highest level required by the secondary permit type. For single family residential developments that have applied for a building permit for a master development plan or for construction for the dwellings prior to the effective date of the revised Ordinance shall not require a Site and Architectural Review. Any Building Permit which is expired shall not be exempt from these requirements.**

C. The requirement for Site and Architectural Review for a new building may be waived if the building is located within a development with a master architectural, landscaping, lighting and sign program that has been approved by the Planning Commission and the Director can make the following findings:

1. The building design, elevations, materials, colors, the landscape, lighting and sign plan, building orientation and parking plan substantially conforms with a master architectural, landscaping, lighting and sign program that has been approved by the Planning Commission within the last three years for the project area;

2. If an environmental document was adopted for the project area, the size of the building and type of use will not trigger the requirement for a subsequent, supplement or addendum to the adopted environmental document and the proposal will incorporate mitigation measures from the mitigation and monitoring program from the adopted environmental document.

D. In their review, the Planning Commission **and the Director of Development Services** shall consider the following approval criteria:

1. *Traffic Congestion and Safety*. The 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 and the surfacing and lighting of off-street parking facilities;

2. *Outdoor Advertisement*. The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures relative to the creating of traffic hazards and the appearance and harmony with the surrounding development;

3. *Landscaping*. The location and height of walls, fences, hedges and screen plantings and the materials to be used in the construction of walls and fences, to ensure harmony with surrounding development or to conceal storage and service areas, utility installations or unsightly development; the planting of ground cover or other surface to prevent dust and erosion; and the preservation of existing healthy trees and the planting of additional trees;

4. *Site.* The orientation and location of improvements and open space in relation to the physical characteristics of the site and character of the neighborhood, and the appearance and harmony of improvements with surrounding development;

5. *Drainage.* The effect of the development on storm and surface water drainage. New development and redevelopment of property shall include measures to maintain the natural hydrologic character of a site on the property to reduce the rate and flow of stormwater runoff to streets, storm drains and local water ways;

6. *Exterior Architectural Design.* The effect of the height, width, shape and exterior construction and design of building and structures as such factors relate to the existing and future characteristics of the neighborhood and proposed use of the zone district in which they are situated;

7. *General.* For the protection of the public health, safety and welfare, the Planning Commission may establish, impose and enforce reasonable conditions or requirements deemed appropriate or necessary for the benefit or protection of surrounding areas, to provide for desirable or necessary public utilities, and to ensure development compatible to and harmonious with the surrounding area and the uses established therein, so long as such conditions or requirements bear reasonable relationship to the project or development.

E. *Hearing and Notice.* The **Development Services Director shall notice Site and Architectural Review Applications which require review and approval by the Development Services Director in accordance with Section 17.24.160, Administrative Permits with notice and right of appeal. Site and Architectural Review Applications which require review and approval by the Planning Commission and/or the City Council, as noted under subsection B above shall be noticed in accordance with Section 17.24.120, Public hearing.** ~~Planning Commission shall hear each application upon the same notice and proceedings as are required for an original application to the Planning Commission for a Conditional Use Permit under Section 17.24.120 (Public Hearing).~~

F. Required Findings. All of the following findings shall be made in order to approve a Site and Architectural Review and shall be supported by substantial evidence in the public record:

1. The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines.

2. **The proposed project is consistent with the provisions of Title 17, Zoning, of the Hollister Municipal Code including the requirements of the Zoning District in which the property is located.**

3. **The proposed development will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the City.**

4. **Architectural considerations including the character, scale and quality of the design, site layout, screening of unsightly uses, lighting, building materials and colors result in a project that is harmonious with its surroundings, is compatible with other developments in the vicinity, and complies with any applicable design guidelines or standards adopted by the City.**

5. **The proposed project is consistent with all applicable requirements of the Municipal Code and applicable Specific Plan related to landscaping and screening, including the location, type, size, water efficiency and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public.**

6. **The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.**

E. *Expiration*. Site and architectural approval shall be valid for a period of 24 months from and after the date of approval. **If a building permit is not issued within that time frame, the approval shall expire and become null and void. If a building permit is issued within the approval period, the Site and Architectural Review approval shall remain valid as long as the building permit has not expired.** ~~and shall be null and void if a building permit has not been issued; except that in the event that the building permit expires, the site and architectural approval shall be null and void.~~

F. ***Extension*. The Director of Development Services shall have the authority to extend all Site and Architectural Review approvals upon the request of the Applicant. A request for an extension shall be filed on a form prescribed by the City together with the required Application Fee at least 30 days prior to the expiration of the original approval. No more than one extension not to exceed a period of one (1) year shall be granted.** ~~On application, site and architectural review approval may be extended for an additional period, not to exceed one additional year. Application for extension of site and architectural approval shall be at least 30 days before the expiration of the original approval and shall state the reasons for requesting the extension.~~ A request for extension of the site and architectural approval may be approved, approved conditionally, or denied. In granting an extension of Site and Architectural approval, new conditions may be imposed**,** and existing conditions may be revised.

G. *Appeal.* An appeal may be taken from the decision of the **Development Services Director to the Planning Commission and from the decision of the** Planning Commission to the City Council by any person aggrieved by any such decision within the time limits and following the procedures specified in Section 17.24.140 (Appeals).

17.24.240 Planned Development Permits.

A. *Purpose.* The following provisions are intended to: afford maximum flexibility in site planning/property development, design, and density/intensity, while protecting the integrity and character of the residential areas of the City; encourage innovation and the development of affordable housing; and ensure consistency with the General Plan. At the time of application submittal, a review of the configuration, design, location and impact of the proposed land use shall be conducted by comparing the use to established development/site standards. This review shall determine whether the permit should be approved by weighing the public need for and the benefit(s) to be derived from the proposed use, against the potential negative impacts it may cause.

B. *Applicability*. **An Applicant may apply for a Planned Development Permit For those developments that do not comply with the objective standards of the Zoning Ordinance but, through innovative design, provide a unique public benefit that outweighs the potential negative impact of noncompliance with the objective standards of the Zoning Ordinance.** ~~A Planned Development Permit shall be required for all applicable structures and uses permitted by this Zoning Ordinance; however, none shall be required for alterations to an existing single-family dwelling. Specifically, a permit shall be required under the following circumstances:~~

~~1. For a new structure or use listed as subject to a "Planned Development Permit" (PD) in the applicable zoning district;~~

~~2. For the change, enlargement, expansion or exterior alteration of an existing structure or use for which a Planned Development Permit has not been issued, excluding an existing single-family dwelling used as a residence; and~~

~~3. For the movement or relocation of any structure, including factory-built and manufactured housing, to any parcel within the City.~~

C. *Application Requirements.* An application for a Planned Development Permit shall be filed in compliance with Section 17.24.070 (Application Filing) **and shall be accompanied by an application for a Site and Architectural Review.**

D. *Project Review.* Each Planned Development Permit application shall be analyzed to ensure that the application is consistent with the purpose/intent of this Zoning Ordinance and the City's CEQA Guidelines. To ensure effective implementation of General Plan policies relating to design, each application for a Planned Development Permit shall be reviewed in compliance with subsection E of this section prior to determination by the review authority. Additionally, any application which may result in grading shall require the submittal of preliminary grading plans for review and recommendation by the City Engineer and approval by the review authority.

E. *Design Review Procedures.* The review of projects for architectural and site plan design is an integral part of the development approval process. Each Planned Development Permit application (including all associated plans and elevations) shall be reviewed to ensure that the application is consistent with: the purpose/intent of this section; all applicable development standards/regulations of this Zoning Ordinance; and any adopted design guidelines/policies that may apply. In addition, applications for Conditional Use Permits and variances are also subject to design review whenever any physical alteration/construction is proposed.

1. *Department Action.* Site plan/design review is initiated when the Department receives a complete application package including all required attachments, plans, specifications,

elevations, sample materials, etc. as specified in the application form and any additional information required by the Director in order to conduct a thorough review of the proposed project.

Upon receipt of a complete application, Department staff shall conduct a review of the location, design, site plan configuration and impact of the proposed development by comparing the project plans to established development standards/regulations and any adopted design guidelines/policies. In general, development proposals will be reviewed considering criteria including, but not limited to, the following:

a. Compliance with this Zoning Ordinance and all other applicable city ordinances;

b. Desirable site layout and design;

c. Compatibility with neighboring property/development;

d. Efficiency and safety of public access and parking;

e. Appropriate open space and use of water efficient landscaping;

f. Consistency with the General Plan; and

g. Consistency with any adopted design guidelines and design review policies.

2. *Reference to Design Guidelines/Policies.* In reviewing development/ improvements subject to design review, the Director shall refer to any design guidelines/policies that have been adopted by the Council/Commission in order to provide guidance to applicants seeking to comply with the requirements of this Zoning Ordinance. The Council/Commission may amend the design guidelines/policies whenever it deems it appropriate in order to carry out the purpose/intent of this Zoning Ordinance. Copies of the design guidelines/policies shall be available to the public at the Department.

The adopted design guidelines are to be used by property owners, developers, architects, landscape architects, and designers in the planning and design of projects in the City. The design guidelines communicate the desired qualities and characteristics of development, and are intended to promote quality design that is compatible with the surrounding neighborhood and implement the General Plan. The design guidelines/policies are used by city staff, the Commission, and the Council as adopted criteria for the review of development proposals subject to design review.

3. *Department Recommendation.* Following completion of its review of a proposed project, Department staff shall provide a written statement of findings/recommendations to the review authority for its consideration simultaneously with a Conditional Use Permit and Site and Architectural Review application. Department staff may recommend approval, approval with conditions, or disapproval of a project. The report containing findings, recommendations and conditions, shall also be forwarded to the applicant prior to consideration by the review authority.

Where the findings/recommendations of the staff may substantially alter a proposed development, the applicant may be requested to submit revised plans at the discretion of the Director.

4. *Preliminary Design Concept Review.* The Director may require that a project applicant submit design concept plans for preliminary design review prior to submittal of a formal application for a project deemed significant by the Director. The purpose of the

preliminary consultation is to advise the project applicant of applicable design guidelines, design review policies, and other specific design criteria that may affect the design of the project.

F. *Hearings and Notice.* Upon receipt of a Planned Development Permit application in proper form, a public hearing before the Planning Commission shall be set and notice of the hearing given in compliance with Section 17.24.120 (Public Hearings) of this chapter.

G. *Decision and Findings.* Following a hearing, if required, the Planning Commission, as outlined in Table 17.24-1, shall record the decision in writing and shall recite the findings upon which the decision is based. The Planning Commission may approve or modify a Planned Development Permit in whole or in part, and shall impose specific development conditions. These conditions shall relate to both on- and off-site improvements that are necessary to accommodate flexibility in site planning/property development, mitigate project-related adverse impacts, and to carry out the purpose/intent and requirements of the respective zoning district. The Planning Commission may approve a Planned Development Permit, only if all of the following findings are made:

1. The proposed development is one allowed within the subject zoning district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development/site standards/guidelines and any adopted design guidelines;

2. The proposed development is consistent with the General Plan;

3. The approval of the Planned Development Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA);

4. The proposed project would offer a distinguishable public benefit - such as additional open space or landscaping; public art or art through innovative architecture or site layout; unique uses not typically permitted within the underlying zoning district; contribution to or construction of significant off-site public improvements or community space; or similar – in exchange for any modifications from standard zoning requested by the planned development.

5. The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property;

6. The subject site is physically suitable for the type and density/intensity of use being proposed;

7. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety; and

8. The design, location, size, and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

H. *Expiration*. A Planned Unit Development Permit shall be exercised within two years from the date of approval or the Permit shall become void except when:

1. An extension is approved by the Planning Commission in compliance with procedure for extending a permit found in this Zoning Code; or

2. An extension is required to allow the expiration date of the Planned Unit Development Permit to be consistent with the expiration date of the Tentative Subdivision Map for the same development project.

I. *Revocation.* The Planning Commission may revoke or modify a Planned Development Permit in compliance with Section 17.24.130(H) (Revocations) and Article III (Enforcement).

J. *Performance Guarantee*. The applicant/owner may be required to provide adequate performance security for the faithful performance of any condition of approval imposed by the review authority.

17.30 Residential Design Standards

17.30.010 Purpose

The purpose of this Chapter is to establish objective design standards to guide the design of new residential developments in the City to:

A. Promote visual interest in the City's residential developments.

B. Ensure projects enhance their sites and the surrounding area.

C. Ensure multi-family dwellings are designed for activation of the street on which they are located.

D. Enhance the architectural character and scale of neighborhoods.

E. Enhance the visual quality of the City through well designed projects.

F. Encourage the development of neighborhoods that provide a high-quality living environment.

G. Enhance property values within the City.

17.30.020 Design Standards for Single Family Detached and Duets.

The following design standards shall apply to the new construction of single family detached and duets dwelling units (as defined under 17.02.020, Definitions), on any lot where these uses are a permitted or conditionally permitted use. For properties which are located within the Old Town Zoning District, all development shall conform to the guidelines included in Section 17.04.050, Old Town Zoning District Supplemental Design Standards, of the Zoning Ordinance. Where any design standards in the Zoning Ordinance conflict with the design standards established by this Chapter, this Chapter shall prevail.

A. **Development Standards.** All new construction shall conform to the requirements for development standards (height, setbacks, lot coverage, lot dimension, etc.) for the Zoning District in which they are located.

B. **General Site Planning.** All new residential developments shall incorporate the following:

1. All residential developments shall contain a minimum of four distinct architectural styles, of any type (including but not limited to craftsmen, bungalow, ranch, Mediterranean, mission, etc.) that are visually different from one another and include varying design elements. A minimum of 80% of the following design elements shall vary between units to qualify as a change in architectural style for the purpose of this section:

    i. Window Style and materials
    ii. Door style, shape, and materials
    iii. Inclusion of or change in style, material, and size of porches and balconies
    iv. Shutters or other decorative elements

v. Change in trim size around windows
vi. Change in accent and body materials and colors
vii. Roof Pitch or Form
viii. Inclusion or change in structural design elements such as archways or columns
ix. Height of structure
x. Change in location of front door

2. Each design shall not be repeated more than once per each four or six elevation types as noted above. Houses with identical building elevations shall not be located directly across the street from each other.

3. Sidewalks shall be located on both side of the street throughout the development.

C. **Main Elevation Articulation.** The main elevation of a dwelling unit shall be the elevation which faces the sidewalk and street access to the home. The design of this elevation shall comply with the following:

1. All garages are encouraged to be setback a minimum of five feet from the primary front façade of the residence. In no case shall the garage be set back less than two (2) feet from the main wall of the house.

2. Garages shall be designed so that they do not occupy more than 50 percent of the length of the front elevation.

3. The second floor shall be set back a minimum of five (5) feet from the first floor front wall of the house for at least 50 percent of the structure, unless the elevation plane is broken up through the use of a porch or similar architectural element which comprises a minimum of 50 percent of the length of the structure.

4. For buildings in which the main elevation has a length of 50 feet or greater, for each interval of at least 50 feet of building length, there shall be a plane break along the façade composed of an offset of at least five (5) feet in depth by 25 feet in length.

5. Include two exterior building materials (one may be used as an accent or base) and may include, but are not limited to, wood or simulated wood boards, brick, stucco, shingle siding, stone, rock, tile or other accent material. Trim does not count towards the two material requirement.

6. Design elements and detailing, such as base materials, trim, window treatments, trim detailing, etc., shall be continued completely around the structure where visible from the right-of-way.

7. All accent materials or enhanced materials shall be terminated at an interior corner.

D. **Street Facing, Non-Main Elevation.** For houses where a side elevation faces a street, the following shall be incorporated into the design of the side wall which faces the street.

1. No plane of any floor shall be greater than 30 feet without a plane break of at least two (2) feet.

2. Design elements and detailing, such as base materials, trim, window treatments, trim detailing, etc., shall be continued completely around the structure where visible from the right-of-way.

3. All accent materials or enhanced materials shall be terminated at an interior corner.

E. **Entryway.** All entryways shall be oriented to the street and shall incorporate at least four of the following:

1. The entryway shall be recessed at least 2 feet from the building façade to create a porch or a landing area.

2. The entryway shall be designed with an overhead projection of at least 6 inches, such as a gable roof, covered porch, or other architectural design feature, so as to distinguish the front door from the rest of the building façade.

3. The entryway shall be clearly marked with a side light window panel, adjacent windows (located within 3 feet of the door), or a door with a window.

4. The entryway shall be raised or lowered at least one stair step from the pedestrian pathway.

5. A path of travel from the sidewalk or the right-of-way directly to the entrance is provided.

6. Change in exterior building materials at or around the entry to include at least two building materials that include, but are not limited to, wood, brick, cement board, stucco, tile, or other accent material.

F. **Roofline.** For the main elevation of any house the roofline shall be articulated by incorporating a minimum of two of the following:

1. A break in façade plane of a minimum of 6 inches in depth that is carried up the roofline.

2. Any form of roofline modulation such as a step back, height variation, or multiple forms.

3. Change in roof pitch or type (such as gable, shed, flat) on one elevation.

4. An uncovered balcony or deck on the second floor.

G. **Windows and Doors.** All windows and doors shall conform to the following:

1. All windows on one elevation shall match with respect to operating type, design, color, trim style, and the use of grids.

2. Windows shall be recessed from the main wall of the house or shall have trim surrounding the window.

H. **Paved Pathway to Side Yards with a Gate.** A paved pathway shall be provided from all gated side yards to the sidewalk. The paved area may include a driveway, but other than a driveway the paved pathway shall be a minimum of four feet and a maximum of 6 feet wide.

I. **Maximum Front Setback Coverage**. No more than 50% of the front setback area may contain hardscape, excluding the allowed driveway for garages pursuant to Chapter 17.18, Pedestrian, Bicycle, Parking and Loading Standards. Driveway width shall be a maximum of 20 feet for a double car garage and 30 feet for a three car garage.

J. **Mechanical Equipment.** All mechanical and utility equipment shall be screened from view from the street through a combination of wall or fencing and landscape plant materials sufficient to screen the height and width of the equipment.

17.30.030 Design Standards for Multi-Family Projects

The following design standards shall apply to the new construction of all multi-family developments (as defined by Section 17.02.020, Definitions). Where any design standards in the Zoning Ordinance conflict with the design standards established by this Chapter, this Chapter shall prevail.

A. **Development Standards.** All new construction shall conform to the requirements for development standards (height, setbacks, lot coverage, lot dimension, etc.) for the Zoning District in which they are located.

B. **Street Activation.** Residential buildings shall be designed to provide a connection to and enliven the street and shall include the following:

1. All ground-level units shall include an individual entry, porch, patio, or terrace.

2. A minimum of 50% of upper-story units shall include a balcony or terrace.

3. Ground-floor windows shall not be opaque or tinted.

4. Where residential units are designed as townhomes or rowhomes, each individual unit shall be distinguished from one another. This may be accomplished through the use of at least three of the following:

b. Change in the average wall plane of at least five (5) feet in depth (measured by absolute value in the case of projections from the wall plane in both directions). This shall include a change in the wall plane at the point of shared connection between adjacent units of no less than 2 feet in depth and 5 feet in width.

c. Change in roof form, as described in 1730.020 F.

d. Change in color scheme of adjacent units. A color scheme shall not be repeated more than once every six (6) units.

e. Change in architectural styles, of any type (including but not limited to craftsmen, bungalow, ranch, Mediterranean, mission, etc.) that are visually different from one another and include varying design elements. A minimum of 80% of the following design elements shall vary between units to qualify as a change in architectural style for the purpose of this section:

i. Window Style and materials
ii. Door style, shape, and materials
iii. Inclusion of or change in style, material, and size of porches and balconies
iv. Shutters or other decorative elements
v. Change in trim size around windows
vi. Change in accent and body materials and colors
vii. Roof Pitch or Form
viii. Inclusion or change in structural design elements such as archways or columns
ix. Height of structure
x. Change in location of front door

f. Change in exterior materials on each dwelling unit. Trim does not count as an additional material for the purposes of this section.

g. Change in exterior colors so that the same body color is not repeated more than once for every six (6) dwellings.

5. The maximum length of any blank wall shall be limited to 20 feet.

6. Parking and/or garages shall be oriented towards the rear of the building, away from the main street.

7. Where a site has multiple access to more than one street, parking and access shall be located at the street with the lower traffic volume, as measured by the City's General Plan.

8. Provide landscaping as a transition between the building and the street to include street trees and planters, small landscaped areas or plazas. Landscaping shall be incorporated for a minimum of 80% of the depth of the setback between any building and the street. For the purposes of this section, landscaping may include pedestrian pathways, however, pedestrian pathways may not exceed 60% of the overall landscaped area. Landscaping shall not include streets, driveways, parking lots, or other vehicle access areas.

C. **Building Articulation.** Building facades that face a public street, alley or any other publicly accessible space (whether publicly or privately owned) shall be articulated as follows:

1. The ground floor façade shall be articulated with windows, doors, accent colors or materials and changes in plane.

2. For buildings which are three stories in height and greater, the building shall have a clearly defined base, middle and top and shall include a minimum of two of the following on each floor:

    a. Covered outdoor areas, alcoves, atriums or landscaping.

    b. A minimum 18-inch raised planter for at least 10 feet.

    c. Awnings, trellises, canopies, alcoves, balconies, pilasters, decorative lighting and window boxes.

    d. Variation in form and massing.

    e. Columns, accent walls, architectural detailing.

    f. Upper floors which are setback from the main wall of the floor below.

3. The second floor shall be set back a minimum of two feet from the first floor for at least 75% of the length of each building elevation which faces a street or pedestrian pathway.

D. **Main Entry.** For buildings in which there is one main entrance to the building located adjacent to a public or privately owned street, the entryway shall incorporate at least four (4) of the following elements:

1. The entryway shall be recessed at least 2 feet from the building facade to create a porch or landing area.

2. A taller mass above the entrance such as a tower or projection from the main wall of the building.

3. Accented by special architectural elements such as columns, moldings, overhanging roofs, change in roofline or major break in the surface wall.

4. Include an overhead projection of at least 6 inches, such as an awning, canopy, landscaped trellis or other architectural design features.

5. The entryway shall be raised or lowered at least one stair step from the pedestrian pathway.

6. The landing area shall be enhanced with a paving material, texture, pattern, or color that is differentiated from the rest of the building

E. **Individual Entry.** For buildings in which an entry is provided into each unit adjacent to the street, the entryway shall incorporate at least three (3) of the following elements:

1. The doorway shall be recessed at least 3 inches from the building facade.

2. The entryway shall be designed with an overhead projection of at least 6 inches, such as an awning or other architectural design features, so as to distinguish the front door from the rest of the building facade.

3. The entryway shall be clearly marked with a side light window panel, adjacent window (located within three feet of the door), or a door with a window.

4. The entryway shall be raised or lowered at least one stair step from the pedestrian pathway.

F. **Windows and Doors.** All windows and doors shall conform to the following:

A. All windows and doors on one elevation shall match with respect to operating type, design, shape, color, trim style and the use of grids.

B. Window frames shall not be flush against the wall unless a trim is provided around the window.

C. For rowhouses and townhouses, the doors for each unit shall vary in color and style to clearly distinguish between each residence. Color schemes for each door shall not be repeated more frequently than every six (6) units within any row of townhouses within a line or facing the same direction along a right-of-way, street, or pedestrian pathway.

G. **Mixed-Use Developments.** The design of buildings and dwellings located on any property in which a mixed-use development is proposed or within a mixed-use zoning district shall, in addition to the design standards for multi-family projects, also conform to the following:

1. Development located within a mixed-use zoning district shall include commercial space as well as residential dwellings.

2. Commercial space shall be located at a minimum on the ground floor of the building and shall face a public street.

3. For ground floor commercial uses which face a street, the ground floor commercial space shall include windows, doors or other openings which comprise at least 75 percent of the building wall area (for the length of the façade which is dedicated to commercial space).

4. Ground floor commercial uses shall have clear, non-reflective or opaque glass that permits views into the establishment.

5. Entry doors into each use shall be clearly marked with signage and an architectural accent such as a delineated porch, canopy, enhanced doors, or recessed entryway which faces the street.

6. The ground floor of buildings located on the corner of two streets shall include a recessed entry where the corner of the building is set back a minimum of 15 feet from each street so that the building is not located within a triangle which is drawn beginning at the corner of the property line and extending 15 feet from the corner along the property line in each direction. This open area shall be designed to include a plaza, landscaping, seating, fountain or other unique element.

H. **Mechanical Equipment.** All ground floor mechanical and utility equipment shall be screened from view from the street through a combination of wall or fencing and landscape plant materials sufficient to screen the height and width of the equipment from any street or pedestrian path. All rooftop mounted equipment shall be screened from view by a parapet wall or other architectural element.

Planning Commission Staff Report November 17, 2022 Item 5

SUBJECT: **Zoning Ordinance Amendment 2022-3** – City of Hollister – Amendments to the Zoning Ordinance related to Section 17.24.190, Site and Architectural Review, and 17.24.240, Planned Development Permits, and the adoption of a New Chapter – Residential Design Standards.

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360
Erica Fraser, AICP, Consulting Planner

ATTACHMENTS:

1. Resolution recommending City Council approve amendments to Section 17.24.190, Site and Architectural Review, and Section 17.24.240, Planned Development Permits, and the adoption of Chapter 17.26, Residential Design Standards with the amended Section 17.24.190, Site and Architectural Review, attached as Exhibit A, the amended Section 17.24.240, Planned Development Permits attached as Exhibit B, and the new Chapter 17.26, Residential Design Standards attached as Exhibit C.

RECOMMENDATION: Approve Resolution

BACKGROUND:

The Planning Department's overall plan for the overhaul of the Zoning Ordinance was discussed with the Planning Commission and City Council during a Joint Study Session on September 1, 2022. As discussed during that Study Session, Staff's initial plan for the complete overhaul of the Zoning Ordinance was to be conducted in three phases. The three phases are summarized below:

- Phase 1 – Phase I of the Overhaul is for the implementation of recent changes in State Law into the Zoning Ordinance. The current Zoning Ordinance does not comply with several State Laws and requires a significant number of changes. This Phase is currently underway. A new Chapter, Chapter 17.24, Two- Unit Residential Developments and Urban Lot Splits, has been drafted for review by the Planning Commission at tonight's meeting. Staff is also currently preparing amendments related to Section 17.22.040, Accessory Dwelling Units and a proposed amendment to repeal Chapter 17.04, Article II, Density Bonus and replace with a new Chapter 17.28, Density Bonus. The Amendments have been slightly delayed due to the recent laws signed by Governor Newsom which further changed how City's must review these types of projects. Additionally, Governor Newsom recently signed a significant number of new laws that relate to housing and how a City can regulate certain types of developments. Staff is currently reviewing all the recent

Bills signed into Law by the Governor to determine if any other modifications to the Zoning Ordinance are necessary in order to comply with State Law. This Phase is on-going and completion is not anticipated until February 2023.

- Phase II – Phase II was initially intended for several modifications that need to be made to Section 17.24.140, Site and Architectural Review, prior to the overhaul of entire Zoning Ordinance. These modifications are related to clearly identifying what types of projects require review, modifications for clarity and to make this Section more user friendly for residents as well as developers. The update to this Section would also coincide with the adoption of Design Guidelines that Staff is currently preparing to guide the design of residential and commercial development within the City. Staff is now proposing that Phase II be split into two phases – Phase IIA and Phase IIB. Please refer to Staff's analysis of the Zoning Ordinance Amendments for more information regarding the change in phasing.

- Phase III - Phase III comprises the complete overhaul of the Zoning Ordinance. This phase will include a review of every Section in the Zoning Ordinance. Staff is recommending a significant number of modifications to the existing Zoning Ordinance to improve the clarity of the Zoning Ordinance, ensure its effectiveness, ensure that the Zoning Ordinance is consistent with current practices and to create a more user friendly Ordinance. Additionally, several changes will be required to be made to the Zoning Ordinance related to any modifications required by the 2040 Hollister General Plan (once adopted).

Staff anticipates that Planning Commission Study Sessions regarding Phase III of the Zoning Ordinance Overhaul will continue in January 2023.

ANALYSIS:

After work began on Phase II of the Zoning Ordinance Overhaul, Staff determined that additional modifications to other Sections of Chapter 17.24, Administration and Enforcement, would be required for consistency. Each Section within this Chapter refers to requirements in other Sections. Staff has determined that by changing Section 17.24.190, Site and Architectural Review, this would make this Section inconsistent with others and would cause confusion and could make implementation of the new Section difficult. This would require Staff to amend all of Chapter 17.24, Administration and Enforcement, which will require a much more lengthy process than originally anticipated. Additionally, while conducting preliminary work on this Phase, Staff has also identified several modifications that need to be made prior to the complete overhaul in order to facilitate and streamline the review of some active and anticipated permits in the City.

As a result, Staff is proposing to split Phase II into two separate phases. Phase IIA is under review at tonight's meeting. Phase IIA will allow Staff to make modifications to Sections 17.24.190, Site and Architectural Review and 17.24.240, Planned Development Permits that Staff feels are necessary to be implemented now. Additionally, Staff is requesting the City implement a new Chapter in the Zoning Ordinance, Chapter 17.30, Residential Design Standards, in order to guide the design of residential developments in the City.

Phase IIB would then come before the Planning Commission for review during one or more Study Sessions.

This Phase would include the entire overhaul of Chapter 17.24, Administration and Enforcement, and new Design Guidelines related to residential and commercial properties in the City. This Phase will require a significant amount of work. Staff anticipates that this Phase will be ready for review during a Study Session in Spring 2023.

The following is an analysis of the proposed modifications to the Zoning Ordinance.

Chapter 17.24.190, Site and Architectural Review (Exhibit A of Attachment 1)

Two significant changes are proposed to this Section of the Zoning Ordinance. The existing Section requires Site and Architectural Review of all new commercial, industrial, and multi-family buildings. Residential developments in the RE and R1 Zoning Districts are exempt from Site and Architectural Review. While this Section specifically excludes review of residential dwelling in the RE and R1 Zoning Districts, previous Staff has applied this exemption to all detached single family dwellings in any zoning district.

This means that all single-family residential developments (of any size) currently only require approval of a Tentative and Final Map and a Building Permit. Review and approval of the Tentative Map is conducted by the Planning Commission. During this phase of a project, the Planning Commission reviews the overall layout of the development, lot dimensions and lot sizes. Some Tentative Maps are also reviewed in conjunction with a request for a Planned Unit Development which can modify the required development standards of the Zoning District in which the property is located. The architecture of the single-family dwelling units and landscaping are not reviewed in detail by Staff, unlike multi-family dwellings. Because the Building Permit is a ministerial action, Staff can only review the design and landscaping with respect to the specific requirements of the Zoning Ordinance including the required setbacks, height limits and lot coverage. Section 17.04.030, Residential general development standards, does include design suggestions, but these are difficult to enforce during building permit review as they are suggestions and not requirements.

The number of single-family residential developments under review by the Planning Department is increasing. The Planning Department is spending a significant amount of time reviewing these developments. Because a building permit is ministerial, the Planning Division cannot review the design of the dwellings in the development. Rather, Staff reviews the plans to ensure that one design is not repeated more than once every four dwelling units, which is currently one of the only design requirements in the Municipal Code to eliminate monotony within new development. Recent projects include elevations which appear very similar. Staff has also seen an increase in the number of dwellings with little articulation, visual interest, or changes in materials. Because these types of development do not require Site and Architectural Review, Staff is unable to recommend design changes to these projects.

Staff is recommending that Section 17.24.190(B) of the Zoning Ordinance be modified to read as follows:

> *"B. Project Review*. No building permit for a new single family residential development of more than two residential dwellings, commercial, industrial or multifamily building shall be issued without approval of a Site and Architectural Review application by the Director of Development Services or the Planning Commission. For single family residential developments which are located in any zoning district in which a single-family development is a permitted use, the Development Services Director shall be the decision-

making authority. For all other developments, the Planning Commission shall be the decision-making authority. Where a Site and Architectural Review is combined with another permit type, the decision-making body shall be the highest level required by the secondary permit type."

This modification would allow the Director of Development Services to review and approve a Site and Architectural Review of any single-family residential development of more than two dwelling units. This would allow for an expedited review of projects that do not include any other requests that require review by the Planning Commission (Tentative Maps, Planned Unit Developments, Rezone, etc.). Requiring a permit from the Planning Department is consistent with most of the jurisdictions in the area. The following Table provides information regarding the review of residential developments in neighboring jurisdictions.

Table 1: Review Process for Select Jurisdictions

Jurisdiction	Planning Permit Required	Reviewing Body
San Juan Bautista	Projects over 1,000 sq. ft.	Planning Commission. Additions of a certain size can be reviewed by the Director
Gilroy	4 or more	Director for design only, if PUD or Map is also filed it is elevated to the Planning Commission
Greenville	SF development and additions over 500 sq. ft. above the first floor	Planning Commission
San Benito County	Minor= 10 or fewer dwellings Major= 10 or more dwellings	Minor=Planning Director Major=Planning Commission
Watsonville	Yes	Planning Commission
Morgan Hill	3 or more new residential units	Planning Commission
Soledad	Any lot	Director or Planning Commission
Salinas	No.	Site Plan review only for certain projects

As shown above, the requirement for a permit and review by the Director of Development Services is not unusual and would not create an undue burden on applicants.

The other significant modification to this Section is the inclusion of specific findings that must be made when approving a Site and Architectural Review. Currently, this Section of the Zoning Ordinance does not include findings related to the approval of a Site and Architectural Review request. In the absence of specific findings, Staff has included some basic findings in Resolutions before the Planning Commission.

Findings are the specific reasons Staff and the Planning Commission provide related to the approval or denial of an application. These findings provide the legal record for a project and can be used to clearly demonstrate why a project should be approved (or denied). Findings are also important because they can be used in the future to determine why a project was approved and why specific conditions of approval may have been included in the approval.

By including specific findings in the Zoning Ordinance, related to review of a Site and Architectural Review request, the required findings ae readily visible to Staff and the Planning Commission as well as applicants.

Applicants may use these findings to conduct a review of their own project to ensure compatibility with the Zoning Ordinance.

The following findings are proposed to be included in Section 17.24.140:

> "F. Required Findings. All of the following findings shall be made in order to approve a Site and Architectural Review and shall be supported by substantial evidence in the public record:
>
> 1. The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines.
>
> 2. The proposed project is consistent with the provisions of Title 17, Zoning, of the Hollister Municipal Code including the requirements of the Zoning District in which the property is located.
>
> 3. The proposed development will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the City.
>
> 4. The proposed project would offer a distinguishable public benefit - such as additional open space or landscaping; public art or art through innovative architecture or site layout; unique uses not typically permitted within the underlying zoning district; contribution to or construction of significant off-site public improvements or community space; or similar – in exchange for any modifications from standard zoning requested by the planned development.
>
> 5. The proposed project is consistent with all applicable requirements of the Municipal Code and applicable Specific Plan related to landscaping and screening, including the location, type, size, water efficiency and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public.
>
> 6. The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles."

Other minor modifications are proposed to correct errors within the Section and to clarify certain requirements. These modifications can be found in Exhibit A of Attachment 1. A complete overhaul of this Section will be completed as part of Phase IIB.

Section 17.24.240, Planned Development Permits

Two minor changes are proposed to this Section of the Zoning Ordinance.

At this time, Staff is proposing that any future requests for a Planned Development Permit be accompanied by a Site and Architectural Review application (Section 17.24.240(C)). The purpose of a Planned Unit Development is to allow greater flexibility in the configuration of buildings than would otherwise be allowed by the Zoning Ordinance, in exchange for innovative or interesting designs or layout, the preservation of open space or other amenity. The review of a Planned Unit Development application is a discretionary review.

Currently, a Planned Unit Development request is reviewed in conjunction with a Tentative Map. Developers typically use this process to request a reduction in lot size or setbacks. Because this request is reviewed with a Tentative Map, the City cannot review the overall design of the project. At this phase, the City can only look at the lot layout and cannot determine what the development will look like once constructed. Staff is proposing that this request be reviewed with a Site and Architectural Review so that the Planning Commission can ensure that the request complies with the stated purpose in Section 17.24.240(A).

Further revisions are proposed to delete the existing Section 17.24.240(B). As currently written, the existing Applicability Section does not make sense and it is difficult to determine what types of projects may request a Planned Development Permit. At the recommendation of the City Attorney, Staff is proposing that the existing Section be deleted and replaced with the following:

> "B. *Applicability.* An Applicant may apply for a Planned Development Permit For those developments that do not comply with the objective standards of the Zoning Ordinance but, through innovative design, provide a unique public benefit that outweighs the potential negative impact of noncompliance with the objective standards of the Zoning Ordinance."

Staff is also proposing to include one additional finding (Finding No. 4) which further reiterates the purpose of a Planned Unit Development.

> "4. The proposed project would result in a creative and attractively designed development of superior quality through innovative site layouts, building types, increased landscaping, high quality architectural design, building sizes and other elements than which could occur under the typical standards for the Zoning District in which the property is located"

Further changes to this Chapter will also be made as part of Phase IIB.

Chapter 17.30, Residential Design Standards

The Zoning Ordinance currently does not have usable design guidelines for single family or multi-family residential developments. Recent submittals to the City for single family and multi-family include building designs that lack articulation, lack visual interest, and do not enhance the site on which they are located or the City. Staff has tried to work with Applicants on the design of their project, but without standards established by the City, Staff has been unsuccessful in their efforts.

The review of the design of a residential project is further complicated by recent State legislation including Senate Bill 35 and Senate Bill 330. These Bills require residential projects to be review against objective standards (meaning that no discretion is involved). Objective design standards are intended to be a predictable, easy to determine requirements that can be applied to a residential development.

In order to assist the City with the review of residential developments under the Site and Architectural Review process, Staff is proposing a Zoning Ordinance Amendment to include a new chapter, Chapter 17.30, Residential Design Standards.

These standards are intended to be temporary standards. As part of Phase IIB, Staff is preparing a separate design guideline document that will include design guidelines for a variety of uses in the City. Staff is proposing the addition of Chapter 17.30 at this time due to the number of projects that are anticipated in the coming months. Without these guidelines, the City will be unable to impose any design requirements on projects and Staff believes that this should not wait until Phase IIB is implemented (final adoption is not anticipated to occur until late Spring 2023). Staff has determined that there is an immediate need for design standards in order to assist Staff and the Planning Commission in the review of residential designs.

Chapter 17.30, Residential Design Standards, is included as Exhibit C to Attachment 1.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and any future residential projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378).

CONCLUSION:

Staff is proposing several modifications to the Zoning Ordinance in order to promote better development and design of single family and multi-family residential developments in the City. By requiring applicants of residential developments of more than two dwelling units to apply for Site and Architectural Review, the Planning Department will be able to review the proposed project for compliance with all requirements of the Zoning Ordinance, review the design for consistency with any adopted design guidelines, review the proposed landscaping and place conditions of approval on the project when necessary. By requiring applicants to combine a Planned Development request with a Site and Architectural Review, the City will be able to ensure that the development is attractively designed, innovative or provide a unique amenity in exchange for a modification to the development standards of the zoning district in which the subject property is located. By adopting objective design standards, the City will ensure that single family and multi-family developments are attractively designed and reinforce the small town character of Hollister.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution recommending City Council approval of amendments to Section 17.24.190, Site and Architectural Review, and Section 17.24.240, Planned Development Permits, and the adoption of Chapter 17.26, Residential Design Standards with the amended Section 17.24.190, Site and Architectural Review, attached as Exhibit A, the amended Section 17.24.240, Planned Development Permits attached as Exhibit B, and the new Chapter 17.26, Residential Design Standards attached as Exhibit C.

2. Adopt a Resolution recommending City Council approval of amendments to Section 17.24.190, Site and Architectural Review, and Section 17.24.240, Planned Development Permits, and the

adoption of Chapter 17.26, Residential Design Standards with the amended Section 17.24.190, Site and Architectural Review, attached as Exhibit A, the amended Section 17.24.240, Planned Development Permits attached as Exhibit B, and the new Chapter 17.26, Residential Design Standards attached as Exhibit C, with modifications to the proposed amendments as proposed by the Planning Commission;

3. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

Planning Commission
Staff Report
December 15, 2022
New Business Item 1

SUBJECT:	**Affordable Housing Guidelines and Definitions.** At the November 17, 2022 Planning Commission meeting, the commission requested an informational presentation regarding affordable housing.
STAFF PLANNER:	Eva Kelly, Interim Planning Manager (831) 636-4360 Jamila Saqqa, Housing Programs Coordinator
ATTACHMENTS:	1. Affordable Housing Review
RECOMMENDATION:	Receive the informational report

At the November 17, 2022 Planning Commission meeting, the commission requested staff to provide an informational report to summarize affordable housing definitions and guidelines. The informational report covers affordable housing definitions as defined by the California State Health & Safety Code. In addition, the report provides examples of both for-sale and rental estimated affordable expenses. Staff will provide answers to any questions and provide follow-up with additional material, upon request. Staff request that the Planning Commission receive and accept the informational report.

Affordable Housing Review

Planning Commission
December 15, 2023

Jamila Saqqa
City of Hollister
Housing Programs Coordinator

Purpose of Presentation

- At the November 17, 2023 Planning Commission Meeting members requested an overview of area median income and affordable housing definitions to gain a better understanding affordable terms.

Presentation Overview

- Discuss affordable policies and guidelines
- Discuss affordable definitions and provide examples
- Discuss affordable housing tools and future policies

Affordable Housing Policies

- Housing Element
- Regional Housing Needs Allocation (RHNA)
- Area Median Income (AMI)
  - Acutely-Low Income (0-15% AMI)
  - Extremely-Low Income (15-30% AMI)
  - Very-Low Income (30-50% AMI)
  - Low-Income (50-80% AMI)
  - Moderate Income (80-120% AMI)

Area Median Income (AMI) Determination

- California State Income Limits for 2022
- Area Median Income (AMI) values used to calculate affordable housing costs for applicable housing assistance programs
  - Establishes median income values specific to each California County
  - Updated by Housing Community Development (HCD) every Spring
  - Effective Upon Release

2022 San Benito County Area Median Income (AMI)

Household Size		1	2	3	4	5	6	7	8
2022 San Benito County Area Median Income $105,100	Acutely-Low	11050	12600	14200	15750	17000	18250	19550	20800
	Extremely-Low	22100	25250	28400	31550	34100	37190	41910	46630
	Very-Low Income	36800	42050	47300	52550	56800	61000	65200	69400
	Low-Income	58900	67300	75700	84100	90850	97600	104300	111050
	Median Income	73550	84100	94600	**105100**	113500	121900	130300	138750
	Moderate Income	88250	100900	113500	126100	136200	146300	156350	166450

California State Income Limits for 2022

Affordable Housing Examples

Affordability Determination Caveat

The following examples are basic examples of maximum affordable for-sale and rental prices. There are several factors to consider when determining a maximum for-sale or rental price factors including, but are not limited to: approved Development Agreement definitions, interest rate, inclusion of utility/repair expenses, household size, and utility allowance.

The examples presented in the presentation indicate basic factors considered as part of the maximum list and rental prices.

Affordable Homeownership Sale Price

- Moderate Sale Price State Health & Safety Code 50052.5 Definition
  - For moderate-income households, affordable housing cost shall not be less than 28 percent of the gross income of the household, nor exceed the product of **35 percent times 110 percent** of **area median income adjusted for family size** appropriate for the unit.
    - Provides definition for extremely-low to moderate income
- Moderate-Income Affordable Definition for 4 person Household
  - **.35***1.10***$105,100 (AMI)**=$40,463/12 months=
    - **$3,371 estimated maximum mortgage**

Affordable Homeownership Sale Price Example

- Moderate-Income Sales Price Example
  - 3 Bedroom Unit, 4 person Household
  - Moderate Income 110% AMI: $115,610
  - CAL HFA Interest Rate: 6.8%
  - 5% down payment
  - 30 Year Fixed Rate Loan
  - Includes: Property Tax, Mortgage Insurance, Homeowner's Insurance
  - Does Note Include: Utilities or Repair
- **Estimated Maximum Moderate Sales Price: $448,000**
- **Estimated Maximum Mortgage: $3,371**

Affordable Homeownership Sale Price Example

- Moderate-Income Sales Price Example
  - 3 Bedroom Unit, 4 person Household
  - Moderate Income 110% AMI: $115,610
  - Interest Rate: 8%
  - 3% down payment
  - 30 Year Fixed Rate Loan
  - Includes: Property Tax, Mortgage Insurance, Homeowner's Insurance
  - Does Note Include: Utilities or Repair
- **Estimated Maximum Moderate Sales Price: $398,000**
- **Estimated Maximum Monthly Mortgage: $3,371**

Affordable Rental Price Example

- Affordable Rental Housing Development State Health & Safety Code 50053 Definition
  - For very-low income households, the product of **30 percent times 50 percent** of the **area median income adjusted for family size** appropriate for the unit.
  - For lower income households the product of **30 percent times 60 percent** of the **area median income adjusted for family size** appropriate for the unit.
    - Provides definition for extremely-low to moderate income

Affordable Rental Price Example

- Rental Unit to include reasonable utility allowance
  - Housing Authority Utility Allowance
- Very-Low Income Affordable Definition for 4 person rental
  - **.30*****.5***$**52,550(AMI)**=$7,882/12 months=
    - **$656 estimated maximum rental expense**
- Lower-Income Affordable Definition for 4 person rental
  - **.30*****.6***$**84,100(AMI)**=$15,192/12 months=
    - **$1,266 estimated maximum rental expense**

Housing & Urban Development (HUD) Fair Market Rent

- San Benito County 2023 Fair Market Rent
  - The FY 2023 Fair Market Rents for San Benito County, CA HUD Metro FMR Area are based on the results of a local rent survey conducted in June, 2022

Final FY 2023 Fair Market Rents by Unit Bedrooms

	Efficient	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Monthly Expense	$1,441	$1,637	$2,155	$3,063	$3,671

HUD FY 2023 Fair Market Rate Documentation System

Affordable Housing Tools

- Inclusionary Policy
- Updated & Approved Housing Element
  - Zoning Policies
  - Infill
  - Mix Type Housing
- Accessory Dwelling Units
- State/Federal Grants
  - Housing Authority
  - HOME
  - CDBG
- Tax Credits
- Housing Trusts

Future Steps

- Submit ADU Site-Plan RFP
- Complete and review future inclusionary housing ordinance
- Housing Element 2023-2031 Update
  - Released RFP
  - Proposals Due 1/10/2023

QUESTIONS?

Jamila Saqqa
City of Hollister Housing Programs Coordinator
Jamila.Saqqa@Hollister.ca.gov

Planning Commission Staff Report December 15, 2022 New Business Item 2

SUBJECT: **City of Hollister 2023 Planning Commission Calendar**. The City of Hollister's Planning Division staff is requesting that the Planning Commission receive, review, and approve the Planning Commission Meeting Calendar for the year 2023.

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360
Ambur Cameron, Senior Planner

ATTACHMENTS:
1. City of Hollister 2023 Planning Commission Meeting Calendar
2. City of Hollister 2023 Holiday Schedule
3. Resolution establishing the Planning Commission's meeting schedule for calendar year 2023 with a copy of the City of Hollister 2023 Planning Commission Meeting Calendar included as Exhibit A.

RECOMMENDATION: Adopt a resolution approving the City of Hollister 2023 Planning Commission Meeting Calendar.

ANALYSIS/DISCUSSION:

City of Hollister Planning Division Staff have prepared the 2023 Planning Commission Meeting Calendar for the review and consideration of the City of Hollister Planning Commission, with the intent of providing the general public, project applicants, and the Planning Commission with advance notice of the Planning Commission's 2023 regular meetings and scheduled study sessions.

Attached as Exhibit 1 is the proposed City of Hollister 2023 Planning Commission Meeting Calendar which includes the dates for the regularly scheduled Planning Commission meetings shown in blue, Planning Commission Study Sessions shown in green, and holidays observed by the City of Hollister shown in red. Generally, Planning Commission meetings are scheduled for the fourth Thursday every month. However, during the months of November and December, these dates are adjusted to accommodate for the holidays and are scheduled for the third Thursday of the month. Planning Commission Study Sessions are generally scheduled for the second Thursday of month, but have been removed for the months of November and December due to the holiday schedule. Lastly, it should be noted that for the past several years, the Hollister City Council has adopted a resolution declaring the month of July a legislative recess for the City of Hollister. During this month, the City Council, Commissions, and all other committee meetings are not scheduled. Staff anticipates that the City Council will be approving a legislative recess again this year for the month of July at the beginning of the New Year.
Staff has coordinated with the City Clerk's Office to ensure that the dates provided will not conflict with

use of the City Council Chambers and has tentatively reserved the chambers in anticipation of the Commission's confirmation of the calendar. This advanced scheduling is intended to avoid having conflicts or interference with other City committees' or commissions' meetings.

Any potential Joint Study Sessions with the City Council will be scheduled as needed, pending coordination with the City Clerk, and have not been included on this Calendar. The Commission will be advised of any upcoming or pending Joint Study Sessions if and when those dates are scheduled. Also, should the Department determine that a special hearing is necessary, staff will solicit the Commission in advance to determine availability prior to scheduling.

This calendar is subject to change.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose to one of the following options:

1. Move to adopt the City of Hollister 2023 Planning Commission Meeting Calendar as proposed, and approve by Resolution.

2. Move to modify the City of Hollister 2023 Planning Commission Meeting Calendar (specify changes) and direct staff to prepare a revised Resolution documenting the Commission's action.

Staff recommends the Planning Commission select Option 1 for this item.

ATTACHMENT 1

City of Hollister 2023 Planning Commission Meeting Calendar

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
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March						
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May						
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28	29	30	31			

June						
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25	26	27	28	29	30	

July (Recess)						
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December						
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24	25	26	27	28	29	30
31						

Regular Planning Commission Meetings

Will commence at 6:00 PM in City of Hollister Council Chambers at 375 Fifth St., Hollister, CA 95023.

Planning Commission Study Sessions

Will commence at 6:00 PM in City of Hollister Council Chambers at 375 Fifth St., Hollister, CA 95023.

Observed Holidays

ATTACHMENT 2

CITY OF HOLLISTER
2023
HOLIDAY SCHEDULE

HOLIDAYS & DAYS HOLIDAYS ARE OBSERVED

NEW YEAR'S DAY Observed on Monday, January 2, 2023	MARTIN L. KING JR. DAY Monday, January 16, 2023
PRESIDENTS' DAY Monday, February 20, 2023	MEMORIAL DAY Monday, May 29, 2023
JUNETEENTH Monday, June 19, 2023	INDEPENDENCE DAY Tuesday, July 4, 2023
LABOR DAY Monday, September 4, 2023	VETERANS DAY Friday, November 10, 2023
THANKSGIVING Thursday, November 23, 2023	DAY AFTER THANKSGIVING Friday, November 24, 2023
CHRISTMAS EVE *(HALF DAY)* Observed on Friday, December 22, 2023	CHRISTMAS Monday, December 25, 2023

Two floating holidays per fiscal year. Please review applicable MOU provisions. MOU provisions shall supersede in case of conflict.

ATTACHMENT 3

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER ESTABLISHING THE COMMISSION'S MEETING SCHEDULE FOR CALENDAR YEAR 2023

WHEREAS, the City of Hollister Planning Division Staff has prepared the Planning Commission Meeting Calendar for the year 2023 for the review and consideration of the City of Hollister Planning Commission; and,

WHEREAS, the 2023 Planning Commission Meeting Calendar is intended to provide the general public, project applicants, and the Planning Commission with advance notice of the Planning Commission's 2023 regular meetings and scheduled study sessions, but may be subject to change upon notice; and,

WHEREAS, the observed holidays by the City of Hollister have been included for reference; and,

WHEREAS, the Planning Commission has received, reviewed, and approved the Planning Commission Calendar for the year 2023;

NOW THEREFORE BE IT RESOLVED by the Planning Commission of the City of Hollister that:

1. The meeting time and location of Planning Commission meetings are as follows, unless a change is indicated in the public notice of the meeting:

    a. Regular meetings will commence at 6:00 pm in the City Council Chambers, 375 Fifth Street, Hollister, CA 95023.

    b. Study Sessions will commence at 6:00 pm in the City Council Chambers, 375 Fifth Street, Hollister, CA 95023.

2. The 2023 Planning Commission Meeting Calendar attached hereto as Exhibit "A" is hereby adopted.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 15th day of December 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

_____
Adrianna Ortiz, Secretary

EXHIBIT A

City of Hollister 2023 Planning Commission Meeting Calendar

January						
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February						
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March						
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April						
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May						
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June						
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July (Recess)						
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August						
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September						
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October						
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November						
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December						
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24	25	26	27	28	29	30
31						

Regular Planning Commission Meetings

Will commence at 6:00 PM in City of Hollister Council Chambers at 375 Fifth St., Hollister, CA 95023.

Planning Commission Study Sessions

Will commence at 6:00 PM in City of Hollister Council Chambers at 375 Fifth St., Hollister, CA 95023.

Observed Holidays