



HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting

March 9, 2023

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_v3FWxbW0S6e87j7yGj740g

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners: David Huboi, Kevin Henderson, Luke Corona, Steven Belong, Carol Lenoir

VERTIFICATION OF AGENDA POSTING Friday, March 3, 2023 at 2:05PM

APPROVAL OF MINUTES

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. **Site & Architectural Review 2022-11** – Geary Coats / Monterey Bay Alternative Medicine Hollister (MBAM) – The applicant is requesting approval for the construction of a new 2,400 SF cannabis dispensary. This project is located within the North Gateway (NG) Zoning District at 773 San Felipe Road, further identified as San Benito County Assessor Parcel Number 051-100-047. CEQA: This action is categorically exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines. This item is continued from the February 23, 2023 Planning Commission Meeting.

NEW BUSINESS

OLD BUSINESS

STUDY SESSION ITEMS

1. **Zoning Ordinance Overhaul** – City of Hollister – A discussion of potential amendments to the Zoning Ordinance related to Planned Developments (Section 17.24.200 of the Zoning Ordinance). This is a continuation of a discussion introduced at the February 9, 2023 Planning Commission Study Session.

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:

Regular Planning Commission Meeting – Thursday, March 23, 2023 at 6:00 p.m.

Planning Commission Study Session – Thursday, April 13, 2023 at 6:00 p.m.



Planning Commission

Staff Report

February 23, 2023

Item 1

SUBJECT: **Site and Architectural Review 2022-11** for the construction of a 2,400 square foot cannabis dispensary and related improvements at 773 San Felipe Road.

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

ATTACHMENTS:

1. Resolution approving Site and Architectural Review 2022-11 for a new cannabis dispensary.
2. Project Plan Set
3. MBAM Operating Plan

RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION:

The Applicant is proposing to construct a 2,400 square foot cannabis dispensary and related improvements on a vacant 35,087 square foot parcel. 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 Attachment 1.

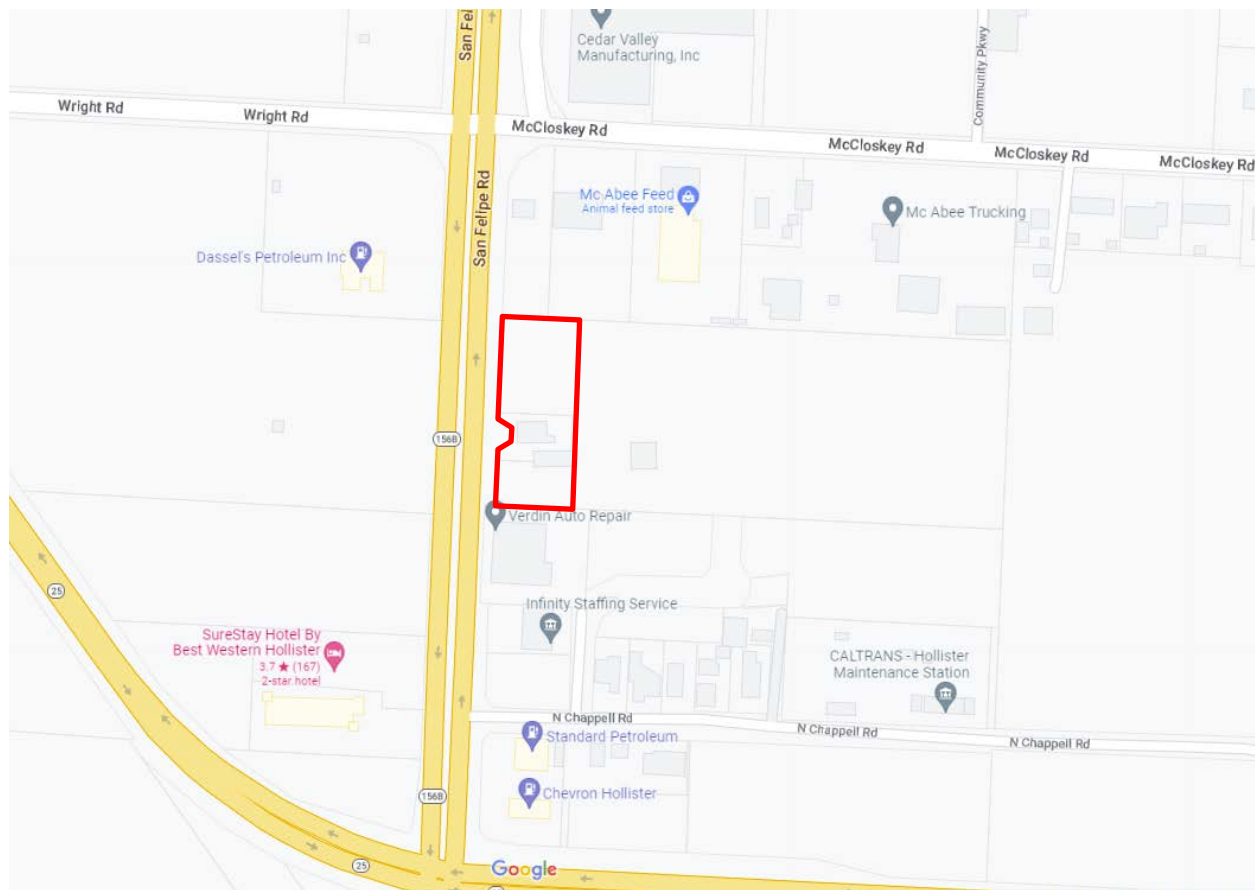
ANALYSIS:

Site Plan (Sheet 2.1):

The Applicant is proposing to construct a 2,400 square foot cannabis dispensary building located within an area with surrounding industrial and commercial development as well as existing agricultural uses in the nearby, unincorporated county areas.

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

Figure 1: Project Site and the Surrounding Area



The project site is an existing 35,087 square foot lot, which has direct access to San Felipe Road. The site provides access to the property to the rear, which has been approved for development of a separate cannabis cultivation use under separate permit (not constructed). The proposed project, will maintain the access easement to this property to the east. The proposed project has a Floor Area Ratio of 0.07.

The proposed site will improve the existing driveway access to San Felipe Road. Parking is located to the south of the building, which is set at the northern end of the parcel. Pedestrian access is provided to San Felipe Road by an ADA Accessible path. The main building entrance faces south toward the provided parking lot.

The building will be set back 10.0 feet from San Felipe Road, and will have a landscaped buffer between the building and the street. The landscape buffer widens to approximately 27 feet in front of the proposed parking lot, where the stormwater retention facilities are proposed underground. The project will preserve and maintain the existing trees located along San Felipe Road and will provide additional trees planted on the site throughout the parking lot and between the parking, building, and street.

The building has been oriented so that the loading areas for the building are located on the east side of the structure away from public view. Loading and unloading at the site will consist of small box truck sized vehicles that will be parked during short timeframes in off hours. The trash enclosure is also located behind the building on the east side of the site.

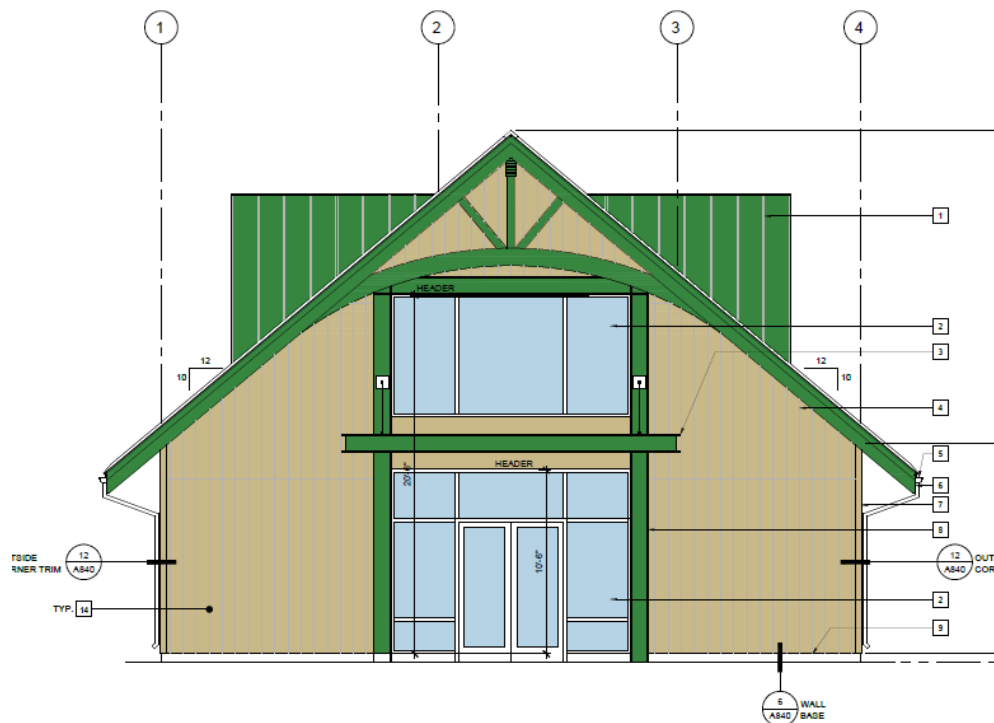
On-site circulation, access, parking design and other requirements have been reviewed by the City's Development Review Committee (DRC) to ensure compliance with City, State, and Federal Regulations. Conditions of Approval related to compliance have also been included in the Project Conditions of Approval.

Architecture:

Front - South Elevation (Sheet 3.2 of the Project Plans)

The south elevation of the proposed building contains the main entrance to the cannabis dispensary and faces the proposed parking lot. The building is proposed to be 29'-11" in height at the peak of the roof, consistent with the NG Zoning District maximum of 50 feet.

Figure 2: Front Elevation



The building is proposed to have a green metal roof, with off-white vertical siding. The building also is proposed to have accent trim – also in green – which emulates a farmhouse style. The roof forms a peak at the south elevation, with a perpendicular roof form covering exhaust windows along each of the east and west elevations, to break up the massing. At the main entrance, the

storefront windows are accented by an awning, which is duplicated on the rear (north) elevation.

Building (Tenant) Use:

The allowable uses for the NG Zoning District can be found under Section 17.08.020 of the Zoning Ordinance. The applicant is proposing to construct this building to be used as a Cannabis Dispensary. Prior to occupancy of the building, a future tenant will be required to obtain a Cannabis Regulatory Permit from the City of Hollister Cannabis Affairs Division. The Cannabis Use Permit process requires approval by the City Council.

The City of Hollister's Cannabis Ordinance allows for the approval of up to two (2) cannabis dispensary permits within the city limits. There is currently one operational dispensary within the city. Monterey Bay Alternative Medicine, the Applicant, has received previous approval for a Cannabis Use Permit from the City Council.

Parking (Sheet 2.1):

Section 17.18.060(G) of the Hollister Zoning Ordinance includes parking requirements by type of use. A cannabis dispensary would fall under the parking requirements for general retail: one space per each 250 square feet of gross floor area, plus one space per each company vehicle, and 5 percent bicycle parking.

Based on the requirements under the Zoning Ordinance for general retail, the proposed building is required to provide a total of 10 vehicle and 2 bicycle parking spaces. The project proposes 21 parking spaces, including ADA compliant and electric vehicle charging spaces, as well as two bicycle parking spaces. This meets and exceeds the parking requirements of the code.

Landscaping (Sheet 6.1):

The Applicant is proposing a wide variety of landscaping throughout the site. A total of 18% (6,342 SF) of the site will be landscaped, which is greater than the 5% minimum landscape coverage required by Section 17.16.080, Landscape Design and Standards.

The majority of the landscaping is proposed as a buffer on the west property line between both the proposed structure and the proposed parking area. This is consistent with Sections 17.08.040(C)(6) and 17.08.030(G), which require adequate screening of parking areas, and creating an attractive entrance into the City along San Felipe Road within the North Gateway Zoning District.

The project, as conditioned, will contribute to the San Felipe Road Precise Line and Beautification Plan that was adopted by the City Council, and will further enhance the multimodal circulation along San Felipe Road, as well as contribute to creating an attractive gateway to Hollister from

the north.

As required by Condition of Approval No. 25, the Applicant will be required to submit an Application for Final Landscape and Irrigation Plans as required by Chapter 15.22, Water Efficient Landscape, prior to issuance of a Building Permit to ensure water efficiency of the proposed landscaping.

General Plan Compliance:

The proposed building meets the Goals and Policies of the General Plan. The proposed cannabis dispensary building is consistent with the property's current land use designation of North Gateway. Additionally, the proposed building is well designed and is compatible with the surrounding commercial, industrial, and unincorporated agricultural uses as required by Land Use and Community Design Element Goals LU1 and LU11. The project is consistent with bicycle and pedestrian circulation goals of the General Plan by providing ADA accessibility on site, and contributing to the San Felipe Beautification Plan along the project frontage, consistent with Policy LU4.1.

California Environmental Quality Act:

The proposed project includes the construction of a 2,400 square foot cannabis dispensary building located on a 35,087 square foot site surrounded by developed parcels. Section 15332, Class 32, Categorically Exempts projects from further review under the California Environmental Quality Act (CEQA) if the following conditions are met:

1. *Consistent with the existing general plan land use designation and all applicable policies and goals of the general plan and with the requirements of the zoning ordinance.* The proposed project is consistent with the General Plan Land Use Designation of North Gateway Commercial and all relevant Goals and Policies of the General Plan. As discussed under the analysis portion of this Staff report, the proposed project meets or exceeds all requirements of the Zoning Ordinance;
2. *The project occurs within city limits on a project site of no more than five acres.* The project site is 35,087 square feet (0.805 acres) in size and is located within the established City Limits of Hollister.
3. *The project site has no value as habitat for endangered, rare or threatened species.* The project site is located within an established commercial and industrial area. Existing buildings occur on all parcels surrounding the area as shown in Figure 1, with the exception to the property directly to the east. The property directly to the east is currently undeveloped, however, there has been an approved entitlement for future development of that parcel into a cannabis greenhouse facility, under separate permit. No wetlands or other bodies of water are present on the site.
4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed building is located on a site that has

been anticipated for development under the General Plan. The site is served by an existing roadway network. The proposed building is compatible with the land use designation of North Gateway Commercial and with existing buildings and uses in the area. The City's Development Review Committee has review the proposed project to ensure that the proposed project will not result in any significant impacts.

5. *The site can be adequately served by all required utilities and public services.* The project site is located within an urban area which is served by utilities and public services. The City's Development Review Committee has review the proposed project to ensure that the site can also be served.

Based on the above, the proposed project is Categorically Exempt from CEQA pursuant to Class 32, In-fill Development Projects.

CONCLUSION:

The Applicant is proposing the construction of a 2,400 square foot cannabis dispensary building with related improvements on an existing vacant lot. The proposed project is well designed, and includes a variety of landscaping to promote both visual interest and appropriate screening of the site. The project site includes parking in excess of the requirements of the Zoning Ordinance and provides adequate on-site circulation. All unsightly uses including rooftop mounted equipment, electrical meters, fire risers, trash, etc. will be screened from view. The proposed project meets the Goals and Policies of the General Plan and the Zoning Ordinance. Conditions of Approval have been included to ensure that the project will continue to comply with all Hollister regulations, will not impact the surrounding area, and will maintain an attractive site.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving S&A 2022-11, subject to the Conditions of Approval (Attachment 1);
2. Adopt a Resolution approving S&A 2022-11, with Conditions of Approval modified by the Planning Commission;
3. Deny the Proposed Project; or
4. 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: Geary Coats / Monterey Bay Alternative Medicine – Hollister
P.O. Box 1356
Carmel, CA 93921

PROPERTY OWNER: Central Coast Leasing
P.O. Box 1697
Capitola, CA 95010

LOCATION: 773 San Felipe Road

**ASSESSOR PARCEL
NUMBER:** APN 051-100-047

**GENERAL PLAN
DESIGNATION:** North Gateway Commercial

ZONING DISTRICT: NG (North Gateway)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
773 San Felipe Rd	NG	North Gateway	Vacant
North	NG	North Gateway	Commercial/Industrial
South	NG	North Gateway	Commercial/Industrial
East	NG	North Gateway	Vacant
West	San Benito County	North Gateway	Vacant/Agriculture

PLANNING COMMISSION RESOLUTION NO. 2023-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING A SITE AND ARCHITECTURAL REVIEW (S&A 2022-11) TO CONSTRUCT A NEW 2,400 SQUARE FOOT CANNABIS DISPENSARY ON A 35,087 SQUARE FOOT LOT IN THE NORTH GATEWAY (NG) ZONING DISTRICT LOCATED AT 773 SAN FELIPE ROAD
APN 051-100-047**

WHEREAS, the Applicant, Geary Coats/Monterey Bay Alternative Medicine-Hollister, has requested approval of a Site and Architectural Review for the construction of a 2,400 square foot cannabis dispensary and related improvements on a 35,087 square foot property located at 773 San Felipe Road; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlement prepared by Whitson Engineers received by the Planning Division on January 4, 2023; 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 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 Site and Architectural Review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 9, 2023 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 infill development project pursuant to Section 15332, Class 32, of the California Environmental Quality Act (CEQA) because the project is consistent with the General Plan Land Use Designation of North Gateway Commercial, the Zoning Designation of North Gateway (NG), the project is within the City Limits of Hollister on property with urban services, and the project site is less than five acres in size and is surrounded by developed properties; 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 Site and Architectural Review:

A. The proposed Project, as conditioned, will comply with the policies of the General Plan because:

1. The proposed project is a cannabis dispensary and has a General Plan Land Use

Designation of North Gateway Commercial, which permits cannabis uses.

2. The proposed project is located within a developed area and is surrounded by existing or proposed commercial and industrial development. The proposed building is compatible with surrounding uses, and reflects the agricultural uses which exist in the nearby unincorporated areas to the east and west of the site, which is consistent with Goal LU1 of the General Plan.
 3. The project proposes 21 total parking spaces, including 18 standard, 2 ADA accessible spaces, and 1 electric vehicle charging space, as well as 2 bicycle parking spaces, which exceeds the required parking spaces, and includes ADA pathways to San Felipe Road, in accordance with Policy LU4.1.
 4. The building includes accent elements inspired by farmhouse façade to allude to the agricultural identity of Hollister, has variations in the roof pitch to avoid blank and monotonous walls as required by Policies LU11.1 and LU11.2.
- B. The proposed Project, as conditioned, is consisted with Chapter 17.08, Commercial Zone Land Uses and Permit Requirements, Chapter 17.18, Pedestrian, Bicycle, Parking and Loading Standards, and Section 17.16.080, Landscaping Design and Standards because:
1. The proposed project meets the setback and height requirements of the North Gateway Zoning District, as it is setback off each property line where the Zoning Ordinance permits a zero lot line development, and the proposed structure is 29' 11", which is less than the maximum 50' allowance in the North Gateway Zoning District.
 2. A total of 18% (6,342 SF) of the site will be landscaped, which is greater than the 5% minimum coverage required by the Zoning Ordinance.
 3. The proposed building includes a combination of colors and materials and accent details which enhance the building. The design of the structure is compatible with the commercial and industrial buildings in the area as well as evokes a farmhouse style, which is compatible with surrounding agricultural uses in the nearby unincorporated county areas. Loading areas and trash enclosures are located behind the building, away from public view, which is consistent with Sections 17.08.040(C)(1) and 17.08.030(K) of the Zoning Ordinance which seeks to establish an attractive entry into Hollister within the North Gateway.
 4. The proposed development provides access to the neighboring parcel to the east, which is proposed for future development, and this is consistent with Sections 17.08.040(A) and 17.08.030(C).
 5. Landscaping has been provided around the front and rear of the building and parking lot facing San Felipe Road. The proposed landscape provides adequate screening of the parking area on the site, consistent with Section 17.08.040(C)(6). The project will prune existing trees along the San Felipe Road frontage, and will plant additional trees within

the project site. All landscaping will be water efficient and be consistent with the requirements of Section 17.08.030(G).

6. As conditioned, all rooftop equipment will be required to be shown on the Building Permit plans and are required to be screened from public view as required by Section 17.08.030(N).
 7. The proposed use is cannabis dispensary, which is permitted in the North Gateway Zoning District pursuant to Section 17.08.020 of the Zoning Ordinance. This use falls under general merchandise for the purposes of calculating parking requirements. In accordance with Section 17.18.060 (Table 17.18-1), the parking requirements for general merchandise is one space for each 250 square feet of gross floor area and one space for each company vehicle plus 5% (or a minimum of two) bicycle parking spaces. The proposed building has a gross floor area of 2,400 square feet and the use will have no directly affiliated company vehicles, which requires a total of 10 vehicle and 2 bicycle parking spaces. The project proposes 21 parking spaces and 2 bicycle parking spaces, which meets and exceeds the parking requirements of the municipal code to support their use. The location and design of the parking lot and circulation has been reviewed by the DRC and meets the requirements of Chapter 17.18 with respect to safety, design, circulation, drainage, lighting, and access.
- 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 commercial area with developed parcels surrounding. Pursuant to Section 15332, Class 32, of the California Environmental Quality Act, the proposed project is categorically exempt from CEQA because the project is located on a site which is surrounded by development, consists of less than five acres, and has access to all utilities.
 2. The proposed project will develop a property that is located in an existing commercial and industrial area. The site is surrounded by developed parcels, or parcels proposed for future development. The site is well designed, meets the Goals and Policies of the General Plan, and satisfies the requirements of the Zoning Ordinance. The site will have adequate circulation, access, parking, landscaping, and site improvements and therefore will not be detrimental to the health, safety, and welfare of persons working in the neighborhood or City. The project has been reviewed by the City's DRC to ensure that the project, as conditioned, will not have impacts on the site or the surrounding area.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister hereby approves S&A 2022-11 to allow the construction of a new cannabis dispensary building and related improvements located at 773 San Felipe Road, subject to the following Conditions of Approval.

**CONDITIONS OF APPROVAL
S&A 2022-11**

General Conditions

1. **Approval.** This Site and Architectural Review approval is for 773 San Felipe Road (S&A 2022-11). The proposed development shall be in substantial conformance to the plans prepared by Whitson Engineers and dated "Received, January 4, 2023" on file with the Planning Division, and other plans, text, and diagrams relating to this Site and Architectural Review, 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.** In accordance with Section 17.24.130(E)(1) of the Municipal Code, this Site and Architectural Review approval shall expire two (2) years from the date of approval unless a Building Permit is obtained.
3. **Time Extension.** In accordance with Section 17.24.130(E)(2) of the Municipal Code, the Director of Development Services may extend the time for an approved permit to be exercised upon the Applicant(s) written request for an extension of approval at least thirty (30) days prior to expiration of the permit together with the filing fee. If the Director determines that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years. For phased developments with three or more buildings, an extension of a third year may be granted if at least one of the buildings has been constructed.
4. **Permit Validity.** This Site and Architectural Review approval shall be valid for the remaining life of the approved structure so long as the operators of the subject property comply with the project's conditions of approval.
5. **Appeal Period.** The building permit plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued until the appeal period has expired or a final action is taken on appeal.
6. **Revocation of Permit.** The Site and Architectural Review 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.
7. **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.

8. **Clean-up.** The Applicant/Developer shall be responsible for clean-up and disposal of project-related trash to maintain a safe, clean, and litter free site.
9. **Modifications.** Modifications or changes to this Site and Architectural Review may be considered by the Director of Development Services if the modifications or changes proposed comply with Section 17.24.130(F) of the Municipal Code.
10. **Accessory/Temporary Structures.** The use of any accessory or temporary structures, such as storage sheds or trailer/container units used for storage or for any other purposes shall be subject to review and approval by the Director of Development Services.
11. **Clarification of Conditions.** In the event 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 public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts from this project.
12. **Noise During Construction.** Construction activities on the project site must employ noise suppression devices and techniques and shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturdays and shall be prohibited on Sundays and federally recognized holidays per Ordinance 1137 of the Hollister Municipal Code. No construction, landscape maintenance or grounds maintenance activities shall occur on federal holidays. Construction equipment and activities shall use noise suppression devices and techniques.
13. **Overtime Inspections.** Arrangements for overtime inspection services and payment of fees for the same shall be made at least 48 hours in advance, and are subject to inspection availability and approval by the City Engineer. Alternatively, the Applicant may engage a third-party inspector at its own expense, so long as the identity of such inspector and work is approved in advance in writing by the City. Any work performed without inspection is subject to rejection by the City in the City's reasonable determination.
14. **Fencing/Walls.** Perimeter walls or fences shall be architecturally treated and compatible with the predominant architectural style of the site. In addition, anti-graffiti mechanisms such as landscaping or graffiti coating will be required on all new perimeter walls and fences.
15. **Code Enforcement.** Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, license or other entitlements, which 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.”

Planning Department - Standard Conditions

16. **Signage.** Prior to the installation of any signage the Applicant shall apply for and receive approval of a Sign Program from the Planning Division and any permits required from the Building Division in accordance with Chapter 17.20 of the Hollister Municipal Code.
17. **Equipment Screening.** All electrical and or mechanical equipment shall be screened from public view. Air conditioning units, ventilation ducts, vents and all other mechanical equipment shall be screened from public view with the materials compatible to and well integrated into the design of the main building. Any roof-mounted equipment shall be completely screened from view by materials architecturally compatible with the building and to the satisfaction of the Director of Development Services. The Building Permit plans shall show the location of all equipment and screening for review and approval by the Director of Development Services. If installed at grade, units shall be permanently installed on non-moveable materials as reasonably approved by the Building Official and Development Services Director.
18. **Colors.** The exterior paint colors of the building(s) are subject to City review and approval. The Applicant shall submit proposed color samples for the exterior of the building for review and approval by the Planning Division. The Applicant may also be required to paint a portion of the building the proposed colors for review and approval by the Development Services Director prior to painting the building(s).
19. **Trash and Waste Accumulation.** The Applicant or any future owner shall provide and conduct regular maintenance of the site at least once daily, in order to eliminate and control the accumulation of trash, excess waste materials and debris.
20. **Future Modifications.** Any future modifications to the exterior of the building or the landscaping shall require review and approval by the City in a manner determined by the Development Services Director.
21. **Continuous Maintenance.** Prior to occupancy, a plan or agreement for continuous maintenance and management of the building, to include, but not be limited to, paved surfaces, utilities, trash and recycling enclosures, and open space areas such as in the form of Codes Covenants & Restrictions (CC&R's) or a maintenance agreement shall be recorded for building operations and provided to the City. The applicant shall be required to obtain garbage service at the site consistent with approved plans.
22. **Landscape and Property Maintenance.** In the event that any tenants or the property owner ceases or reduces operations on the Property, the Developer and/or the property owner shall continue to comply with Conditions No. 21 through No. 27 related to Landscaping and Condition No. 17 related to Trash and Waste Accumulation.

Planning Department – Project Specific Conditions of Approval

23. **Cannabis Use Permit.** Prior to issuance of any business license for cannabis use, the applicant shall receive any and all approvals required for a Cannabis Use Permit from the City of Hollister Cannabis Affairs Division, and shall receive any subsequent necessary reviews and approvals. The Cannabis Licensee shall comply with any conditions of approval or operations placed on the permit at all times for the duration of the life of the operations.
24. **Cannabis Waste.** All cannabis waste shall be secured within an acceptable receptacle and/or area that meets all requirements of the Department of Cannabis Control and City of Hollister Cannabis Affairs Division.

Landscaping – Standard Conditions

25. **Final Landscape and Irrigation Plans.** Final Landscape and Irrigation Plans, all written documentation and an Application Fee as required by Chapter 15.22, Water Efficient Landscape Ordinance, shall be submitted to the Planning Division in conjunction with an application for a building permit. The Plans shall be prepared and stamped by a State licensed landscape architect or registered engineer shall be submitted for review and approval by the Development Services Director. Plans shall be generally consistent with the conceptual landscape plans prepared by WR&D Architects, LLP received by the Planning Department on July 12, 2022, except as modified by the Conditions listed below or as required by the Director of Development Services. The Plans shall be approved and all landscaping shall be installed prior to Occupancy.
26. **Landscaping.** The Applicant/Development shall construct all landscaping within the site and along the project frontage. The on-site landscaping shall be to the satisfaction of the Director of Development Services. The street trees on the frontage landscaping shall be a minimum of 36" box, their exact tree locations and varieties shall be approved by the Director of Development Services and the City Engineer.
27. **Shrubs.** All shrubs shall be continuously maintained including pruning and regular watering. If at any time the shrubs in the parking lot or throughout the project site are damaged, missing, dead, or dying these shrubs shall be immediately replaced with the same species to the reasonable satisfaction of the Director of Development Services.
28. **Trees.** The Applicant and/or property owner shall continuously maintain all trees shown on the approved Landscape Plans including replacing dead or dying trees with the same species, pruning and regular watering of the trees.

Building – Standard Conditions

29. **Building Codes and Ordinances.** All project construction shall conform to all local and State energy and seismic requirements, all applicable Building and Fire Codes and ordinances in effect at the time of building permit.
30. **Building Permits.** 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. The Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits. All improvements shall strictly adhere to the approved site plan, unless prior approval is granted by the City for changes.

31. **Conditions of Approval.** Each set of plans submitted for a building permit shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated Conditions of Approval attached to each set of plans.
32. **Code Compliance.** All building permit plans shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes.
33. **Additional Approvals.** Prior to building permit issuance, the Applicant shall provide the Building Department with verification that all necessary permits and approvals from the Fire Department and San Benito County Environmental Health Department permits have been obtained.
34. **ADA.** All requirements of the State Architect for handicapped accessibility shall be met, including but not limited to parking, access ramps and building accessibility facilities.
35. **Mechanical Equipment.** Air conditioning units, ventilation ducts, vents and all other mechanical equipment shall be screened from public view with the materials compatible to and well integrated into the design of the main building. If installed at grade, units shall be permanently installed on non-moveable materials as reasonably approved by the Building Official and Director of Development Services.
36. **Demolition Disposal Plan.** Prior to issuance of a building permit or a demolition permit, the developer shall prepare and submit a solid waste diversion plan for review and approval by the Building Department. The diversion plan shall comply with Chapter 15.04.045 of the City of Hollister Municipal Code by establishing criteria and procedures to divert a minimum of 50% of all construction or demolition waste from being disposed at a landfill, subject to review and approval by 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 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 area. The City shall return the deposit with any interest generated during the deposit after submittal of verifiable documentation of the required diversions.

Public Works – Standard Conditions

37. **Standards.** All improvements required shall be designed in accordance with City Design Standards and constructed in accordance with the City of Hollister Standard Plans and Specifications, 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 Geological Investigations, are to be adhered to, and all required fees shall be paid.

38. **Non-vehicular Access.** The Improvement Plans shall be required to indicate all public and private rights-of-way for streets including a 10 ft. minimum P.U.E. as deemed necessary by the City Engineering Department as well as a one-foot non-vehicular access strip along all street terminating at the project boundary and at any property phase line.
39. **Public and Private Easements.** If a Final Map is not recorded the developer shall be required to indicate all public and private easements necessary to serve the project by a separate instrument. These easements shall include the following: utility, water, sewer, telephone, storm drainage, fiber optic conduit, cable, T.V., tree planting and maintenance.
40. **Water Supply.** Prior to issuance of building permit, the developer shall provide to the Engineering Department, water calculations based on recent hydrant tests showing sufficient water supply for domestic & fire suppression use.
41. **Private Maintenance of Utilities.** The developer shall be responsible for all maintenance and operation of all utilities and improvements from the time of installation. All utilities to be privately maintained.
42. **Site Clearance.** Prior to receiving issuance of a grading permit, 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.
43. **Commercial Fencing.** Prior to occupancy, Commercial fencing shall be installed or replaced along the Commercial boundary, in accordance with City standards. Commercial fencing shall be approved by the City Engineering Department and Planning Division prior to installation. Double fencing shall not be allowed.
44. **Soils Report:** As part of the S&A approval, a geotechnical soils report shall be submitted to comply with the current building code in accordance with the provisions of the City Subdivision Ordinance.
45. **Storm Water Pollution Prevention Plan (SWPPP):** Prior to any site development or grading permit issuance, the applicant shall provide evidence of the State issued permit and add the WDID number to the grading plan.
46. **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 meet the requirements of the California Regional Water Quality Control Board Central Coast Region, Resolution No. R3-2013-0032 dated July 12, 2013 (PCRs), entitled Post-Construction Storm Water Management Requirements for Development Projects in the Central Coast Region, as applicable and shall address all required post-construction stormwater runoff BMP control measures, as applicable. The applicant shall submit the SWCP 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.

47. **Drainage Report:** Prior to any site development or grading, 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 tributary areas on and to the site, and shall provide all information pertinent to the capability of the proposed drainage facilities to handle the expected post-construction storm water 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.
48. **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.
49. **Storm water and grading permit:** Prior to 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.
50. **Solid Waste Diversion Plan:** Prior to a building or demolition permit, the developer shall prepare and submit a solid waste diversion plan for review and approval by the Building Department. The diversion plan shall comply with Chapter 15.04.045 of the City of Hollister Municipal Code by establishing criteria and procedures to divert a minimum of 50% of all construction or demolition waste from being disposed at a landfill.
51. **Water line improvements:** The water system improvements shall be subject to the review and approval of either the City of Hollister and shall meet the following requirements:
 - a. All water system improvements shall be installed in accordance with the City of Hollister's standards that are in effect at the time of improvement plan approval.
52. Any offsite waterlines necessary to be installed under proposed pavements shall be installed at the time of the roadway improvements.
53. **Impact Fees:** Prior to occupancy, all impact fees must be paid to the Building Department and shall be based on those in effect at the time of connection. Development impact fees that apply to the project are listed below:
 - a. Water Connection (City of Hollister)
 - b. Traffic Impact Fee
 - c. Sewer Facilities Development Impact Fee

- d. Sewer Collection
- e. Storm Drainage
- f. Police Impact Fee
- g. Fire Impact Fee
- h. Jail and Juvenile Hall Facilities

For a complete list of all applicable impact fees, please contact the City of Hollister Engineering Department at 831-636-4340. Such list is also made available on our City website, under Engineering Department.

54. **Developer Fees.** The developer shall pay all fees including, but not limited to, fees required by reimbursement agreements, drainage agreements, improvement plan checking and inspection fees, as well as any applicable fees pursuant to the Public Works Master Plan.
55. **Reduced Pressure Principal (RPP).** When the City of Hollister deems it necessary, the applicant shall be required to install an RPP backflow prevention device at their sites which shall meet the following criteria:
- a. The RPP shall conform to all AWWA (American Water Works Association) standards and shall be appropriately sized for the specific application on the site.
 - b. 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.
 - c. The Utility Division shall receive a copy of the initial RPP inspection report.
 - d. Any and all RPP defects shall be immediately repaired or replaced prior to the Utility Division reestablishing water service to the sites. The owner/operators shall have the RPP inspected/tested each year thereafter, with all reports forwarded to the Utility Division.
 - e. 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.
 - f. The RPP shall be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements.
 - g. 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.
 - h. 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.
56. **Sewer Mains and Laterals.** Prior to burial, the Engineering Department shall inspect all building laterals, the project's main sanitation collection system, the connection to the City's main sanitary collection system, and the interceptor installation. The owner/developer shall contact the Engineering Department at least 24 hour prior to all necessary inspections.
57. **Water Mains and Services.** Prior to connection and burial of services and mains, the Engineering Department shall inspect all water services, mains, meters, and meter boxes. At the time of the service inspection, a lay length spacer pipe shall be set in place of the meter which shall be drilled

with holes that have a minimum diameter of ¼", as approved by the City inspector. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.

58. **Water Valves.** The applicant shall place a valve on each leg of a water line tee or cross. The maximum distance between valves shall be 800 ft.
59. **Storm Drain Facilities.** Prior to burial or connection of storm drain facilities, the Engineering Department shall inspect the installation and connection of such facilities to assure compliance with the City's standards. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.
60. **Water Meter Applications.** 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.
61. **Fire Hydrants.** Prior to improvement plan and final map approval, the applicant shall coordinate with the Fire Chief at 831-636-4325 for the placement of fire hydrants and provide an approved plan to the Engineering Department.
62. **Slurry Seal.** Prior to the City's providing final occupancy the vicinity roads shall be in a good state of repair as determined by the City Engineering Department. Roads on the project site and vicinity determined not to be in a good state of repair by the City Engineering Department, or that have utility trench cuts, shall be repaired curb to curb by the applicant using Type II slurry seal or by an alternate method approved by the City of Hollister. Upon the overlay, all pavement legends and striping shall be placed and/or redone. Thermoplastic material shall be used for the road markings.
63. **On-Site Drainage.** The developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe).
64. **Post Construction Requirements.** A deed restriction shall be recorded prior to occupancy for all on-site post construction requirements including, but not limited to, bio-filtration basin chambers and pipe. This will guarantee maintenance of drainage features.
65. **Encroachment Permit.** An encroachment permit shall be issued in addition to the grading permit for the work within the City of Hollister right-of-way or public easements within the property. This includes improvements such as: driveway approaches, water line connection for domestic water or fire services, sewer lateral installations and any other improvements on right-of-way. Encroachment Permits are issued at the Engineering Department located at 339 Fifth Street, in Hollister Ca.
66. **Standing Water.** All standard requirements regarding storm drainage shall be followed. There shall be no standing water for more than five days, nor shall any types of bodies of water, including bio retention swales, be allowed to form with any type of improvement on site.

67. **Grading and Subdivision Improvement Work.** Prior to issuance of a grading permit, applicant shall provide approved surety in the amount of 100% of the Engineers Estimate for Performance surety and Labor and Material surety, pay all applicable fees, provide a work schedule, as well as insurance certificates as required per City Standards and Municipal Code sections 15.24.120 and 15.24.315.
68. **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.
69. **Addresses.** Prior to building permit issuance, address requests shall be submitted to the Engineering Department along with an AutoCAD file with line work showing the property lines, curb, gutter, and sidewalk.
70. **Setbacks.** No buildings, trees, bushes, other structures or materials shall be placed within ten feet (10') of the meters, water lines or sanitary sewer connections and laterals.
71. **Construction Equipment.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, 89.112.
72. **Hazardous Materials.** Prior to the issuance of a demolition permit or of a grading permit that involves demolition of existing structures, the developer shall contract with a certified asbestos/lead paint consultant to perform an asbestos and lead paint inspection prior to the demolition of regulated structures. Should the inspection identify the presence of asbestos and/or lead paint, the developer shall contract for material abatement. Removal or disturbance of asbestos and lead paint requires adherence to the California Division of Occupational Safety and Health and California Department of Public Health regulations. Should the asbestos and lead paint inspection indicate the presence of the significant levels of asbestos, the developer shall contract a California State registered and licensed asbestos abatement contractor to perform the asbestos work. The asbestos and lead paint inspection and evidence of abatement of any identified lead-based paint and regulated asbestos containing materials shall be presented to the city prior to issuance of a grading and/or demolition permit.
73. **Damages.** 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.

74. **Backflow.** The developer shall install a backflow prevention device on the existing sewer lateral between the building and the City's sanitary sewer main. The device shall be maintained and operated by the owners and shall periodically tested by the owners to insure the device is working properly.
75. **Trash Enclosures.** The trash enclosure shall be designed by a California licensed architect and a California structural engineer, shall be located on the site served and shown on the engineering plans. The trash enclosure shall include a solid roof to prevent pollutant discharge and runoff during a rain event. The size and dimensions of the trash enclosures shall be based on the required number and size of containers for trash, recyclables, and organic waste/composting. The applicant shall contact Recology to confirm quantity and size of bins/containers in order to properly size the trash enclosure(s). The trash enclosure floor shall be designed to slope to an interior P-trapped area floor drain and connected to a grease, oil and sand interceptor before plumbing to the sanitary sewer system per the city's latest engineering standard specifications and details. The floor shall be designed to contain all interior run off and not allow outside storm runoff from entering the trash enclosure. A sign shall be posted on the front of the trash enclosure prohibiting the dumping of hazardous materials into the sanitary sewer system. The sign shall be 12 inches wide by 18 inches tall, made of rust proof aluminum, and read "No Hazardous Waste Dumping" in red letters with white background. The sign shall be reviewed and approved by the Engineering Department.
- a. Design Criteria:
- i. The design of the trash enclosure shall be architecturally compatible with the primary building on site to provide a coordinated design.
 - ii. The exterior materials and colors of the enclosure walls shall match the building walls.
 - iii. Chain link fencing with or without wooden/plastic slats is prohibited.
 - iv. All trash enclosures shall have solid metal or wood gates with latches and be secured in the open/closed positions with cane bolts. Latch shall be no higher than five feet.
 - v. Roofs shall be painted with rust-inhibitive paint.
76. **Landscape Maintenance.** The property owner shall be responsible for maintenance of all on-site landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. The applicant will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.
77. **Parking Lot Maintenance.** Every two years or longer if deemed appropriate by the City Code Enforcement Officer, the applicant shall maintain and re-stripe the parking stalls so that they will always be clean and visible to employees and customers.
78. **Wheel Stops.** Wheel stops shall be installed in parking areas where needed to maintain proper pedestrian movements or to protect landscaping.
79. **As-Built Plans.** Developer must provide the City Engineering Department with an electronic pdf

and AutoCAD copy of the final as-built plans as well as one Mylar print and one reproduction copy. The final as-built must be updated with all changes made during construction such as additions and deletions, including changes that were made to reflect actual site conditions.

80. **Approved Resolution.** A complete hard copy of the approved signed resolution shall be included with the submittal of the parcel map to the City Engineer.
81. **Construction Dust and Emissions.** To reduce dust emissions from demolition, grading, and construction activities on the project site, the following language shall be included in all grading and construction plans for the project prior to issuance of demolition or grading permits:
- a. Dust control measures shall be employed to reduce visible dust leaving the project site. The following measures or equally effective substitute measures shall be used;
 - b. Use water to add moisture to the areas of disturbed soils twice a day, every day, to prevent visible dust from being blown by the wind;
 - c. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
 - d. Apply non-toxic binders and/or hydro seed disturbed soils where grading is completed, but on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;
 - e. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;
 - f. Maintain at least two feet of free board and cover all trucks hauling dirt, sand, or loose materials;
 - g. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;
 - h. Stop grading, and earth moving if winds exceed 15 miles per hour;
 - i. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
 - j. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance);
 - k. Limit the area under construction at any one time; and
 - l. Construction equipment shall use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel whenever possible.
82. **Utilities.** The developer shall make arrangements for P.G.&E., AT&T, or any other utilities authorized to operate in the City of Hollister. All such utility work shall be done in accordance with Joint Utility requirements as well as the City of Hollister Specifications and Details.
83. **Stormwater Control Plan.** As required by the City of Hollister Engineering Department, the applicant shall update the stormwater control to plan to reflect the approved site plan.

Off-Site Improvements

84. **Improvement Plans.** Improvement plans for the entire project, including any off-site improvements shall be approved to the satisfaction of the Public Works Department, Utilities Department, and Fire Department prior to map recordation. Off-site improvements may include but are not limited to roadways, sewer mains, water mains, recycled water mains, and storm drain improvements. Off-site improvements may include off-site access roadways, transportation improvements, and utility system improvements.
85. **Plan Submittal.** The improvement plans shall clearly show all existing structures, site improvements, utilities, water wells, septic tanks, leach fields, gas and wire services, etc. The plan shall include any pertinent off-site water well and private waste disposal systems that are located within regulated distances to the proposed drainage and utility improvements. The plan shall include the proposed disposition of the improvements and any proposed phasing of their demolition and removal.
86. **Existing Easements.** The map and improvement plans shall show and clarify the extent of all existing public and private easements. The developer shall provide any additional clarification regarding the use and disposition of any water wells. Any private water well service piping that crosses or is proposed to cross an existing or future public right-of-way shall be approved by the City and shall be covered by an Encroachment Agreement to be recorded in a format approved by the City. The developer shall provide any additional clarifications, amendments, and/or quit-claims on any outstanding private easement agreements, as necessary.

Overhead Utilities

87. **Overhead Wire Utilities.** The public improvement plan submittal shall show all existing and proposed overhead wire utilities. Any existing overhead primary and secondary wiring within the project boundary shall be undergrounded in conjunction with the project improvements. Unless otherwise specifically approved, pole relocation in lieu of undergrounding is not permitted. Off-site service drops shall be eliminated. The new service feeds for the subdivision shall be completed by underground wiring without a net increase in utility poles. Terminal end utility poles shall be located off-site unless otherwise approved by the City.
88. **Undergrounding of Utilities.** Any widening of streets with existing overhead wire utilities shall include the undergrounding of the existing wiring. The City Engineer may require replacement streetlights per City Standards where streetlights exist on wood poles.
89. **Road Improvements.** The applicant shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved Site and Architectural Plan submittal, 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.
- a. **San Felipe Road Improvements.** The east side of San Felipe Road, along the

frontage, shall have full road improvements, including, but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, and landscaping, in accordance with the San Felipe Beatification Plans and as determined by the City Engineer. If the City Engineer deems necessary or appropriate, the applicant shall pay the City the cost of the improvement for any or all required frontage improvements in-lieu of the construction of said improvements.

90. Upon improvement of the driveway approach from San Felipe Road, the applicant shall repair, improve, and replace the existing culvert to the standards required by the City Engineer and Management Services Department.

Fire Department – Standard Conditions

91. **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.
92. **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.

93. **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.**
94. **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.
95. **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 and 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.
96. **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.
97. **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.
98. **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.

99. **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.

100. **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.

101. **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.

102. **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.

103. **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.

104. **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 $\frac{1}{2}$ 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.

105. **KNOX BOX.** 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.
106. **Fire Flow.** Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
107. **Fire Hydrants.** 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. **Must install new fire hydrant on San Felipe.**
108. **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.
109. **Hydrant 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.
110. **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.
111. **Physical Protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
112. **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
113. **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.

114. **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.
115. **Approved Automatic Sprinkler Systems** shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction. Exceptions:
- (1) Structures not classified as Group R occupancies and not more than 500 square feet in total floor area.
 - (2) Detached agricultural buildings, as defined by this code, located at least one hundred feet (100) from any other structure or the property line, whichever is closer.
 - (3) Accessory structures associated with existing non-sprinklered R-3 occupancies (one- and two-family dwellings) and less than one thousand five hundred (1500) square feet in total fire area.
 - (4) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the Fire Code Official permits alternate protection.
116. **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.
117. **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.
118. **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.
119. **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**.
120. **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.

121. **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.

122. **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.

123. **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**

124. **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.

125. **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**

126. **Portable Fire Extinguishers.** Structures under construction, alteration or demolition shall 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.

127. **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.

128. **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.

129. **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.

130. **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
131. **Water Systems.** 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.
132. **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.
133. **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.
134. **Fire Life Safety Inspection.** Schedule final fire life safety inspection pay associated fees at 831-636-4325.

San Benito County Environmental Health – Conditions

135. **Hazardous Materials.** If any hazardous materials are to be stored in any existing or proposed facilities/buildings/structures, a Hazardous Materials Business Plan (HMBP) must be completed and submitted to the Department of Environmental Health. The HMBP shall be electronically submitted to the department via California Environmental Reporting System (CERS). On CERS, this consists of three submittal elements: Facility Information *including Business Activities and Business Owner Operator Identification), Hazardous Materials Inventory (including site map/plan), and Emergency Response and Training Plan.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of Hollister on this 9th day of March 2023, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Christy Hopper, Secretary

PLEASE NOTE

It is the sole responsibility of the 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.



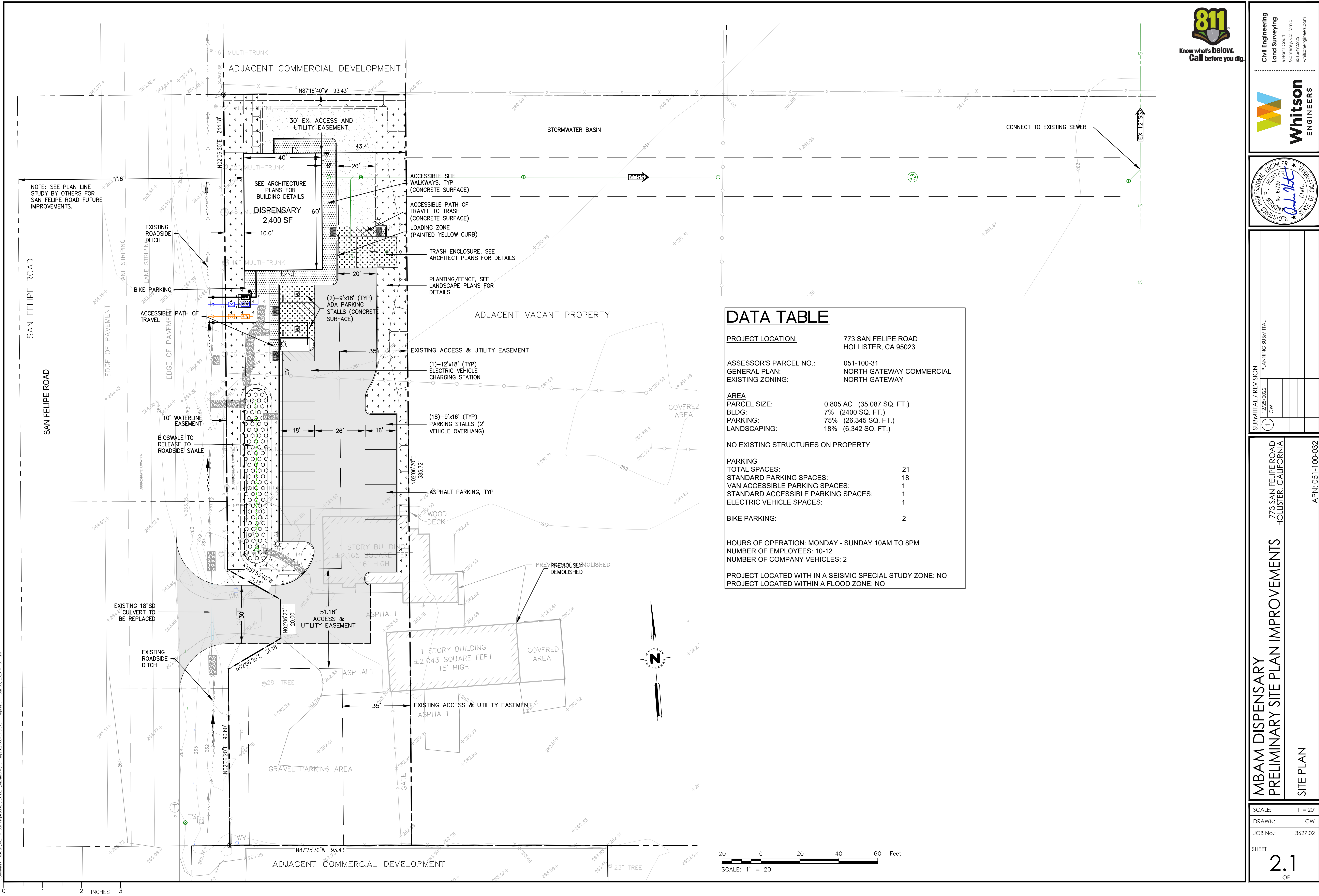
PROJECT NAME:	HOLLISTER CANNABIS DISPENSARY
DESCRIPTION OF PROPOSED USE:	CANNABIS DISPENSARY FACILITY

<u>OWNER:</u>	<u>APPLICANT:</u>
ROBERT BLADGETT + LONNA LEWIS	COATS CONSULTING
1840 41ST AVE, SUITE 102-369	P.O. BOX 1356
CAPITOLA, CA 95010	CARMEL, CA 93921
CONTACT: BOB & LONNA LEWIS	CONTACT: GEARY COATS
TEL: 831-706-0510	TEL: 831-238-7415
EMAIL: LLONNALEWIS@ROCKETMAIL.COM	EMAIL: COATSCONSULTING@GMAIL.COM
<u>ARCHITECT:</u>	<u>LANDSCAPE ARCHITECT:</u>
WALD, RUHNKE & DOST ARCHITECTS, LLP	FLORAVISTA
2340 GARDEN ROAD, SUITE 100	19017 KAREN DRIVE
MONTEREY, CA 93940	SALINAS, CA 93907
CONTACT: KENNETH TURGEN	TEL: 831-663-3652
TEL: 831-649-4642	
EMAIL: KENT@WRDARCH.COM	

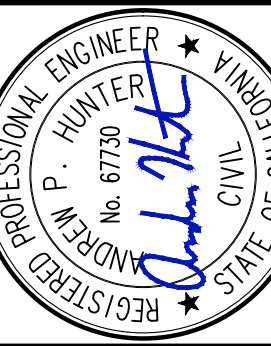
SHEET 1.1	TITLE SHEET
SHEET 2.1	SITE PLAN
SHEET 3.1-3.7	ARCHITECTURAL COVER SHEET AND BUILDING ELEVATIONS
SHEET 4.1	FLOOR PLANS AND ARCHITECTURAL SITE DETAILS
SHEET 5.1-5.3	CIVIL GRADING, DRAINAGE AND UTILITY PLAN
SHEET 6.1-6.2	CIVIL DETAILS
	CONCEPTUAL LANDSCAPE AND IRRIGATION PLAN



3:\Monterey Projects\3627 - San Felipe\DWG\3627-05-01.dwg d:\pawel Jan 03, 2023 10:17am



Civil Engineering
Land Surveying
4 Heald Court
Monterey, California
831.649.5232
whitsonengineers.com



SUBMITTAL / REVISION	PLANNING SUBMITTAL
1	CW

MBAM DISPENSARY
PRELIMINARY SITE PLAN IMPROVEMENTS
773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
APN: 051-100-032
SITE PLAN

SCALE: 1" = 20'
DRAWN: CW
JOB No.: 3627.02
SHEET
2.1
OF

MBAM DISPENSARY

773 San Felipe Road
Hollister, CA 95023



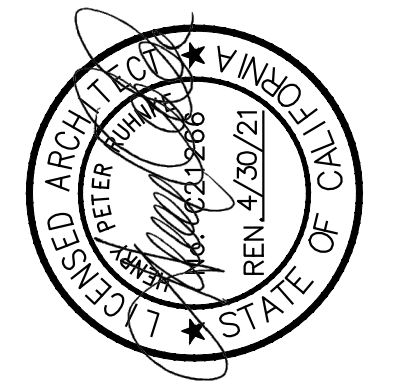
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

FAX: 831.649.3530

WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



APN: 051-100-032

MBAM DISPENSARY
BOB & LONNA BLODGETT
773 SAN FELIPE ROAD
HOLLISTER, CA 95023

JOB NO.:

19103

PRINT DATE:

PLOT DATE: 1.3.2023

DRAWN BY: JTI

CHECKED BY: KT

SET ISSUED:

8.14.2020 2nd Building Submittal

12.18.2020 Plan-Check responses

SHEET NAME:

COVER SHEET

SHEET NO.:

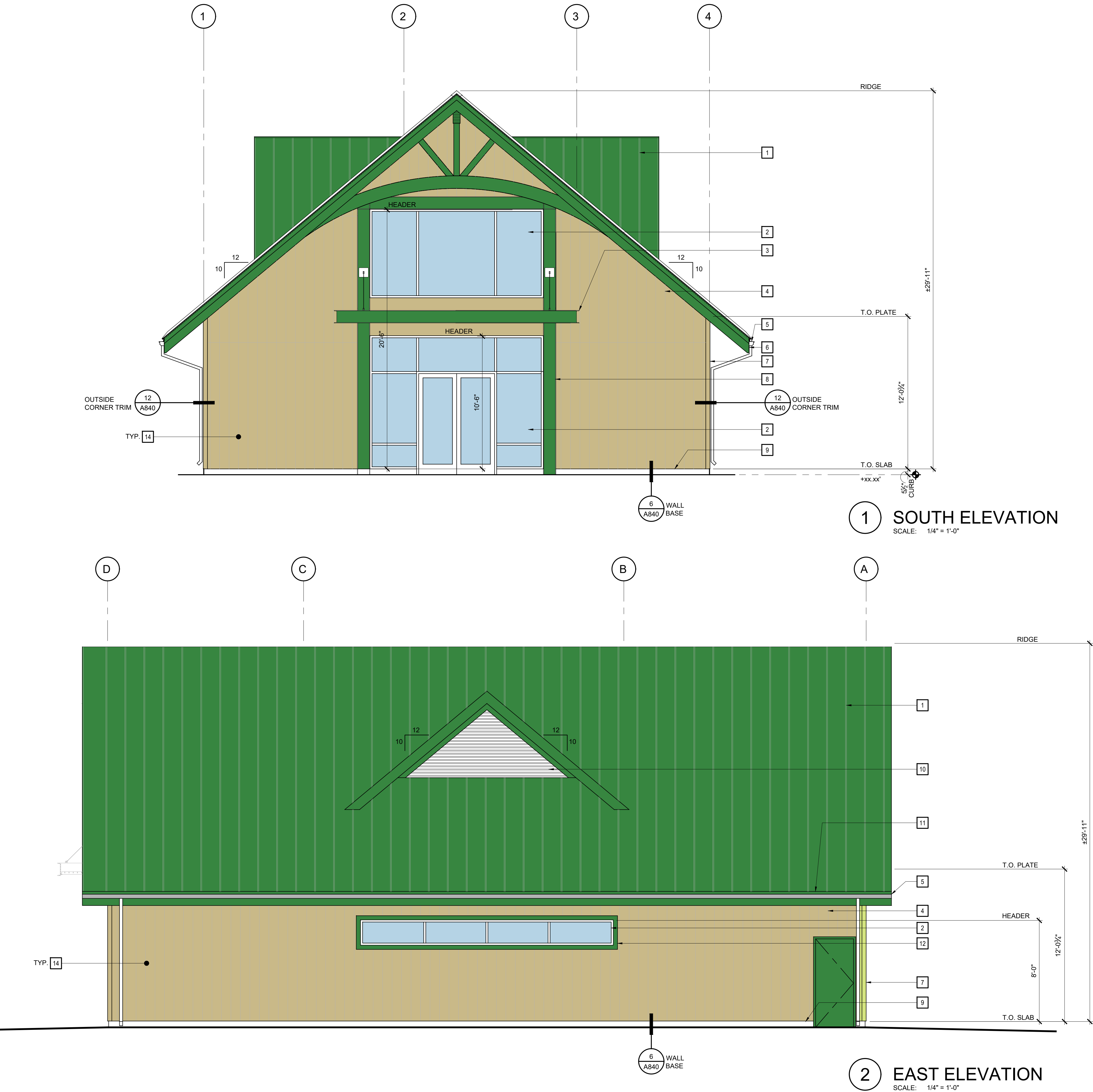
3.1

FILE NAME: 19132-A001

ABBREVIATIONS				LEGEND		SYMBOLS		PROJECT TEAM		PROJECT INFORMATION		SHEET INDEX	
& L @ Q t PROPERTY LINE POUND OR NUMBER A.B.S. ANCHOR BOLT ABV. ABOVE A.A. ASPHALTIC CONCRETE AC. AIR CONDITIONING ACOUS. ACOUSTICAL ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR AGGR. AGGREGATE ALUM. ALUMINUM ANOD. ANODIZED A.P.A. AMERICAN PLYWOOD ASSOCIATION APPROX. APPROXIMATE ARCH. ARCHITECTURAL A.S. ADJUSTABLE SHELF BD. BOARD BIT. BITUMINOUS BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BM. BENCH MARK BOT. BOTTOM BRG. BEARING BYWN. BETWEEN B.U.R. BUILD-UP ROOFING B.W. BOTH WAYS CAB. CABINET C.B. CATCH BASIN CBC. CALIFORNIA BUILDING CODE CEM. CEMENT CER. CERAMIC CFCI. CONTRACTOR FURNISHED, CONTRACTOR INSTALLED C.F. CUBIC FEET C.I. CAST IRON C.J. CONTROL JOINT CL. CLOSET CLG. CEILING CLKG. CAILING CLF. CLEARANCE C.M.U. CONCRETE MASONRY UNIT COL. COLUMN COMP. COMPOSITION CONC. CONCRETE CONN. CONNECTION CONSTR. CONSTRUCTION CONT. CONTINUOUS COR. CORRUGATED COT. CLEAN-OUT TO GRADE C.T.G. CASEMENT CSWK. CASEWORK C.T. CERAMIC TILE C.T.R. COUNTER CTSK. COUNTERSINK C.Y. CUBIC YARD DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DF. DRINKING FOUNTAIN D.F. DOUGLAS FIR D.G. DECOMPOSED GRANITE D.H. DOUBLE HUNG DIA. DIAMETER DIA. DIAMETER DIMEN. DIMENSION DISP. DISPENSER/DISPOSER DN. DOWN DR. DOOR DRWG. DRAWING D.S.B. DBL. STRENGTH B GRADE (GLASS) D.S. DOWNSPOUT DWR. DRAWER D.W. DISH WASHER E. EAST E.A. EACH E.J. EXPANSION JOINT ELEV. ELEVATION, ELEVATOR ELBC. ELECTRICAL EMER. EMERGENCY ENCLOS. ENCLOSURE EQUIP. EQUIPMENT N.I.C. W/ WITH EX. EXISTING EXH. EXHAUST EXP. EXPOSED/EXPANSION EXT. EXTERIOR F.A. FIRE ALARM F.AST. FASTENER F.A. FLAT BAR F.D. FLOOR DRAIN F.F. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR F.G. FINISH GRADE FND. FOUNDATION F.E. FIRE EXTINGUISHER FIBERGLASS FIBERGLASS FIN. FINISHED F.H.M.S. FLATHEAD MECHANICAL SCREW F.H.W.S. FLATHEAD WOOD SCREW FLASH. FLASHING FLR. FLOORING FLOOR. FLOORING F.O. FACE OF F.O.B. FACE OF BLOCK F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.P. FIREPLACE F.P. FIBERGLASS REIN. PANEL FT. FULL SIZE FT. FOOTING FTG. FURRED(ING) FUT. FUTURE GA. GALV. G.B. GALVANIZED G.I. GALVANIZED IRON GL. GLASS/GLAZING G.L.B. GULF LAM BEAM GR. GRADE(ING) G.W.B. GYPSUM WALLBOARD H.B. HOSE BIB HBO. HARDBOARD H.A. HOLLOW CORE HDR. HEADER HDWR. HARDWARE H.M. HOLLOW METAL HORZ. HORIZONTAL H.S. HEAVY SHEET HT. HEIGHT HTG. HEATING H.W. HOT WATER HWD. HARDWOOD HVAC. HEATING/VENTILATING/AIR CONDITIONING I.C.C. INTERNATIONAL CODE COUNCIL ID. INSIDE DIAMETER INCL. INCLUDED(ING) INSUL. INSULATE(ING) INT. INTERIOR INV. INVERT JAN. JANITOR J.H. JOIST HANGER JT. JOINT KIT. KITCHEN L. LENGTH LAM. LAMINATE LAV. LAVATORY L.B. LAG BOLT LOC. LOCATION L.V.L. LAMINATED VENEER LUMBER L.W. LIGHTWEIGHT MAS. MASONRY MAT. MATERIAL(S) MAX. MAXIMUM M.B. MACHINE BOLT M.C. MEDICINE CABINET M.H. MAN HOLE MECH. MECHANICAL MEMB. MEMBRANE MEZZ. MEZZANINE MFR. MANUFACTURE(ER) MIN. MINIMUM MIR. MIRROR MISC. MISCELLANEOUS MLD. MOLDED M.I.W. MALLEABLE IRON WASHER M.O. MASONRY OPENING MTO. MOUNTED MT. METAL MULL. MULLION N. NORTH (N) NEW NAT. NATURAL N.I.C. NOT IN CONTRACT NOM. NOMINAL N.T.S. NOT TO SCALE O. OVER OBS. OBSOLETE O.C. ON CENTER(S) O.D. OUTSIDE DIAMETER OFF. OFFICE OFCL. OFFICE OFOI. OWNER FURNISHED, OWNER INSTALLED O.H. OVER HANG O.H.M.S. OVALHEAD MACHINE SCREW O.H.W.S. OVALHEAD WOOD SCREW OPNG. OPENING OPP. OPPOSITE P.A.F. POWDER ACTUATED FASTENER P.B. PANIC BAR PART. T.BD. PARTICLE BOARD PCF. POUNDS PER CUBIC FOOT P.D. POUND DRIVEN P.G. PAINT GRADE PERF. PERFORATE P.L. POUNDS PER LINEAR FOOT PLAS. LAM. PLASTIC LAMINATE PLAS. PLASTER PLYWD. PLYWOOD PR. PAIR PSF. POUNDS PER SQUARE FOOT PSI. POUNDS PER SQUARE INCH PT. PRESSURE PART. PARTITION P.T. DISP. PAPER TOWEL DISPENSER P.V.C. POLYVINYL CHLORIDE R. RISER RA. RETURN AIR R.D. RADII R.D. ROOF DRAIN REG. REGISTER REF. REFRAIN REINF. REINFORCED REQD. REQUIRED REGMT. REQUIREMENT RESIL. RESILIENT REV. REVERSE R.H.M.S. ROUNDHEAD MACHINE SCREW R.H.W.S. ROUNDHEAD WOOD SCREW RM. ROOM ROUGH. ROUGH OPENING R.O.W. RIGHT OF WAY R.S. RESAWN RUB. RUBBER RWD. REDWOOD R.W.L. RAIN WATER LEADER S. SOUTH S.B. SOLID BLOCKING S.C. SOLID CORE SCHED. SCHEDULE SECT. SECTION SERV. S.F. SERVICE S.G. STAIN GRADE SH. SHEET SHELVING SHWR. SHOWER SHT. SHEATHING SIM. SIMILAR S.S. STAINLESS STEEL SERVICE SINK S.S.D. SEE STRUCTURAL DRAWINGS S.M. SHEET METAL S.M.S. SHEET METAL SCREW SPEC. SPECIFICATION SQ. SQUARE STD. STANDARD STL. STEEL STAG. STAGGERED STOR. STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRY(CAL) SYS. SYSTEM T. TREAD T.B.D. TO BE DETERMINED T.C. TOP OF CURB TEL. TELEPHONE TEMP. TEMPERED T.E.N. TYPICAL EDGE NAILING T & G TONGUE & GROOVE THICKNESS THK. THRESHOLD T.I. TRUSS JOIST INTERNATIONAL T.O. TOP OF T.P.H. TOILET PAPER HOLDER T.O.P. TOP OF PAVEMENT T.V. TELEVISION T.W. TOP OF WALL TYP. TYPICAL U/L. UNDERWRITER'S LABORATORY U.N.O. UNLESS NOTED OTHERWISE U.O.N. UNLESS OTHERWISE NOTED UR. URINAL V.I.F. VERIFY IN FIELD W. WEST W.W. WEST-WIDTHWIDE W. WATER W.C. WATER CLOSET WD. WOOD WDW. WINDOW WI. WITHOUT W.D. WATER DRAIN W.P. WATERPROOF(ING) W.R. WATER RESISTANT W.S. WOOD SCREW WSC. WAINSCOT WT. WEIGHT W.W.M. WELDED WIRE MESH				EARTH ROCK SAND, MORTAR, PLASTER CONCRETE BLOCK CAST-IN-PLACE (C.I.P.) CONCRETE (E) STUD WALL (N) STUD WALL (E) STUD WALL TO BE REMOVED SOUND INSULATED STUD WALL METAL WOOD FINISH WOOD FRAMING CONTINUOUS MEMBER WOOD BLOCKING PLYWOOD GYPSUM WALLBOARD A.C. PAVING		XXX DOOR SYMBOL XXX WINDOW SYMBOL X KEY TAG XX DEMOLITION TAG MATCH LINE WORK POINT, DATUM POINT OR CONTROL VERTICAL OR HORIZONTAL DIAPHRAGM KEY SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN FINISH GRADE (SPOT) ELEVATION SURFACE EXISTING GRADE (SPOT) ELEVATION SURFACE PROPERTY LINE REVISION		PROPERTY OWNER BOB & LONNA P.O. BOX 1697 CAPITOLA, CA 95010 ph: (831) 566-0758 Email: lonnalewis@rocketmail.com Contact: BOB & LONNA ARCHITECT WALD, RUHNKE & DOST ARCHITECTS, LLP 2340 GARDEN ROAD, SUITE 100 MONTEREY, CA 93940 ph: (831) 649-4642 fax: (831) 649-3530 Email: kent@wrldarch.com KENNETH TURGEN CIVIL WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 ph: (831) 649-5225 Email: ahunter@whitsonengineers.com Contact: Andrew Hunter STRUCTURAL BRAND YOUNG & ASSOCIATES, INC 345 POLLASKY AVE. CLOVIS, CA 93612 ph: (559) 323-9600 Email: wyynn@byaengineering.com Contact: Wynn Thomason ELECTRICAL MIRACLES UNLIMITED INC. P.O. BOX 1808 APTOS, CALIFORNIA 95001 ph: (831) 688-8013 fax: (831) 688-0201 Email: Mills@miraclesunlimited.com Contact: MILLS MIRACLE MECHANICAL/PLUMBING TOM KNOTT & ASSOCIATES 1835 MOUNT VISTA COURT SANTA CRUZ, CA 95065 ph: (831) 464-7111 Email: tom@tkat1.com Contact: TOM KNOTT		PROJECT: HOLLISTER CANNABIS DISPENSARY LOCATION: 773 San Felipe Road Hollister, CA 95023 USE: NEW CANNABIS DISPENSARY FACILITY. APN: 051-100-032 LOT SIZE: 35,086 S.F. BUILDING AREA: ALLOWABLE (TABLE 506.2) = 36,000 S.F. ACTUAL = 2,400 S.F. FLOORS: ALLOWABLE (TABLE 504.4) = 2 FLOORS ACTUAL = 1 FLOOR W/ ENCLOSED ATTIC OCCUPANCY GROUP: 8 OCC. (OFFICE) (NON-SEPARATED OCCUPANCIES) M OCC. (MERCANTILE) S-2 OCC. (STORAGE) PROPOSED PARKING: 22 STANDARD ph: (831) 649-5225 1 ACCESSIBLE - STANDARD 1 ACCESSIBLE - VAN CONSTRUCTION TYPE: TYPE VB - FULLY SPRINKLERED BUILDING HEIGHT: ALLOWABLE (TABLE 504.3) = 60'-0" ACTUAL = 30'-5" APPLICABLE BUILDING CODES & STANDARDS 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.) 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. 2016 CALIFORNIA ENERGY CODE (DEC), PART 6, TITLE 24 C.C.R. 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. 2016 CALIFORNIA GREEN BUILDING CODE (CALGreen), PART 11, TITLE 24 C.C.R. 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R. - TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS PARTIAL LIST OF APPLICABLE STATE STANDARDS NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2016 EDITION NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2016 EDITION EXITING: NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSES) OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.		SHT. # SHEET TITLE A001 COVER SHEET A011 LIFE-SAFETY & EGRESS DIAGRAM G010 Cal GREEN CHECKLIST G011 Cal GREEN CHECKLIST G012 Cal GREEN CHECKLIST CIVIL 1 PRELIMINARY DESIGN DEVELOPMENT REVIEW ARCHITECTURAL D100 DEMO SITE PLAN A100 SITE PLAN A110 SITE DETAILS A111 SITE DETAILS A112 SITE DETAILS A201 FLOOR PLAN A221 REFLECTED CEILING PLAN A230 ROOF PLAN A300 DOOR SCHEDULE A301 STOREFRONT WINDOW SCHEDULE A302 INTERIOR FINISH LEGEND AND SCHEDULE A401 EXTERIOR ELEVATIONS A402 EXTERIOR ELEVATIONS A501 INTERIOR ELEVATIONS A701 BUILDING SECTIONS A840 STOREFRONT WINDOW DETAILS A900 INTERIOR DETAILS A901 INTERIOR DETAILS STRUCTURAL S1.1 STANDARD NOTES & DETAILS S1.2 STANDARD NOTES & DETAILS S1.3 STANDARD NOTES & DETAILS S1.4 STANDARD NOTES & DETAILS S2.1 FOUNDATION PLAN S3.1 FLOOR FRAMING PLAN S4.1 ROOF FRAMING PLAN S5.1 DETAILS S5.2 DETAILS S6.1 DETAILS S6.2 DETAILS S6.3 DETAILS S7.1 DETAILS MECHANICAL M0.1 MECHANICAL SPECIFICATIONS, SCHEDULES, NOTES M2.1 MECHANICAL PLAN PLUMBING P0.1 PLUMBING SPECIFICATIONS, SCHEDULES, NOTES P2.1 GAS & WATER PLAN P2.2 WASTE & VENT PLAN ELECTRICAL E1.0 ELECTRICAL SITE PLAN E1.1 PHOTOGRAPHIC SITE PLAN E2.1 ELECTRICAL POWER PLAN E2.2 ELECTRICAL LIGHTING PLAN E3.1 ELECTRICAL DETAILS E3.2 ELECTRICAL DETAILS E5.1 ELECTRICAL SPECIFICATIONS E5.2 ELECTRICAL SPECIFICATIONS E5.3 ELECTRICAL SPECIFICATIONS E5.4 ELECTRICAL SPECIFICATIONS E5.5 ELECTRICAL TITLE 24 E5.6 ELECTRICAL TITLE 24 E5.7 ELECTRICAL TITLE 24 MECHANICAL TITLE 24 T2.1 ENERGY COMPLIANCE T2.2 ENERGY COMPLIANCE T2.3 ENERGY COMPLIANCE T2.4 ENERGY COMPLIANCE	

VICINITY MAP

LOCATION MAP



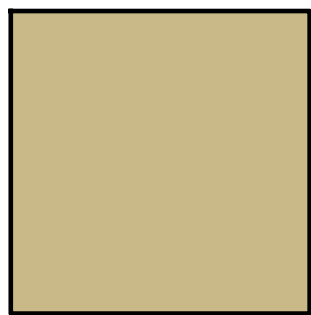
KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 STANDING SEAM METAL ROOFING -TYP.
- 2 STOREFRONT WINDOW
- 3 PREMANUFACTURED METAL AWNING OVER ENTRYWAY
- 4 CEMENTITIOUS VERTICAL SIDING -TYP.
- 5 GUTTER AND DOWNSPOUT -TYP.
- 6 RAKE BOARD -TYP.
- 7 CEMENTITIOUS TRIM BOARDS AT CORNERS
- 8 STEEL FRAME SURROUNDING STOREFRONT WINDOW SYSTEM
- 9 VERTICAL SIDING SCREED
- 10 MECHANICAL EXHAUST OR INTAKE LOUVER -TYP.
- 11 EAVE BOARD -TYP.
- 12 CEMENTITIOUS TRIM BOARDS SURROUNDING WINDOWS
- 13 MECHANICAL EXHAUST OR INTAKE LOUVER -TYP.
- 14 BOARD AND BATTEN EXTERIOR WALL FINISH -TYP.

8
A901

COLOR LEGEND



BODY COLOR:
OFF-WHITE



TRIM/ROOF COLOR:
GREEN

50

WR&D

WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

FAX: 831.649.3530

WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



MBAM DISPENSARY

BOB & LONNA BLODGETT
773 SAN FELIPE ROAD
HOLLISTER, CA 95023

JOB NO.:

19103

PRINT DATE:

PLOT DATE: 1.3.2023

DRAWN BY: C.J.

CHECKED BY: -

SET ISSUED:

8.14.2020 2nd Building Submittal

12.18.2020 Plan-Check responses

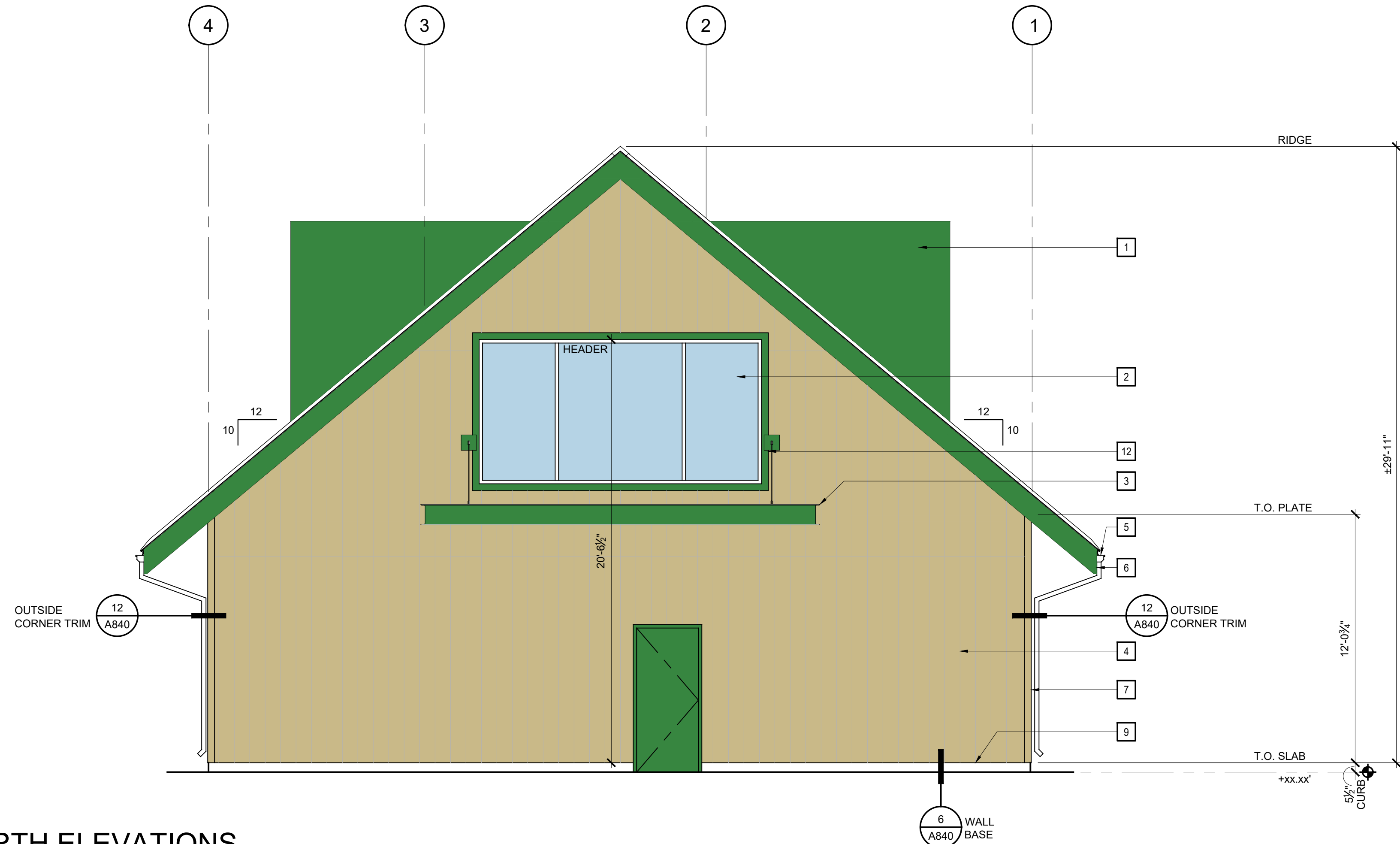
SHEET NAME:

EXTERIOR
ELEVATIONS

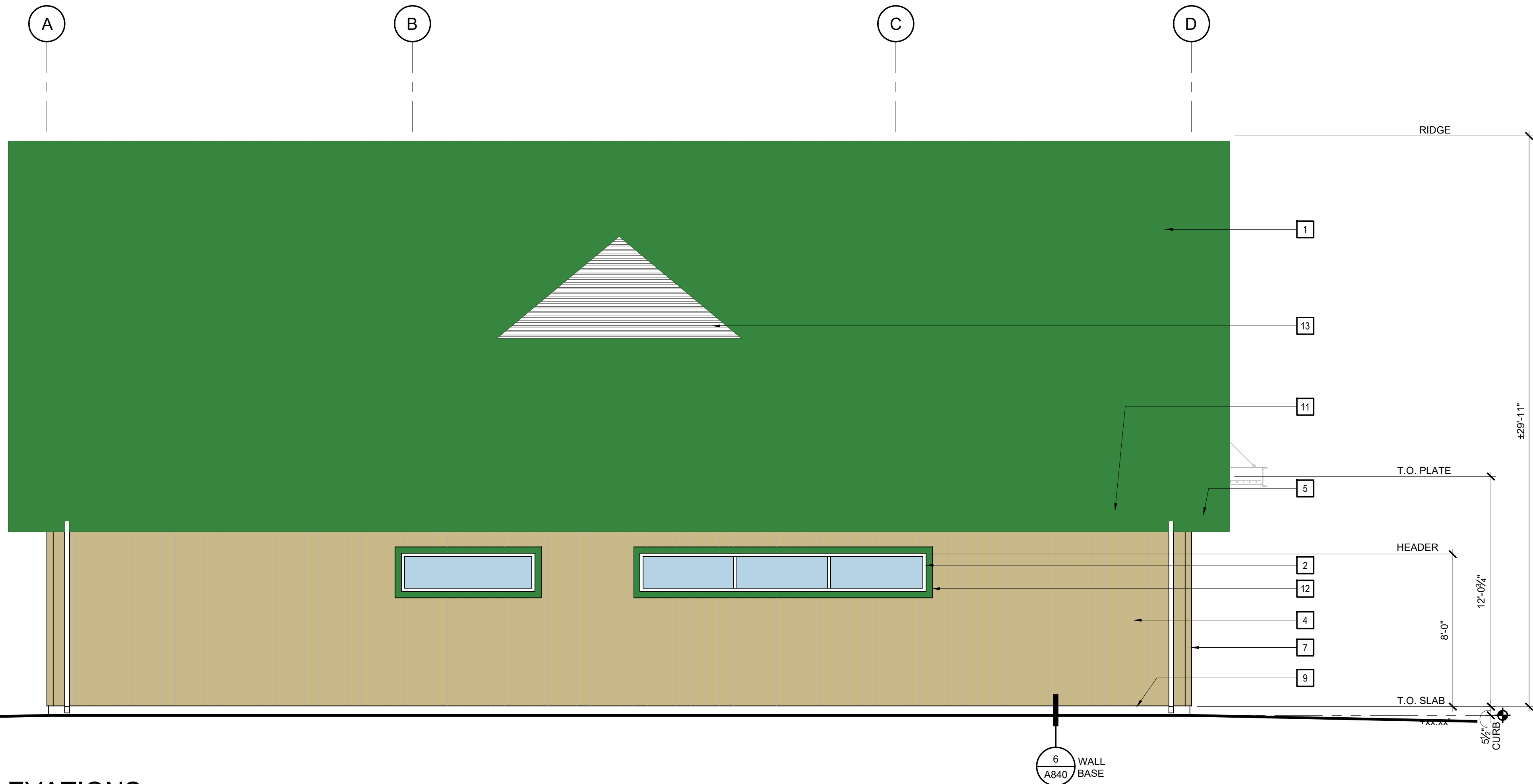
SHEET NO.:

3.2

FILE NAME: 19103-A401



1 NORTH ELEVATIONS
SCALE: 1/4" = 1'-0"



2 WEST ELEVATIONS
SCALE: 1/4" = 1'-0"

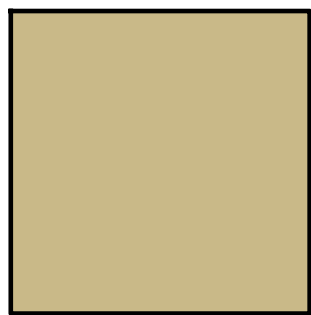
KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

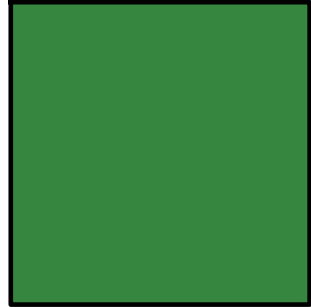
1. STANDING SEAM METAL ROOFING -TYP.
2. STOREFRONT WINDOW
3. PREMANUFACTURED METAL AWNING OVER ENTRYWAY
4. CEMENTITIOUS VERTICAL SIDING -TYP.
5. GUTTER AND DOWNSPOUT -TYP.
6. RAKE BOARD -TYP.
7. CEMENTITIOUS TRIM BOARDS AT CORNERS
8. STEEL FRAME SURROUNDING STOREFRONT WINDOW SYSTEM
9. VERTICAL SIDING SCREED
10. MECHANICAL EXHAUST OR INTAKE LOUVER -TYP.
11. EAVE BOARD -TYP.
12. CEMENTITIOUS TRIM BOARDS SURROUNDING WINDOWS
13. MECHANICAL EXHAUST OR INTAKE LOUVER -TYP.
14. BOARD AND BATTEN EXTERIOR WALL FINISH -TYP.

8
A901

COLOR LEGEND



BODY COLOR:
OFF-WHITE



TRIM/ROOF COLOR:
GREEN

50

WR&D

WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

FAX: 831.649.3530

WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



A.P.N.: APN# 051-100-032

MBAM DISPENSARY

BOB & LONNA BLODGETT
773 SAN FELIPE ROAD
HOLLISTER, CA 95023

JOB NO.:

19103

PRINT DATE:

PLOT DATE: 1.3.2023

DRAWN BY: C.J.

CHECKED BY: -

SET ISSUED:

8.14.2020 2nd Building Submittal

12.18.2020 Plan-Check responses

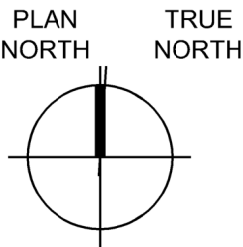
SHEET NAME:

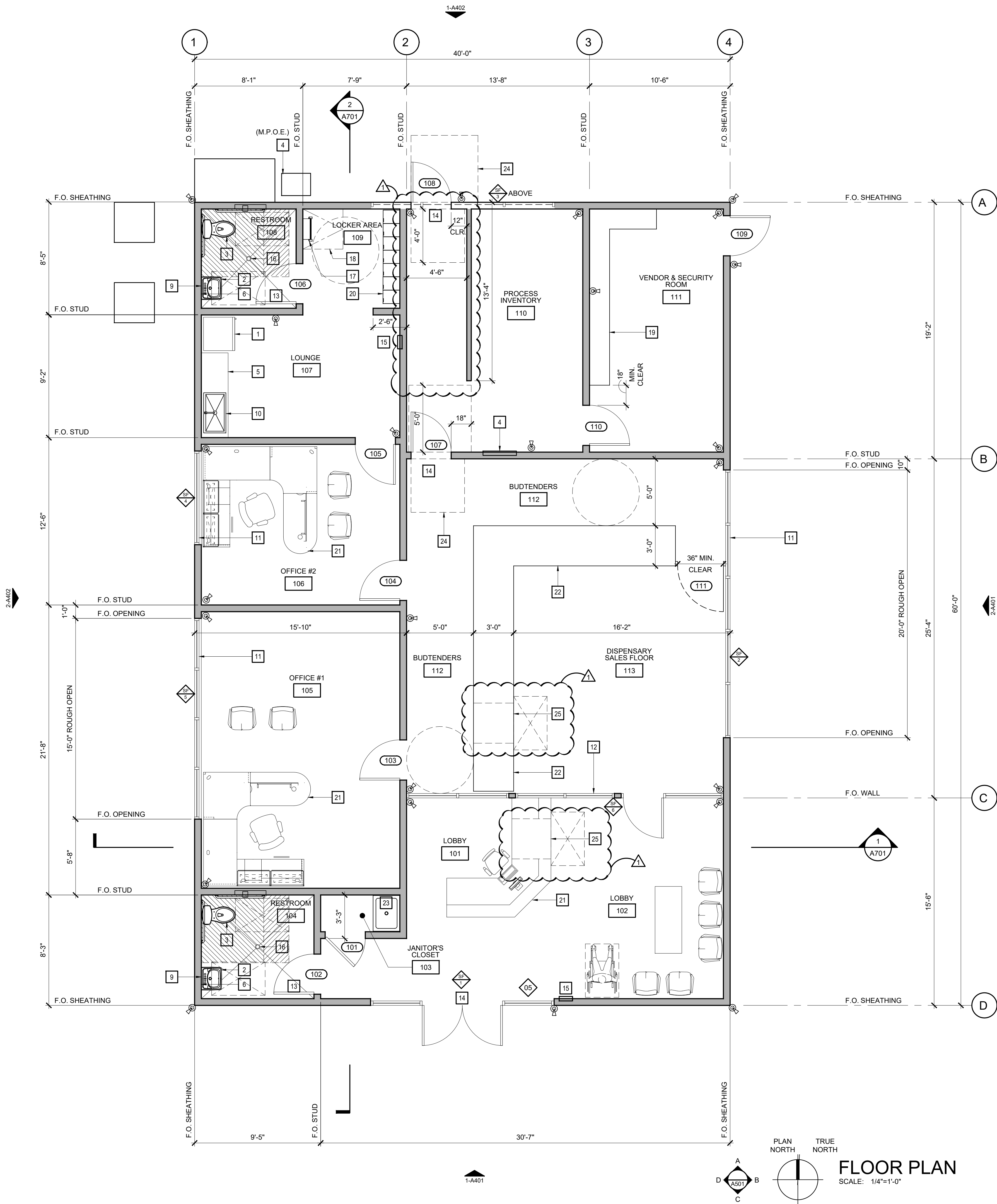
EXTERIOR
ELEVATIONS

SHEET NO.:

3.3

FILE NAME: 19103-A402





KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 REFRIGERATOR. OWNER FURNISHED, CONTRACTOR INSTALLED.
- 2 LAVATORY AND FAUCET. FAUCET SHALL BE LEVER TYPE VALVES THAT ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. - SEE INTERIOR ELEVATIONS AND PLUMBING PLANS.
- 3 FLOOR MOUNTED TANKED TOILET. DESIGN BASED ON AMERICAN STANDARD CHAMPION PRO 211AA.104. FLUSH ACTIVATION ON WIDE SIDE. SEE PLUMBING DRAWINGS.
- 4 ELECTRICAL PANEL AND/OR SUB PANEL - SEE ELECTRICAL DRAWINGS.
- 5 LOWER CABINETS w/ COUNTERTOP & BACKSPLASH. REFER TO INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR MATERIAL & FINISH.
- 6 MIRROR. SEE INTERIOR ELEVATIONS.
- 7 WATER HEATER - SEE PLUMBING DRAWINGS.
- 8 FAU - SEE MECHANICAL DRAWINGS.
- 9 DRAIN AND ALL HOT WATER PIPING SHALL BE INSULATED OR CONFIGURED TO PREVENT DIRECT CONTACT.
- 10 STAINLESS STEEL SINGLE COMPARTMENT SINK, SEE PLUMBING DRAWINGS.
- 11 EXTERIOR WINDOW. REFER TO WINDOW SCHEDULE FOR TYPE AND DIMENSIONS.
- 12 INTERIOR WINDOW. REFER TO WINDOW SCHEDULE FOR TYPE AND DIMENSIONS.
- 13 DOOR MOUNTED RESTROOM UNISEX ACCESSIBILITY SIGNAGE.
- 14 INTERNALLY ILLUMINATED EXIT SIGN. FINAL LOCATIONS TO BE DETERMINED BY FIRE MARSHALL.
- 15 SEMI RECESSED WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-10BC TO MEET NFPA 10 MIN. STANDARD.
- 16 FLOOR DRAIN. REFER TO PLUMBING DRAWINGS. PROVIDE MINIMAL SLOPE TO DRAIN. MAX SLOPE SHALL NOT EXCEED 1/48 TYPICAL.
- 17 ACCESS LADDER TO HVAC PLATFORM. ACCESS LADDER DESIGN BASED ON O'KEEFFE'S MODEL 501.
- 18 36"x36" UPWARD OPENING ACCESS DOOR ABOVE. ACCESS DOOR DESIGN BASED ON NYSTROM MODEL FRU36x36G.
- 19 PRODUCT STORAGE SHELVING. OWNER FURNISHED, CONTRACTOR INSTALLED.
- 20 EMPLOYEE LOCKERS. OWNER FURNISHED, CONTRACTOR INSTALLED. REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS FOR OWNER FURNISHED LOCKER.
- 21 MOVEABLE FURNITURE. OWNER FURNISHED, CONTRACTOR INSTALLED.
- 22 PRODUCT DISPLAY CASES. OWNER FURNISHED, CONTRACTOR INSTALLED.
- 23 FLOOR MOUNTED MOP SINK. DESIGN BASED ON FLORESTONE MODEL 40, 32"x24". MOP SINK FAUCET BASED ON CHICAGO FAUCET "PART NUMBER 445-897SRXKCCP". REFER TO PLUMBING DRAWINGS.
- 24 TYPICAL ACCESSIBLE REQUIRED LANDINGS AT SWINGING DOORS. REFER TO DETAIL FOR SPECIFIC REQUIREMENTS.
- 25 PORTION OF PRODUCT DISPLAY CASES SHALL ACCESSIBLE. NOT LESS THAN 5% OF TOTAL DISPLAY CASE. PARALLEL APPROACH FOR ACCESSIBLE USE SHALL BE PROVIDED. A PORTION OF THE COUNTER SURFACE THAT IS 36" LONG MIN. AND 34" HIGH MAX. ABOVE THE FINISH FLOOR SHALL BE PROVIDED. A CLEAR 30"x48" FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH.

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS THAT ARE NOT SCHEDULED FOR REMOVAL FROM DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED TO ITEMS TO REMAIN.
- CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
- CONTRACTOR TO CLEAN AND PROPERLY DISPOSE OF ALL ABANDONED EQUIPMENT AND TRASH/DEBRIS LEFT FROM PREVIOUS TENANT. CONTRACTOR SHALL VERIFY ALL ITEMS FOR DISPOSAL WITH TENANT AND/OR OWNER PRIOR TO STARTING WORK.
- CONTRACTOR SHALL IMPLEMENT CONSTRUCTION DUST / DEBRIS CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- REMOVE TO SOURCE AND CAP ALL PIPES, VENTS, APPLIANCES AND/OR DRAINS NOT BEING RE-USED.
- GENERAL CONSTRUCTION CONTRACTOR SHALL PROVIDE APPROPRIATE WEATHER PROTECTION OF EXISTING STRUCTURE WHEN DEMOLITION WORK CAUSES EXPOSURE OF EXISTING CONSTRUCTION TO THE ELEMENTS.
- CONTRACTOR TO ENSURE THAT EXISTING UTILITIES (GAS, ELECTRIC OR PHONE, ETC.), ACCESS FOR TENANT & CUSTOMER USE, MECHANICAL VENTILATION, HEATING AND/OR COOLING SYSTEMS, PROVIDED TO ALL TENANTS IN THE EXISTING BUILDINGS WHERE WORK WILL OCCUR (AS WELL AS IN BUILDINGS WHERE WORK WILL NOT OCCUR).
- USE UNDER THIS PERMIT SHALL BE LIMITED TO CANNABIS SALES, NO MANUFACTURING, OR CANNABIS PROCESSING SHALL OCCUR.

LEGEND

(N) WALL OR INFILL PORTION OF WALL	(N) DOOR
SECURITY SURVEILLANCE CAMERA	

PARTITION SCHEDULE

SYMBOL TYPE	DESCRIPTION
TYPE A - 2x6 WOOD STUD WALL PER STRUCTURAL DRAWINGS	
TYPE B - 2x4 WOOD STUD WALL PER STRUCTURAL DRAWINGS	

50

WR&D

WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

APN# 051-100-032

MBAM DISPENSARY

BOB & LONNA BLODGETT
773 SAN FELIPE ROAD
HOLLISTER, CA 95023

JOB NO.:
19103

PRINT DATE:
PLOT DATE: 1.3.2023

DRAWN BY: C.J.

CHECKED BY:

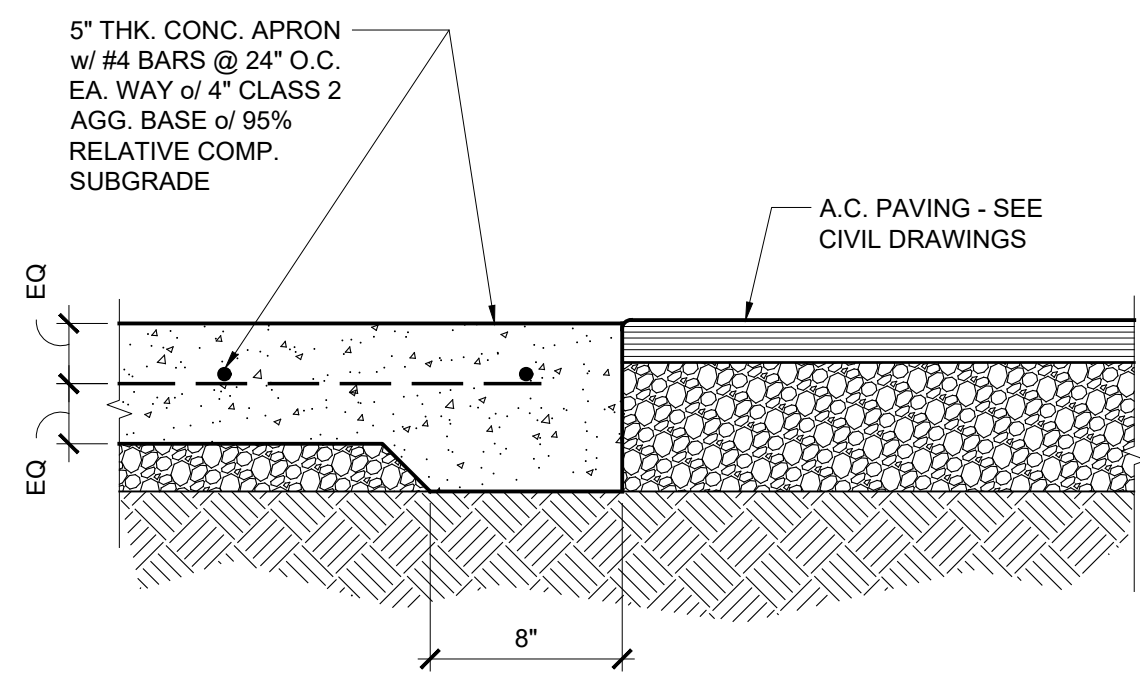
SET ISSUED:
8.14.2020 2nd Building Submittal
12.18.2020 Plan-Check responses

SHEET NAME:

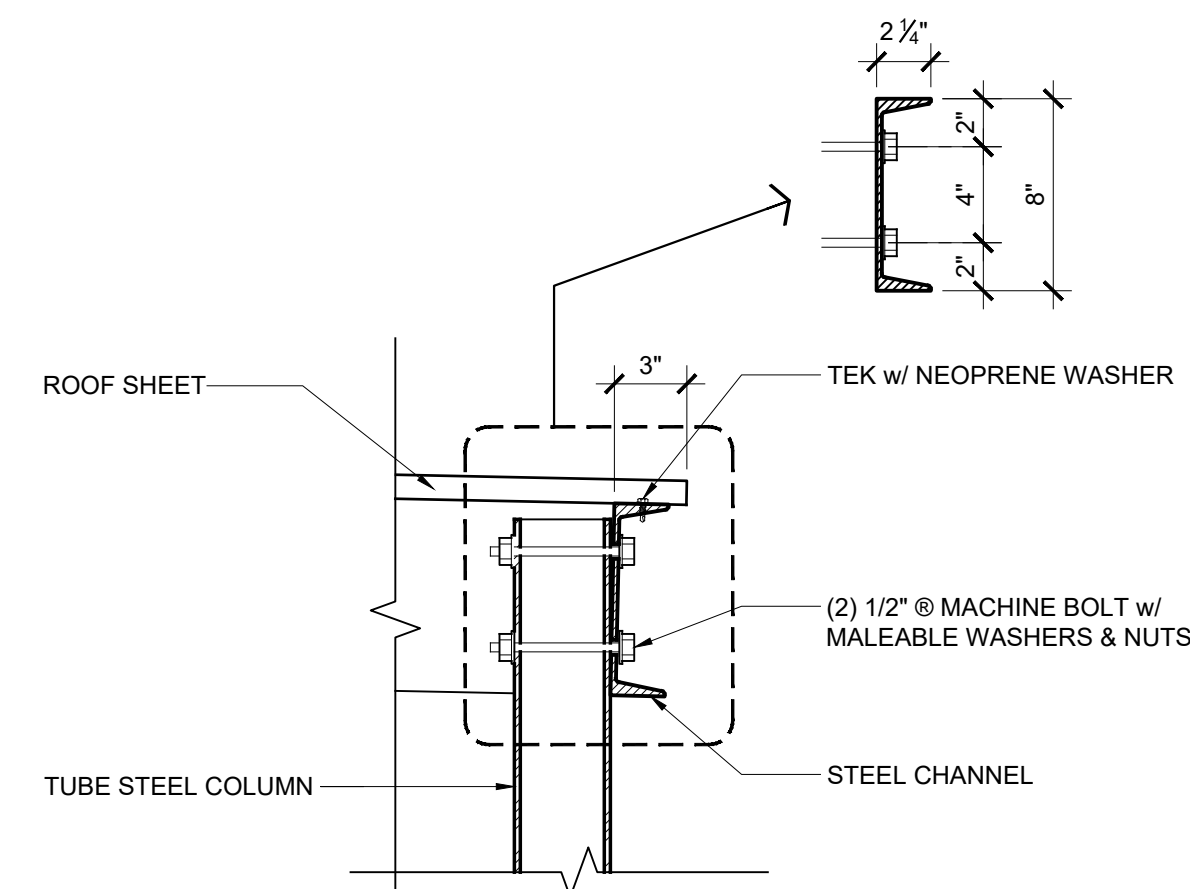
FLOOR PLAN

SHEET NO.:
3.5

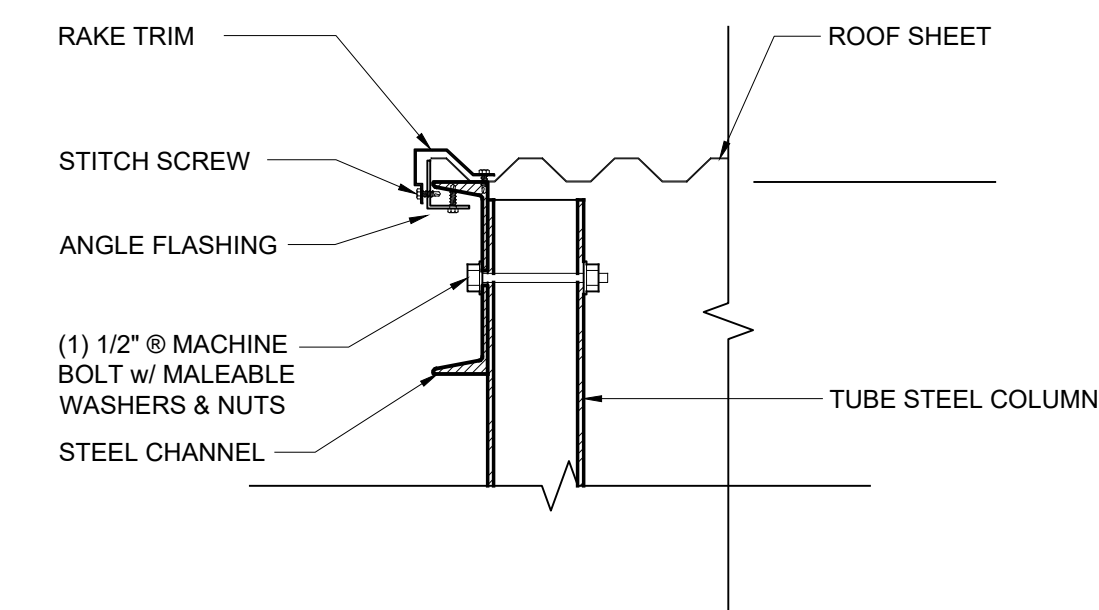
FILE NAME: 19103-A201



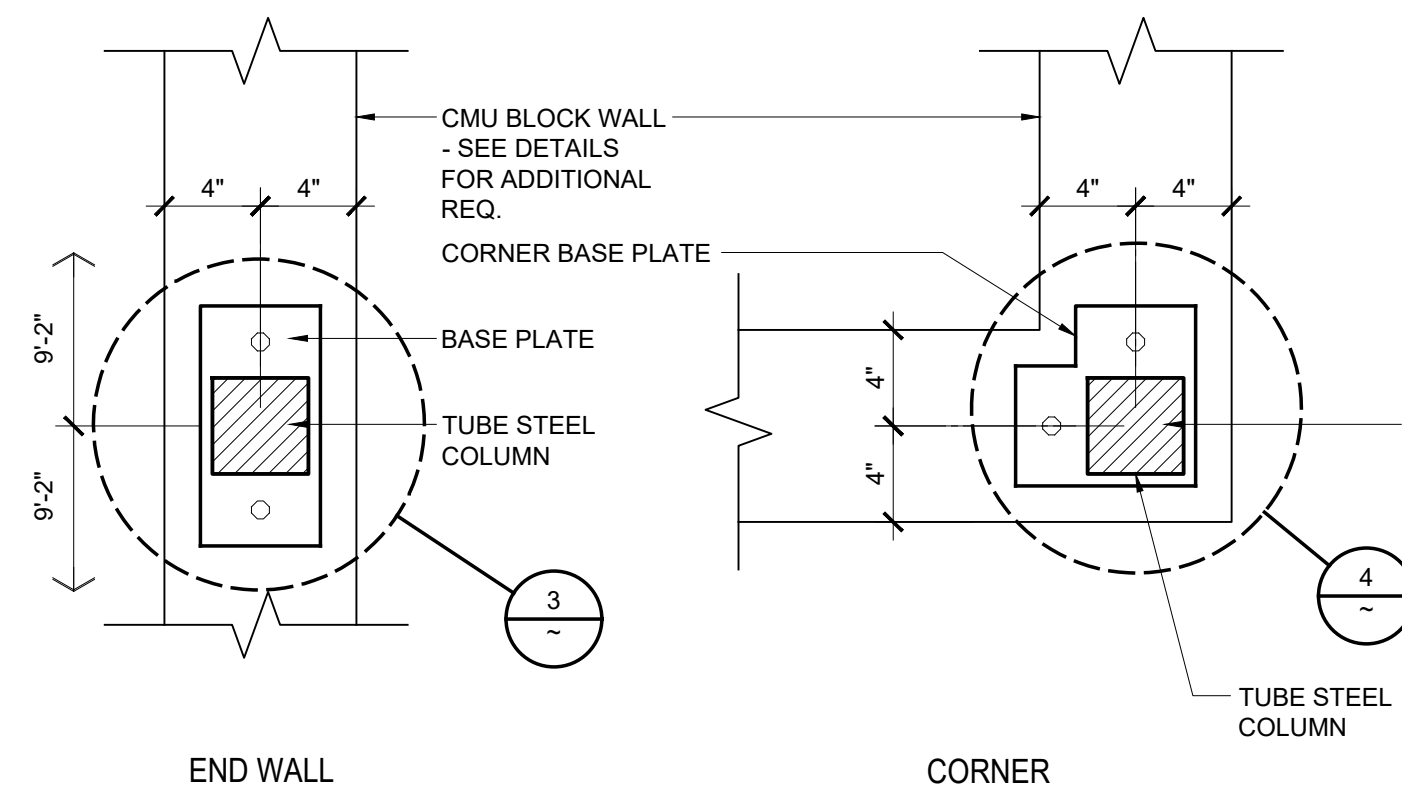
10 **TRASH ENCL. APRON**
SCALE: 1-1/2"=1'-0"



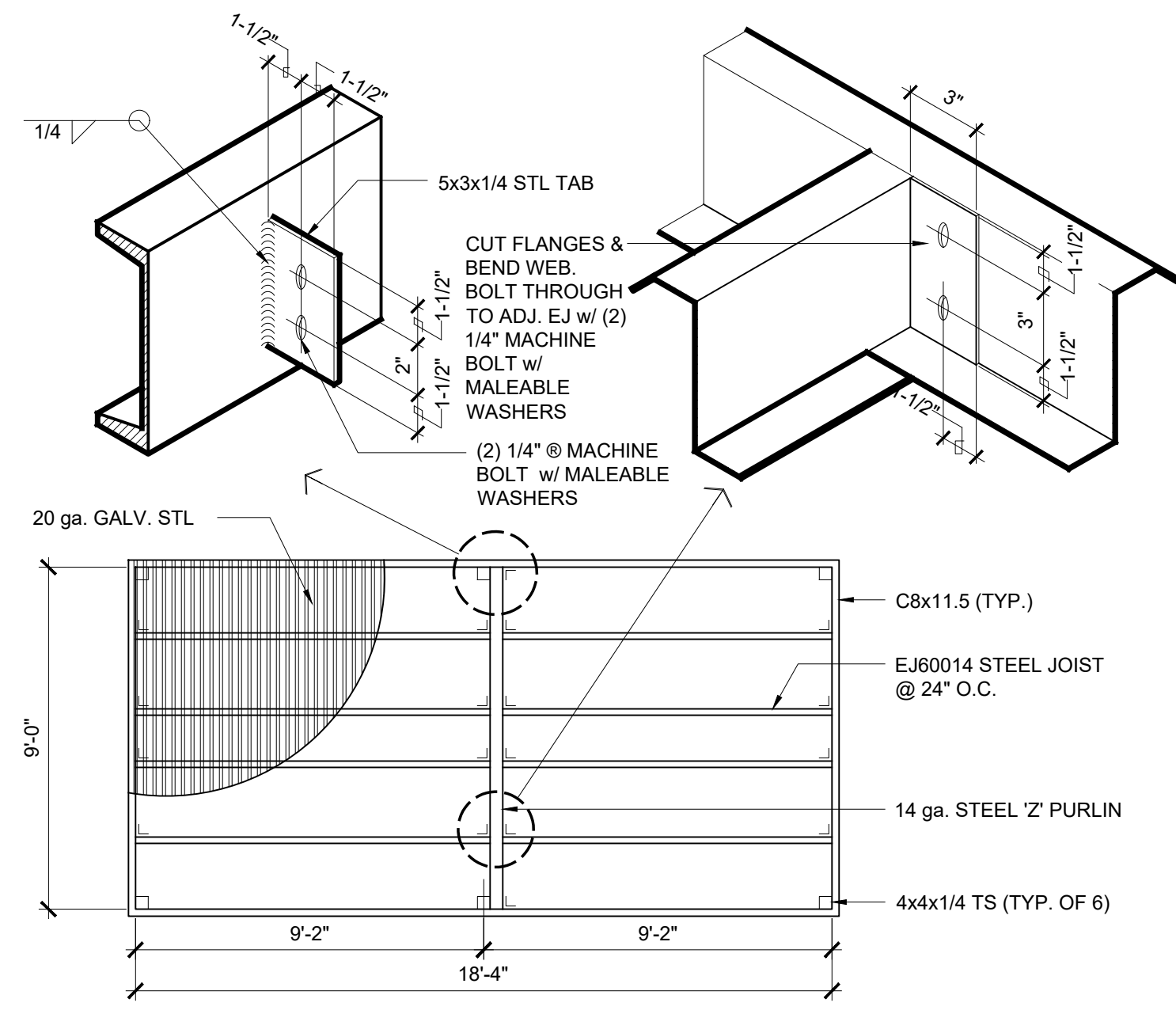
11 **LOW EAVE**
SCALE: 1 1/2"=1'-0"



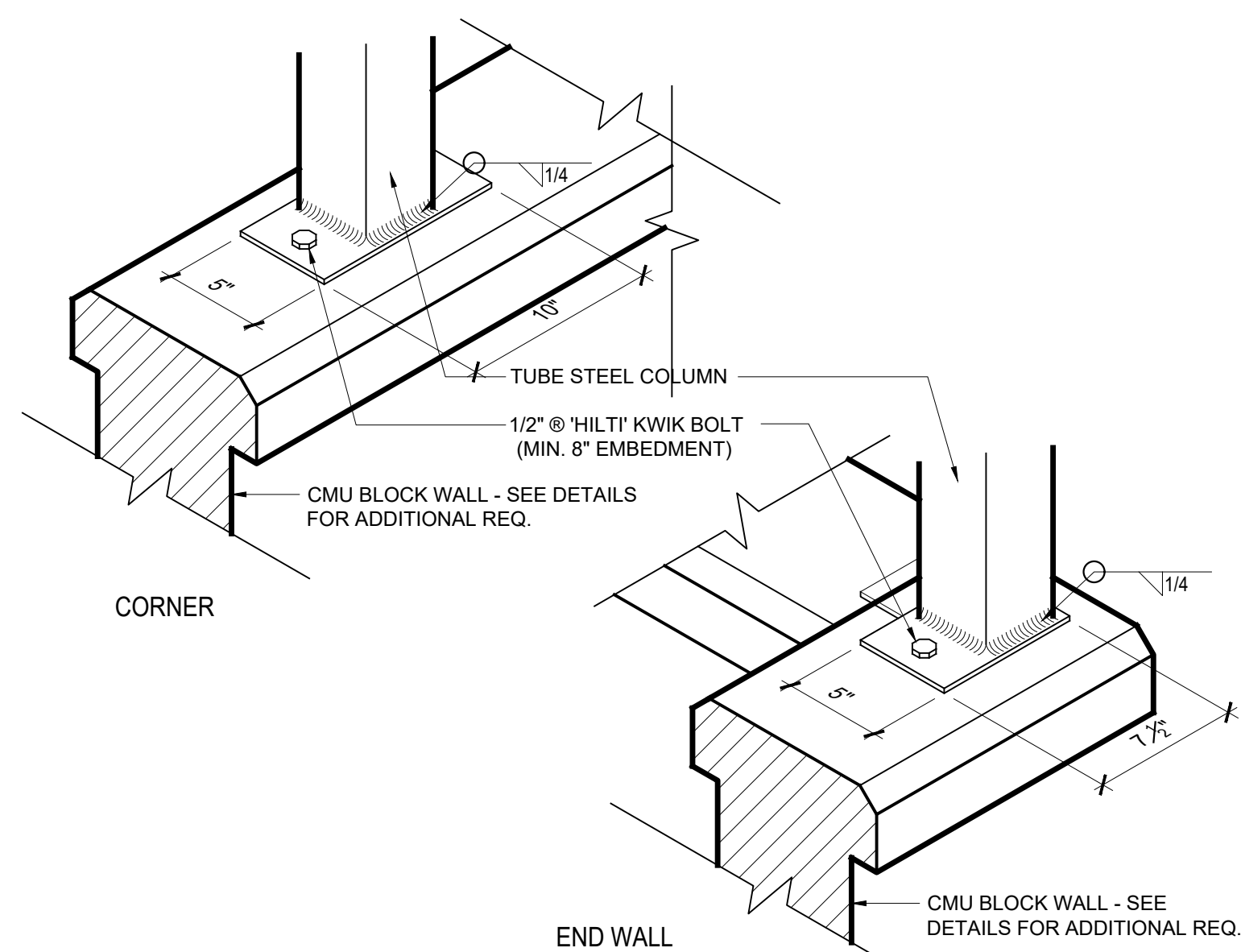
12 **METAL ROOFING RAKE**
SCALE: 1 1/2"=1'-0"



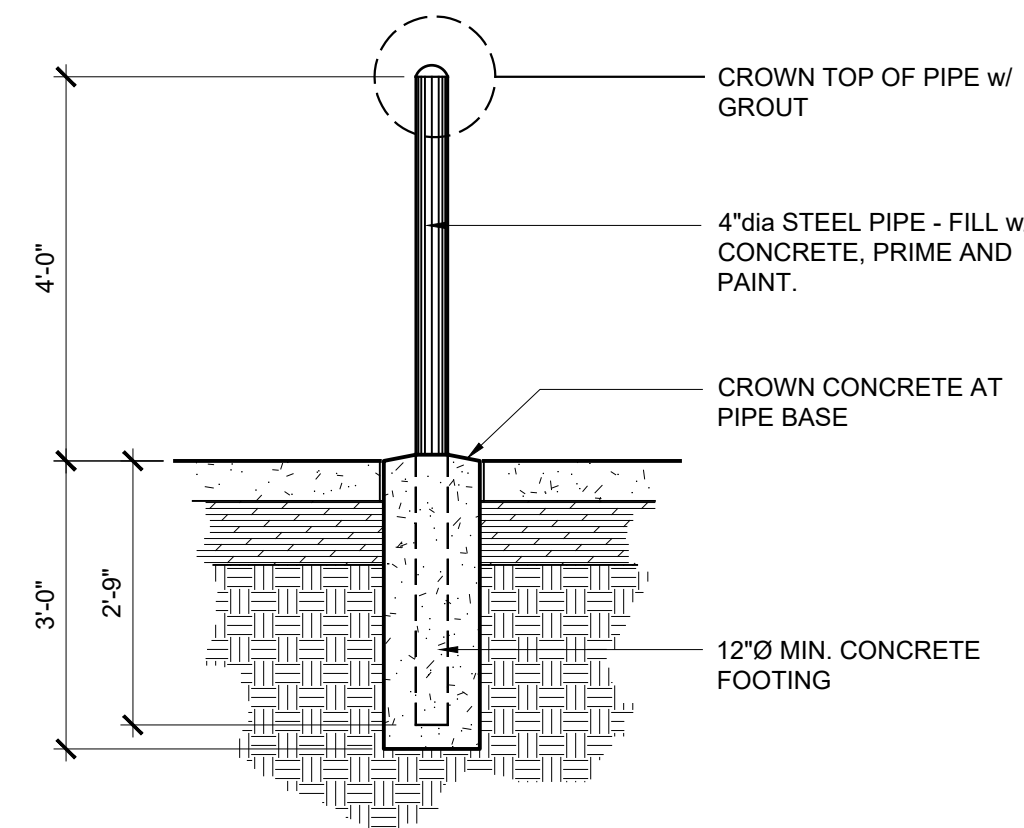
7 **COLUMN PLACEMENT**
SCALE: 1-1/2"=1'-0"



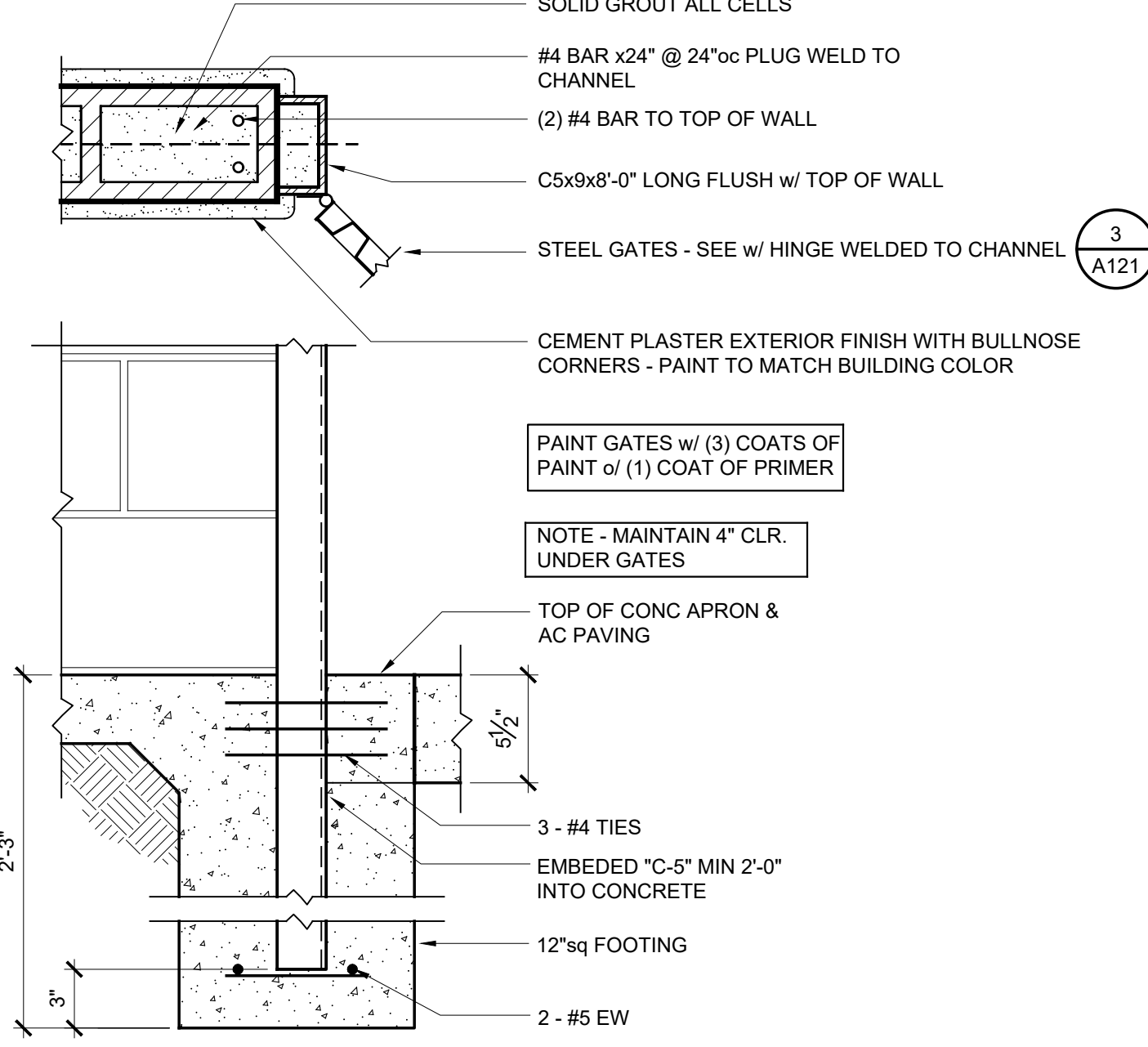
8 **TRASH ENCLOSURE FRAMING PLAN**
SCALE: 1/4"=1'-0"



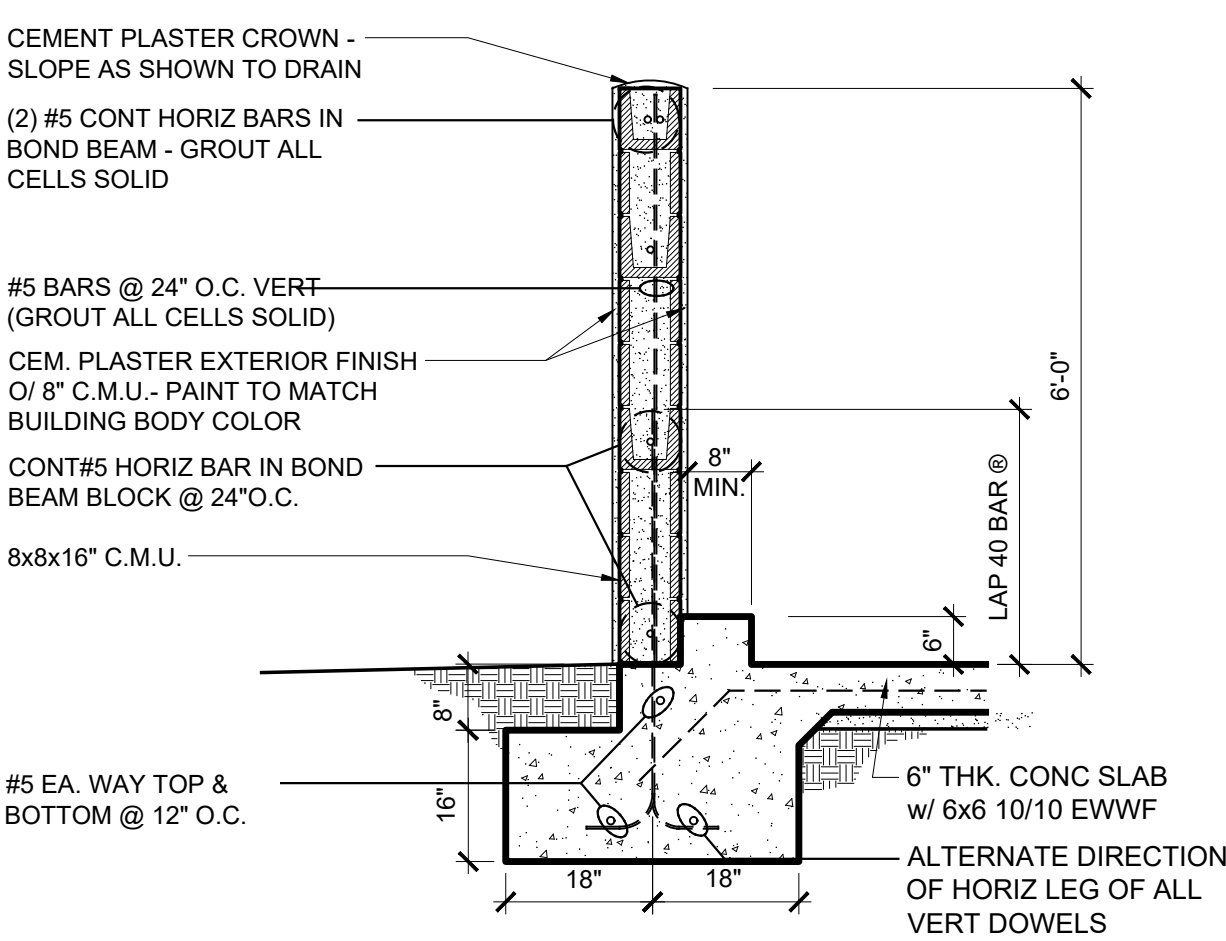
9 **BASE PLATE**
SCALE: 1-1/2"=1'-0"



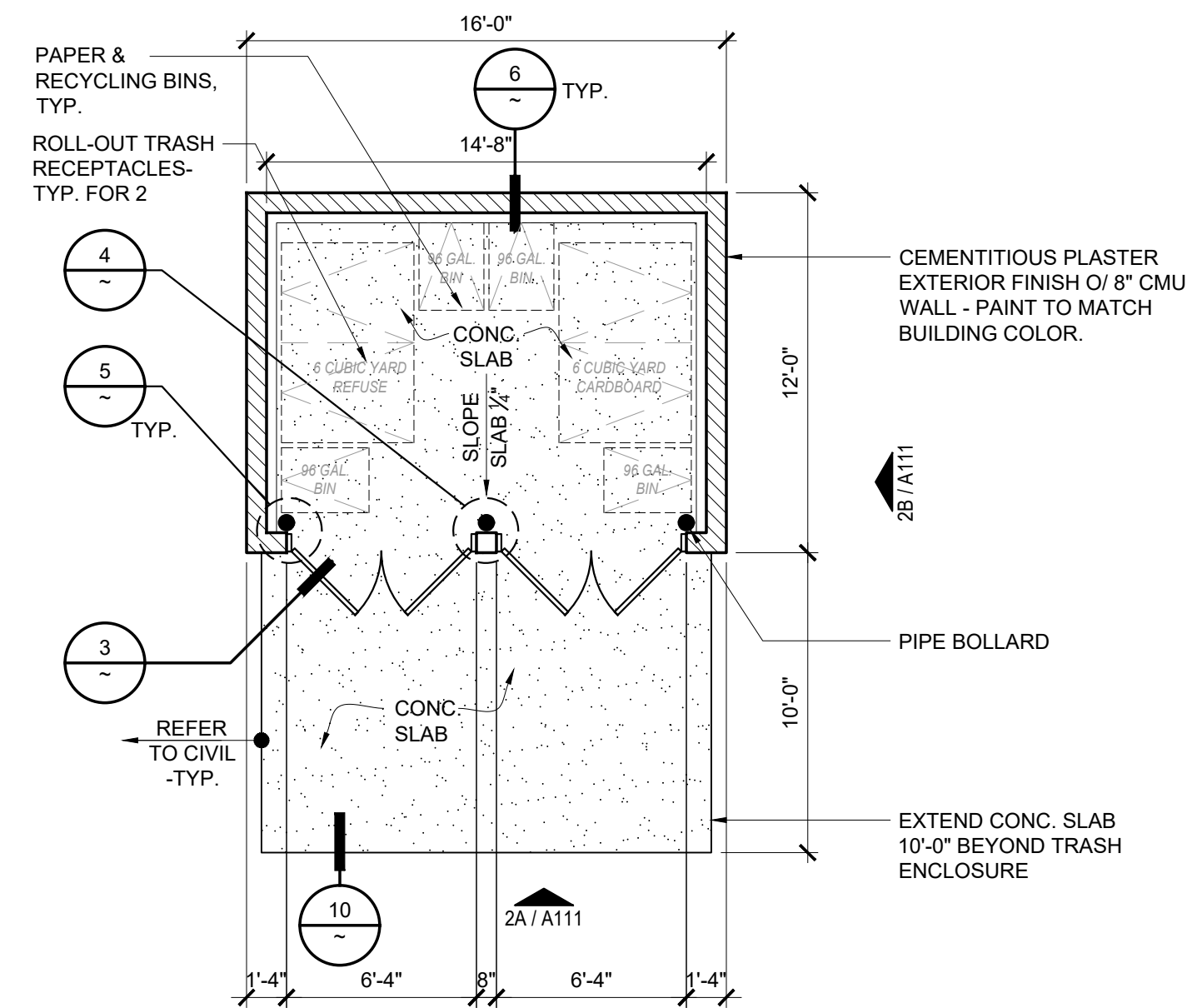
4 **PIPE BOLLARD**
SCALE: 1/2"=1'-0"



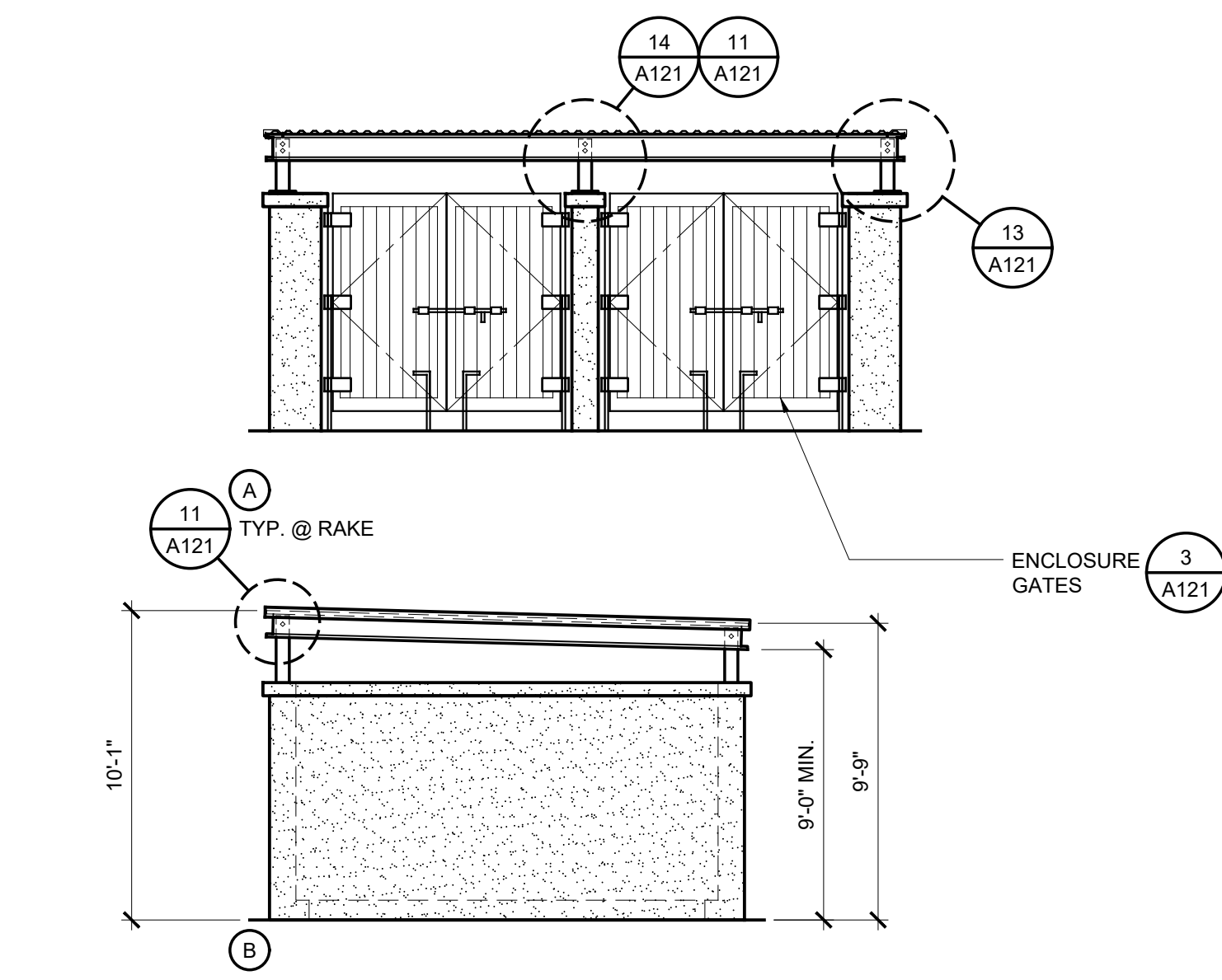
5 **TRASH ENCLOSURE JAMB & FOOTING**
SCALE: 1 1/2"=1'-0"



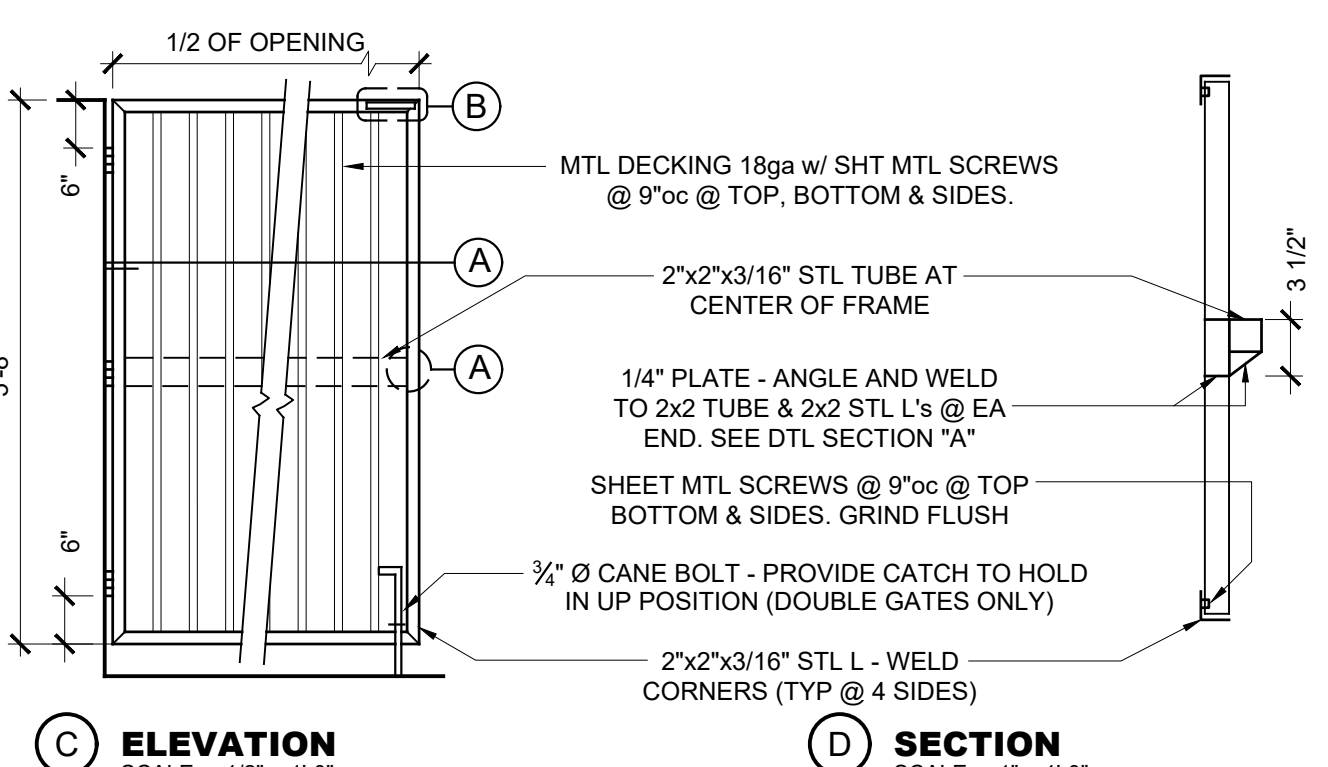
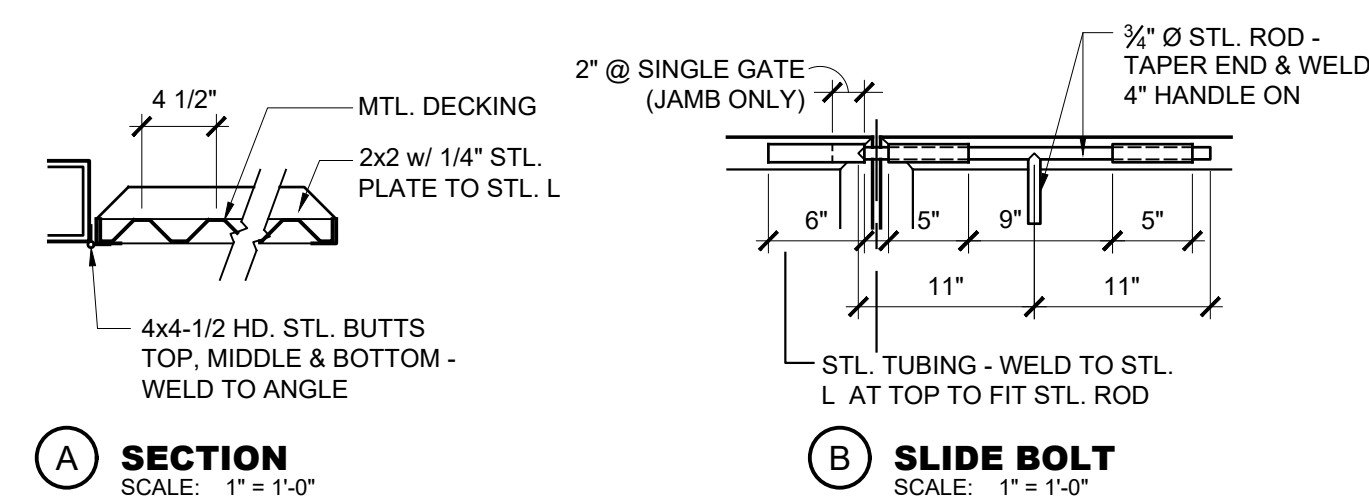
6 **TRASH ENCLOSURE CMU WALL**
SCALE: 1/2"=1'-0"



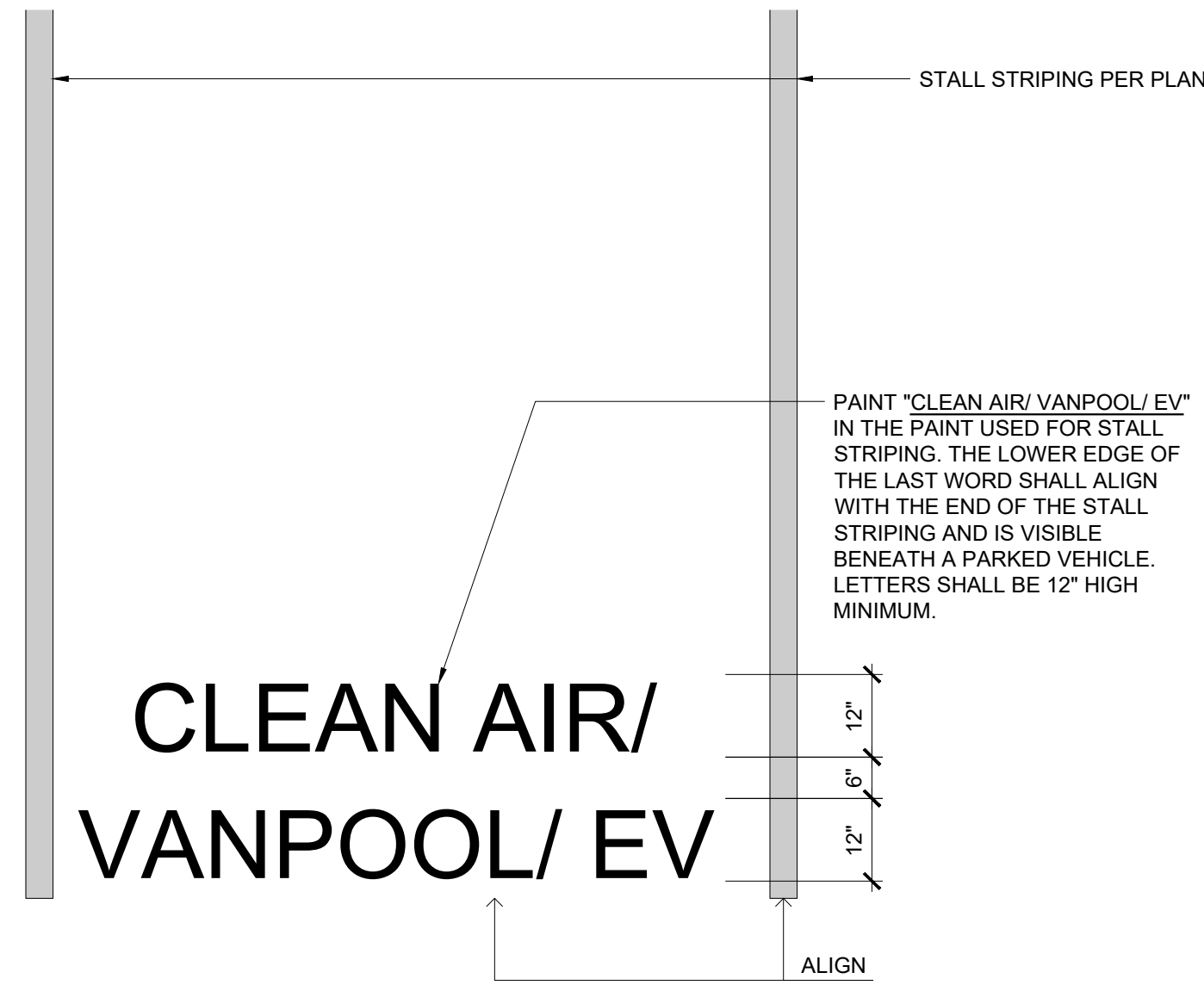
1 **TRASH ENCLOSURE**
SCALE: 3/16"=1'-0"



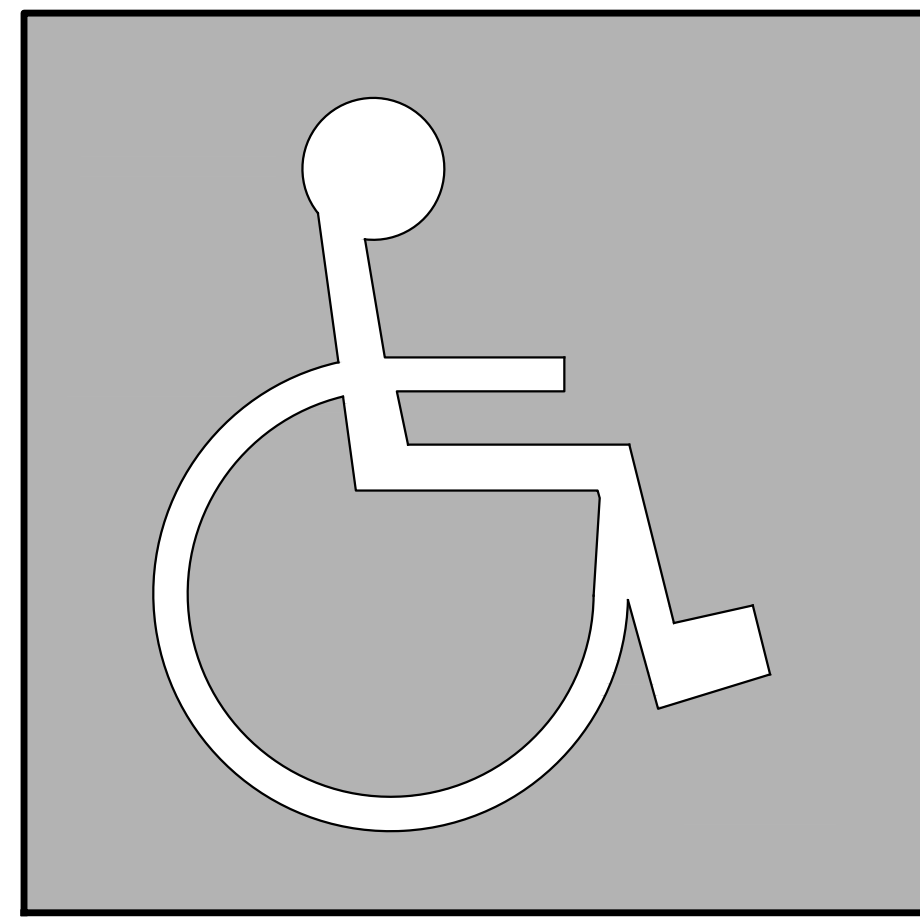
2 **TRASH ENCLOSURE ELEVATIONS**
SCALE: 1/4"=1'-0"



3 **ENCLOSURE GATES**
SCALE: AS NOTED

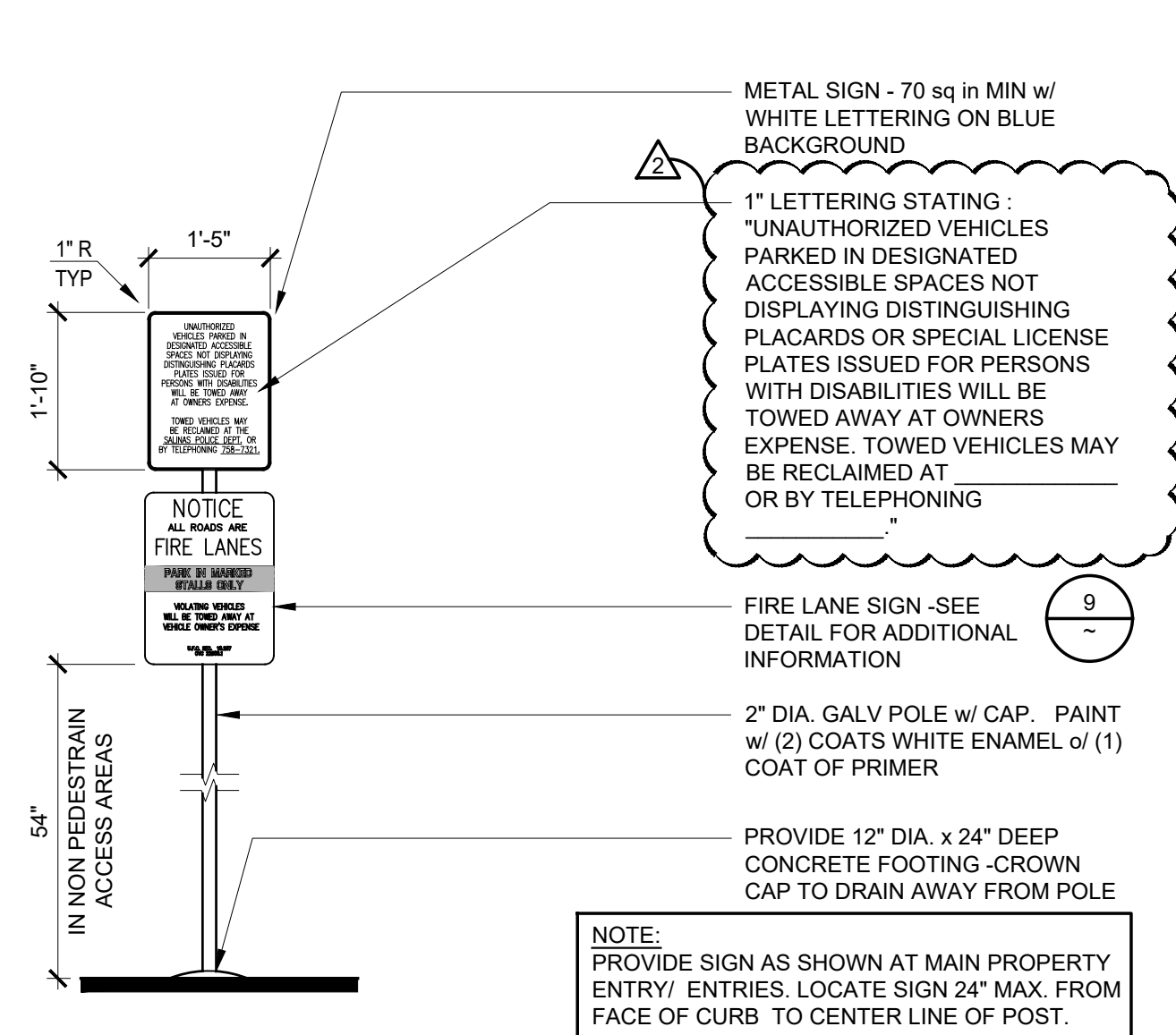


10 DESIGNATED PARKING STALL MARKINGS
SCALE: 1/2" = 1'-0"

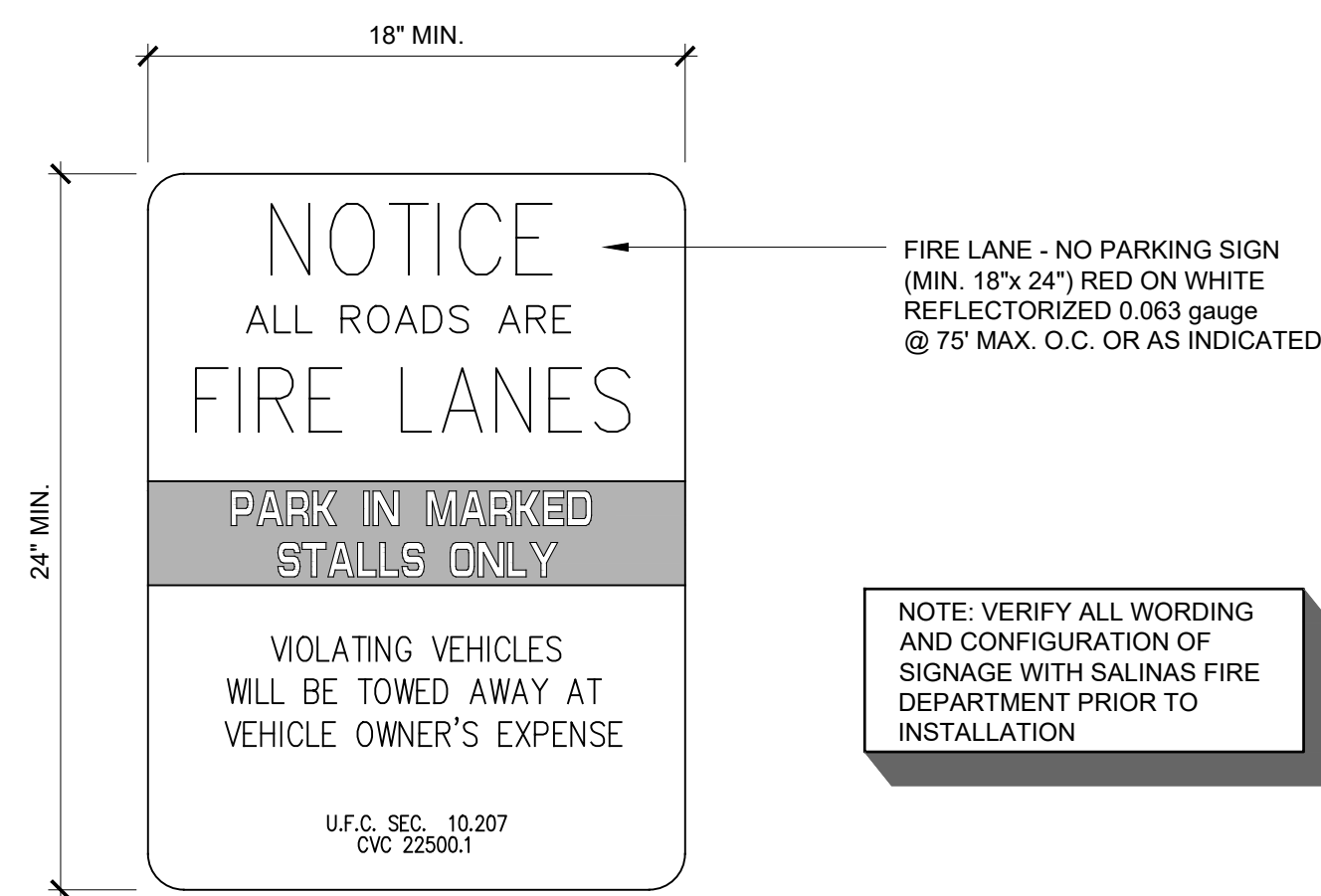


1. MINIMUM 5"x5" DECAL TO BE LOCATED BY PRIMARY ENTRANCE.
2. MINIMUM 36"x36" PAINTED SYMBOL ON PAVEMENT BEYOND ACCESSIBLE PARKING STALL(S).
3. BACKGROUND TO BE BLUE, WHEELCHAIR SYMBOL TO BE WHITE (TYPICAL).

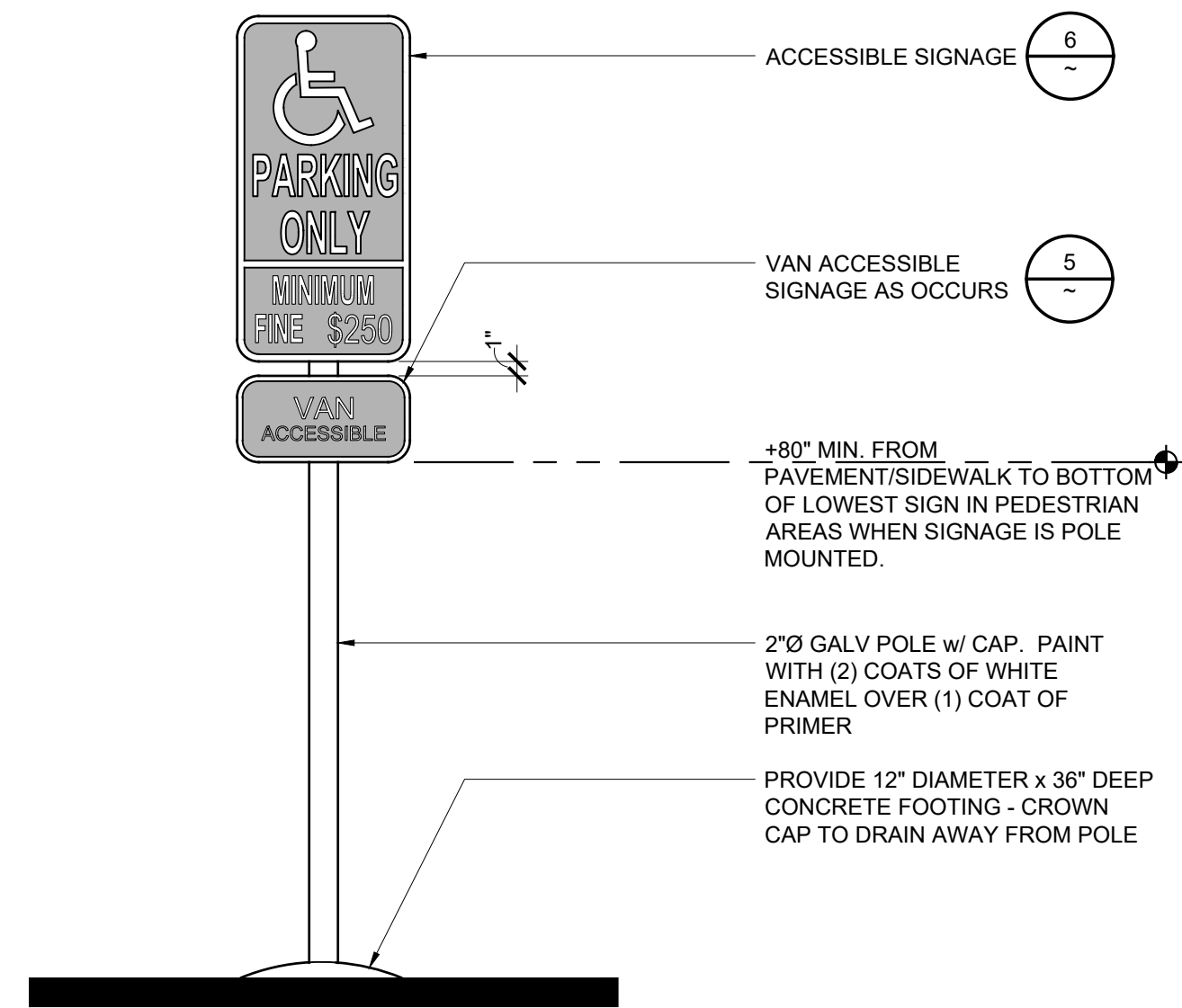
7 ACCESSIBILITY SYMBOL
SCALE: NOT TO SCALE



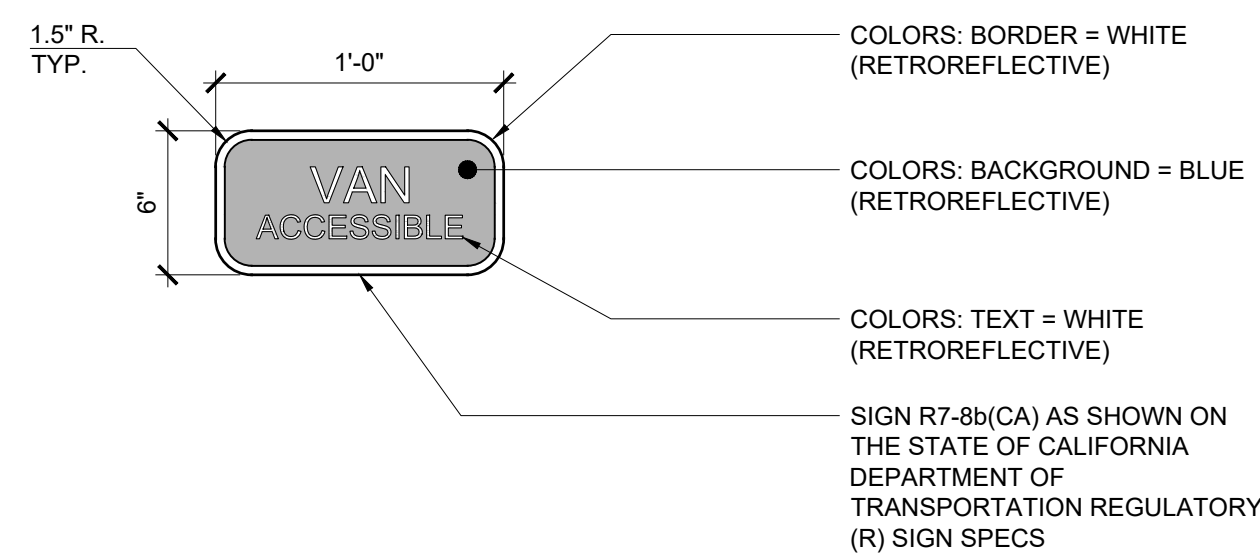
8 TOW - AWAY SIGN (DISABLED ENTRY)
SCALE: 1/2" = 1'-0"



9 FIRE LANE SIGN
SCALE: 3/4" = 1'-0"

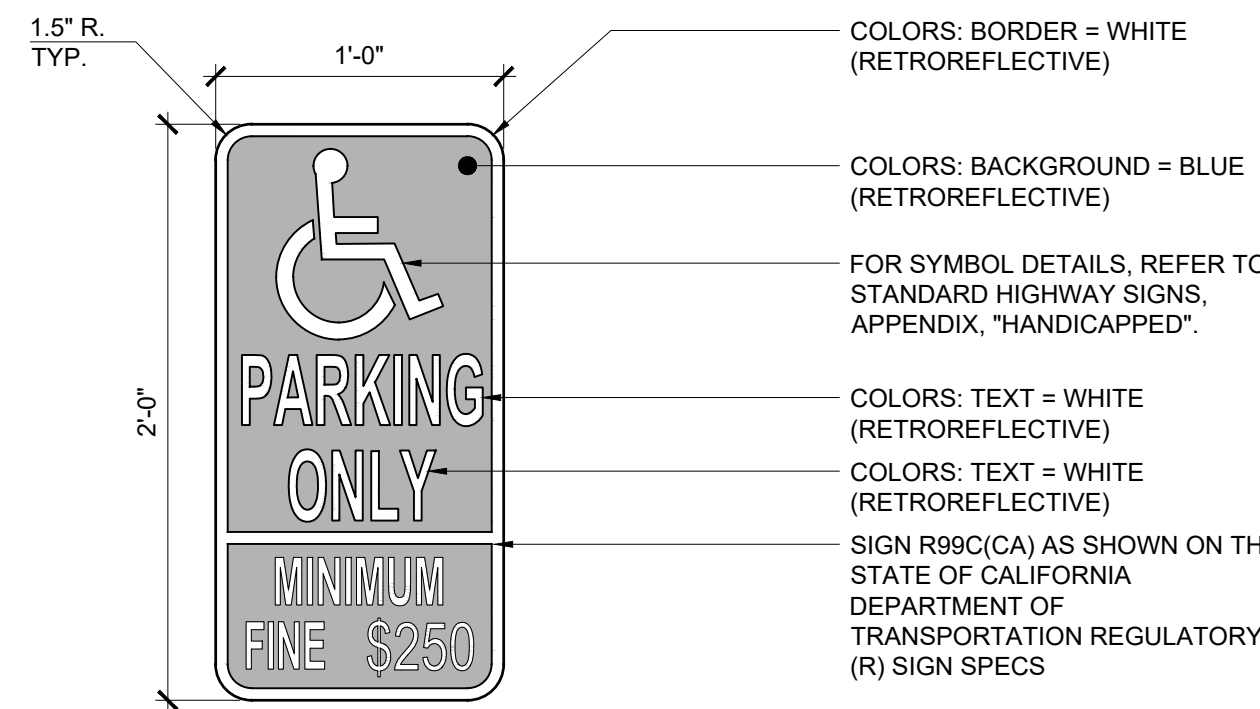


4 POLE MOUNTED SIGNAGE
SCALE: 1" = 1'-0"



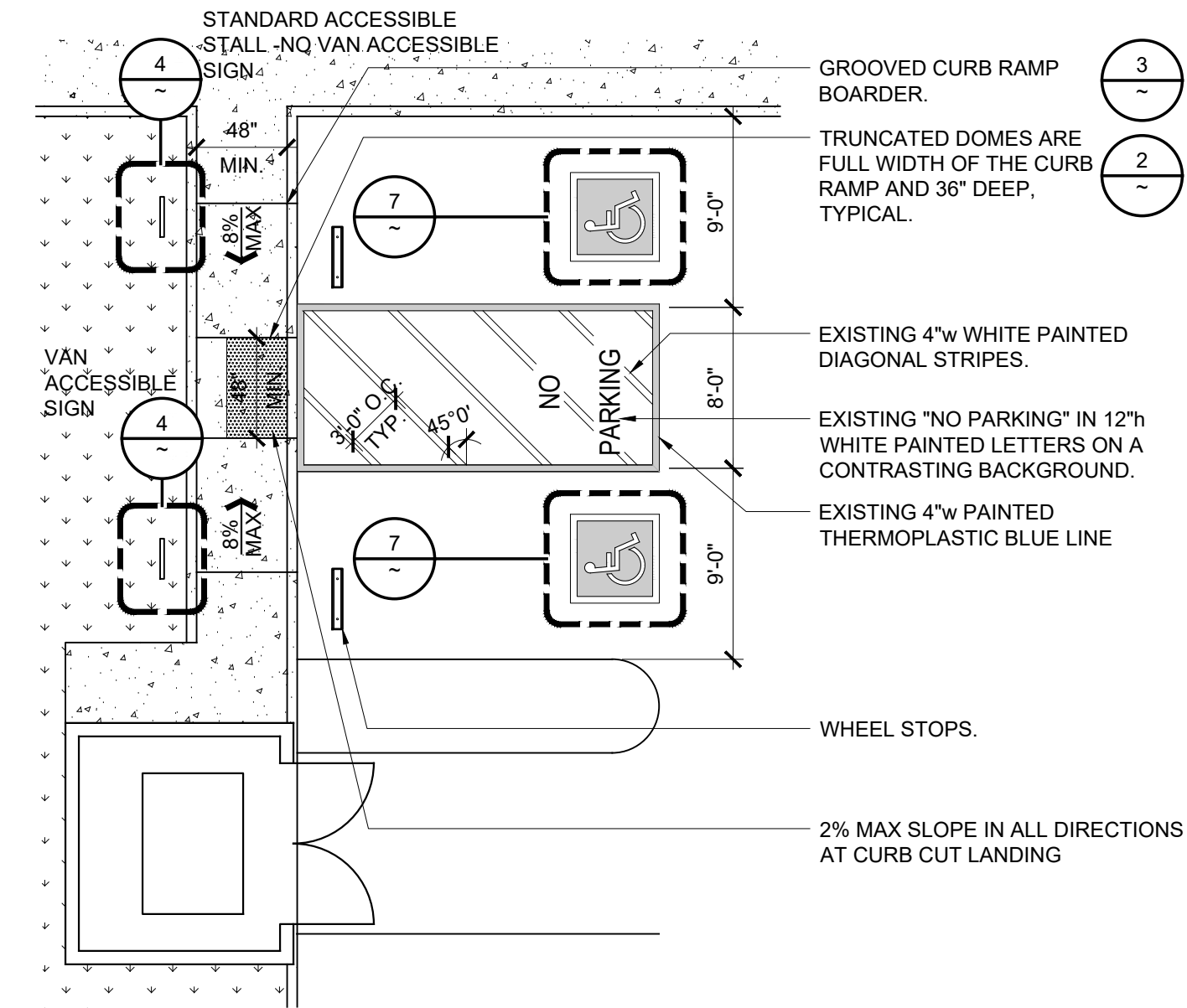
NOTES:
REFER TO LATEST SIGNAGE AS PROVIDED BY STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION REGULATORY (R) SIGN SPECS FOR SPECIFIC REQUIREMENTS REGARDING: FONT, LETTERING COLOR, SPACING OF TEXT AND SPACE REQUIRED BETWEEN LINES OF TEXT, ETC.

5 VAN ACCESSIBLE PARKING SIGNAGE R7-8b
SCALE: 1 1/2" = 1'-0"

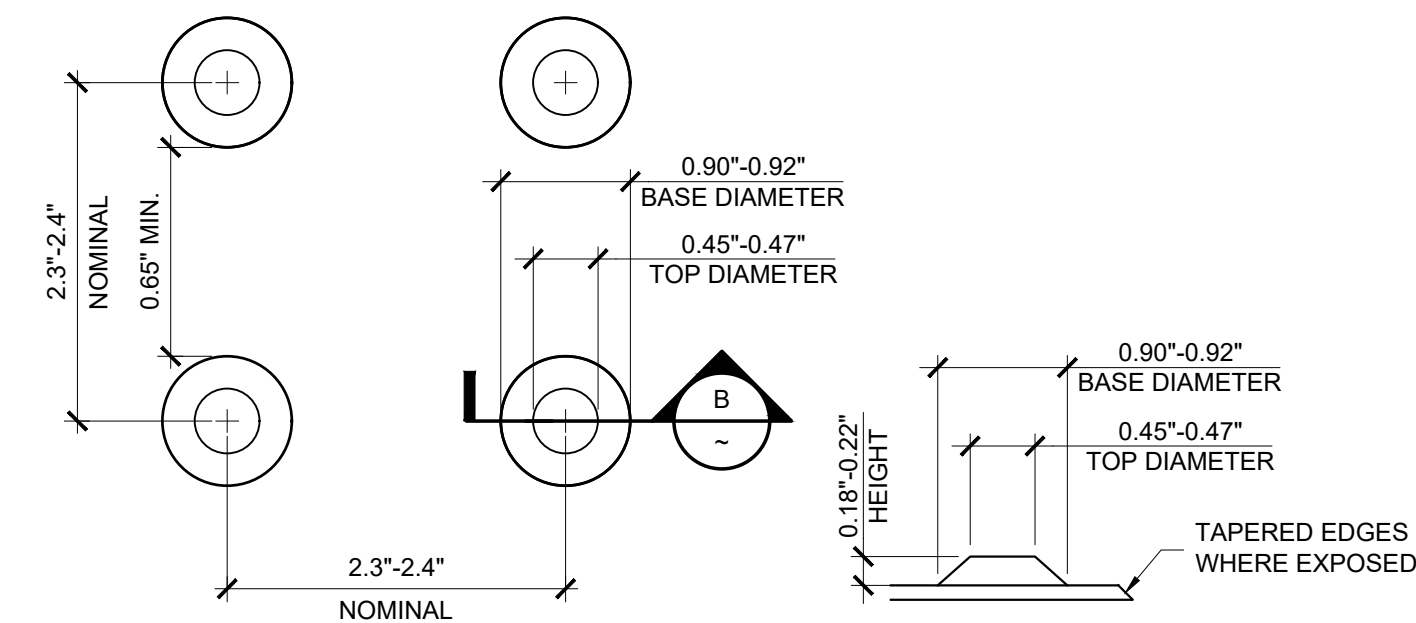


NOTES:
REFER TO LATEST SIGNAGE AS PROVIDED BY STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION REGULATORY (R) SIGN SPECS FOR SPECIFIC REQUIREMENTS REGARDING: FONT, LETTERING COLOR, SPACING OF TEXT AND SPACE REQUIRED BETWEEN LINES OF TEXT, ETC.

6 ACCESSIBLE PARKING SIGNAGE R99C
SCALE: 1 1/2" = 1'-0"

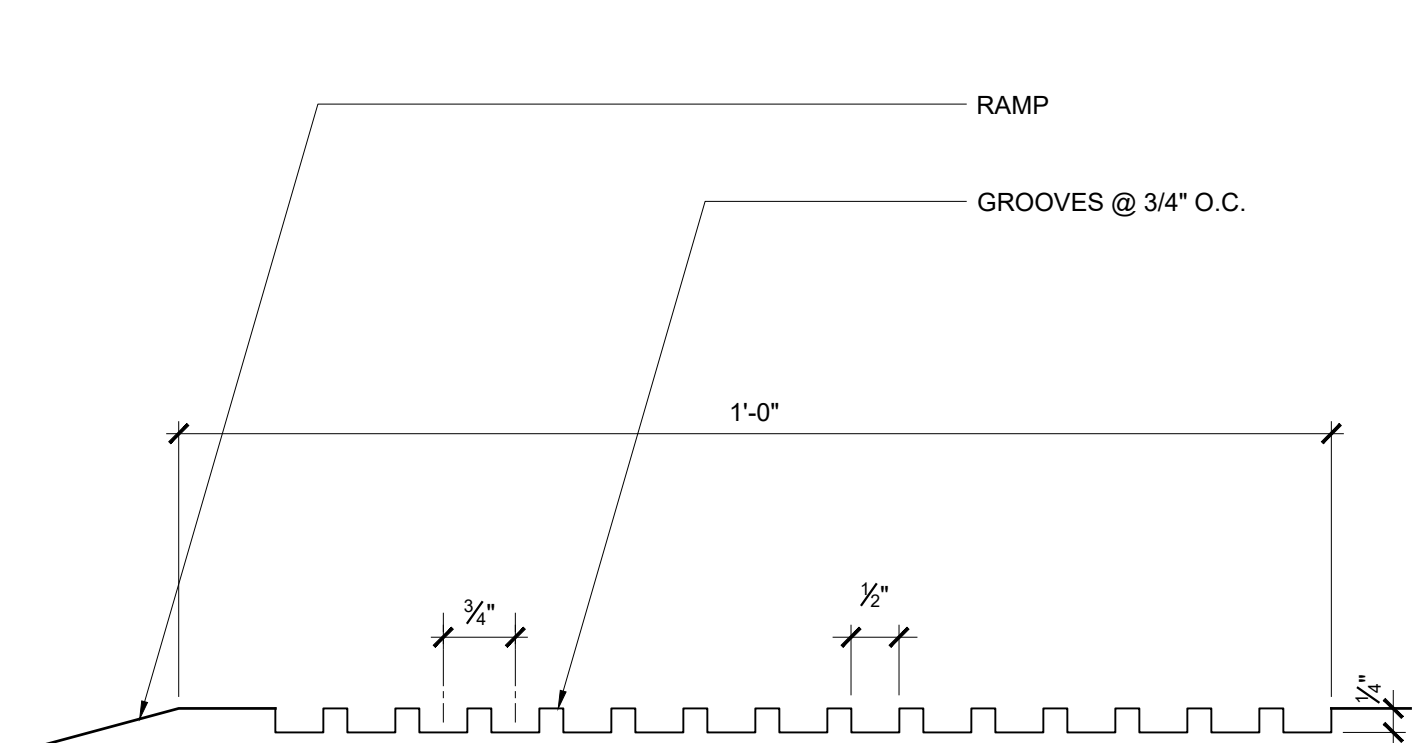


1 ACCESSIBLE PARKING STALL
SCALE: 1/8" = 1'-0"



- NOTES:
1. ONLY APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH CBC SECTION 11B-705.
 2. TRUNCATED DOMES (DETECTABLE WARNINGS) SHALL BE SUPPLIED BY: SAFETY STEP TD, INC.; PH: (866) 723-3883; EMAIL: www.safetysteptd.com
 3. INSTALLER SHALL BE CERTIFIED BY MANUFACTURER.
 4. TRUNCATED DOMES (DETECTABLE WARNINGS) SHALL BE SLIP RESISTANT & SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON- DARK OR DARK-ON-LIGHT; CONTRACTOR SHALL VERIFY ACCEPTABLE COLOR WITH THE LOCAL BLDG. OFFICIAL OR PUBLIC WORKS DEPT.
 5. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
 6. CONTRACTOR SHALL PROVIDE A 6" X 6" MIN. SAMPLE OF THE TRUNCATED DOMES TO THE ARCHITECT / CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.

2 TRUNCATED DOMES
SCALE: N.T.S.



3 CONCRETE GROOVES
SCALE: 6" = 1'-0"

50

WR&D

WALD RUHNKE & DOST ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

ARCHITECT

STATE OF CALIFORNIA

NO. 121266

EXPIRATION DATE 7/30/21

MBAM DISPENSARY

BOB & LONNA BLODGETT
773 SAN FELIPE ROAD
HOLLISTER, CA 95023

JOB NO.:
19103

PRINT DATE:

PLOT DATE: 1.3.2023

DRAWN BY: C.J.

CHECKED BY:

SET ISSUED:

8.14.2020 2nd Building Submittal

12.18.2020 Plan-Check responses

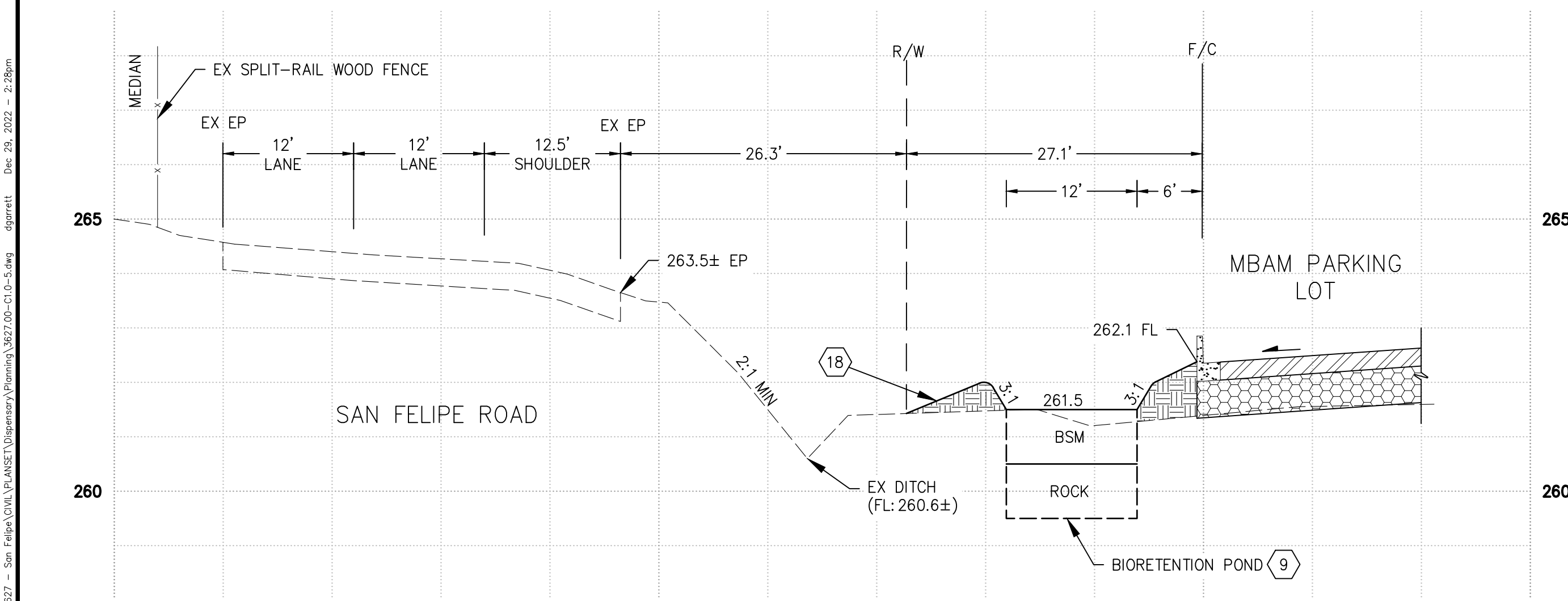
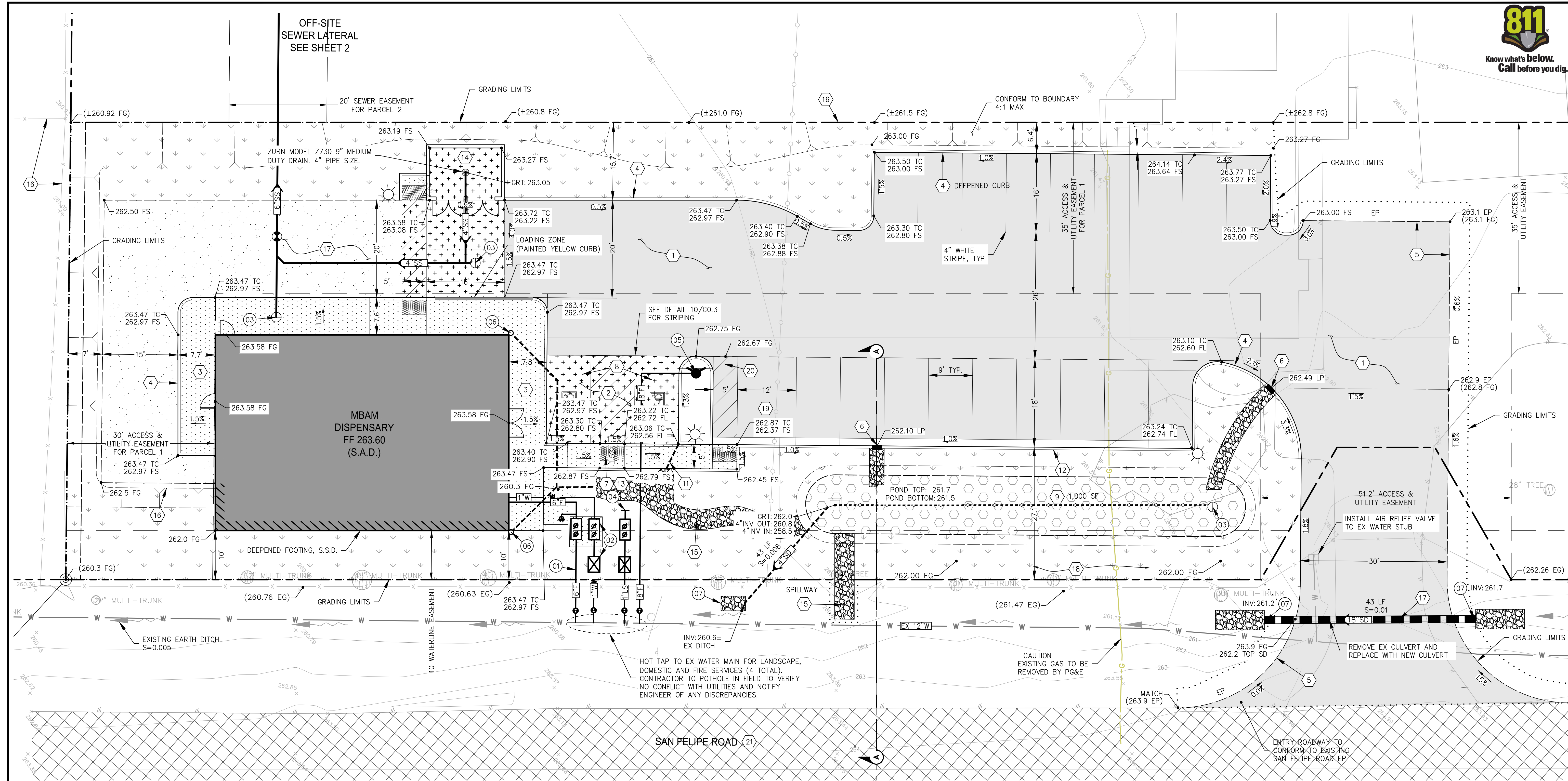
SHEET NAME:

SITE DETAILS

SHEET NO.:

3.7

FILE NAME: 19103-A110



SECTION A-A
SCALE: HORIZ 1" = 10'
VERT 1" = 2'

CONSTRUCTION KEYNOTES:

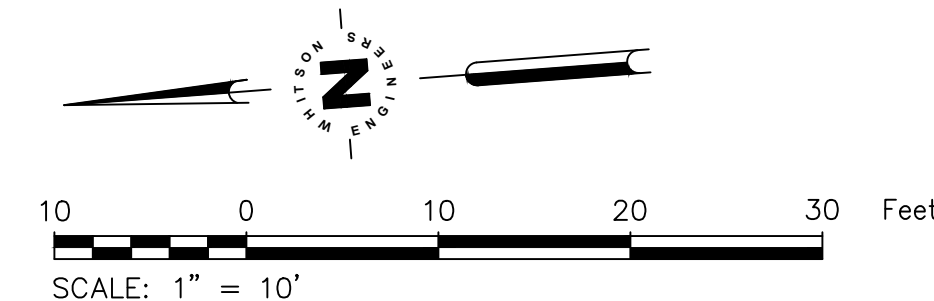
1. ASPHALT PAVING PER DETAIL 1 ON SHEET 5.1.
2. CONCRETE VEHICULAR PAVEMENT PER DETAIL 6 ON SHEET 5.1.
3. CONCRETE PEDESTRIAN PAVEMENT PER DETAIL 5 ON SHEET 5.1.
4. CONCRETE VERTICAL CURB PER DETAIL 4 SHEET 5.1 (DEEPEMED CURB AS NOTED)
5. PLACE REDWOOD HEADER @ AC EDGE PER CITY STANDARD DETAIL A-4.
6. CURB OPENING WITH RSP OUTLET PROTECTION PER DETAIL 8 SHEET 5.1.
7. FLUSH SIDEWALK W/ TRUNCATED DOMES PER DETAIL 7 SHEET 5.1.
8. ACCESSIBLE PARKING, PER DETAIL 10 SHEET 5.1
9. BIORETENTION POND PER DETAIL 3 SHEET 5.2.
10. PRIVATE UTILITY TRENCH PER DETAIL 2 SHEET 5.2
11. THRU-CURB DRAIN PER DETAIL 9 SHEET 5.1
12. CURB AND GUTTER PER DETAIL 3 SHEET 5.1
13. CASE C CURB RAMP WITH TRUNCATED DOMES PER CALTRANS STANDARD PLAN A88A SHEET 5.3
14. COVERED TRASH ENCLOSURE, S.A.D. INCLUDING CONCRETE APRON.
15. 4' WIDE ROUNDED ROCK COBBLE (2"-4" ROCK) LINED SWALE PLACED ON CALTRANS CLASS 8 RSP FABRIC.
16. FENCE, S.L.D.
17. PERVIOUS GRAVEL PER DETAIL 2 SHEET 5.1
18. BERM ALONG LENGTH OF POND UP TO EL:262.0 (FILL ±1')
19. CLEAN AIR/VANPOOL/EV PARKING STALL, S.A.D.
20. 4" WIDE WHITE PAINTED DIAGONAL STRIPES, 36" O.C.
21. SEE PLAN LINE STUDY BY OTHERS FOR SAN FELIPE ROAD FUTURE IMPROVEMENTS

CONSTRUCTION PLAN LEGEND

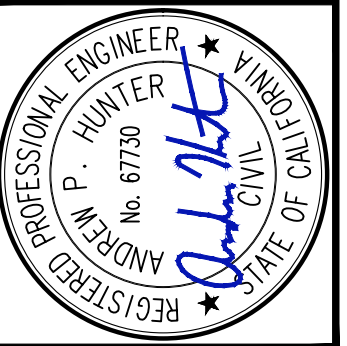
1	AC PAVING
3	CONCRETE PEDESTRIAN PAVEMENT
2	CONCRETE VEHICULAR PAVEMENT
18	PERVIOUS GRAVEL
	PROPOSED BUILDING (S.A.D.)
15	ROCK SLOPE PROTECTION (RSP)
9	BIORETENTION POND
	LANDSCAPING (S.L.D.)
	EXISTING PAVEMENT

UTILITY KEYNOTES:

1. 6" FIRE SERVICE, BACKFLOW & FDC PER CITY DETAIL B-4-1 SHEET 5.3
2. 1" DOMESTIC WATER SERVICE/1" WATER METER WITH REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTOR DEVICE PER CITY DETAIL B-3-1 SHEET 5.3
3. SANITARY SEWER CLEANOUT PER DETAIL 1 SHEET 5.3
4. 1" LANDSCAPE SERVICE WITH METER & BACKFLOW PER CITY DETAIL B-5-1 SHEET 5.3
5. PRIVATE FIRE HYDRANT
6. CONNECT ROOF DOWNSPOUT (DS) TO 6" STORM DRAIN TO BASIN.
7. ROCK SLOPE PROTECTION PER DETAIL 7 SHEET 5.2



Civil Engineering
Land Surveying
44444 Court
Monterey, California
831.444.5223
whitsonengineers.com

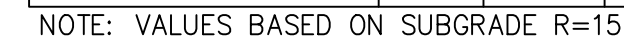


SUBMITTAL / REVISION	PLANNING SUBMITTAL
1	12/29/2022 CW

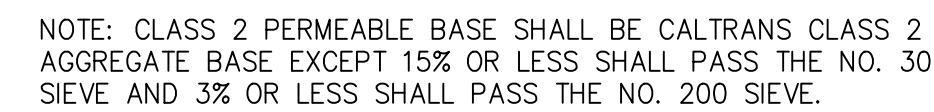
MBAM DISPENSARY
PRELIMINARY SITE PLAN IMPROVEMENTS
773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA

CIVIL GRADING, DRAINAGE AND UTILITY PLAN

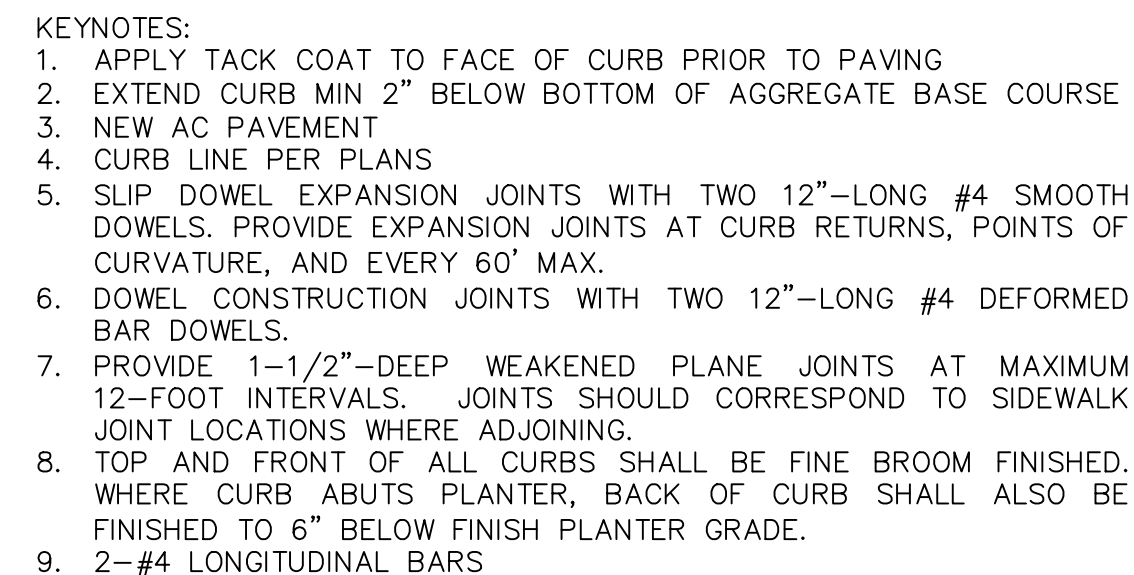
SCALE: 1" = 10'
DRAWN: CW
JOB No.: 3627.02
SHEET
4.1
OF



SCALE: NONE



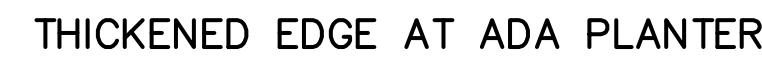
SCALE: NONE



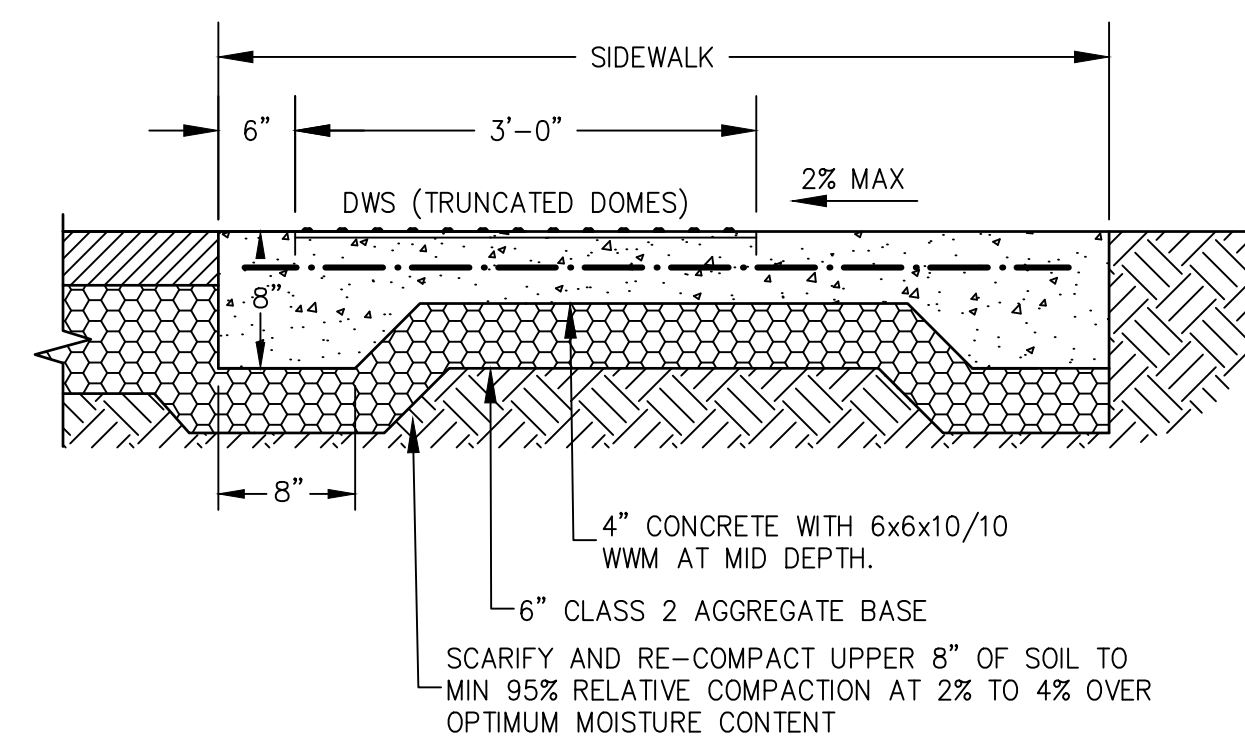
SCALE: N.T.S.



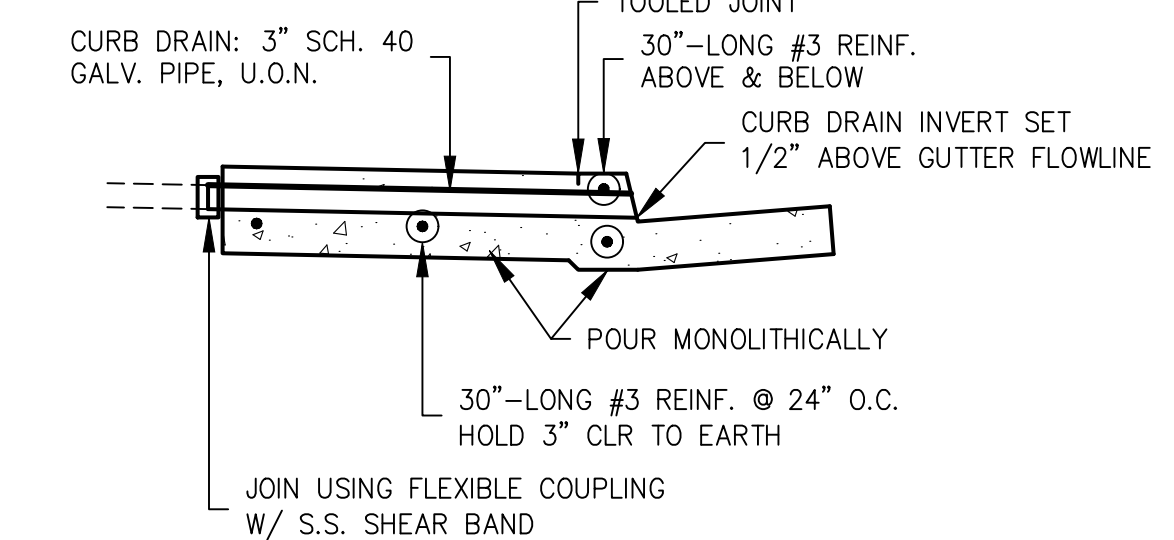
SCALE: N.T.S.



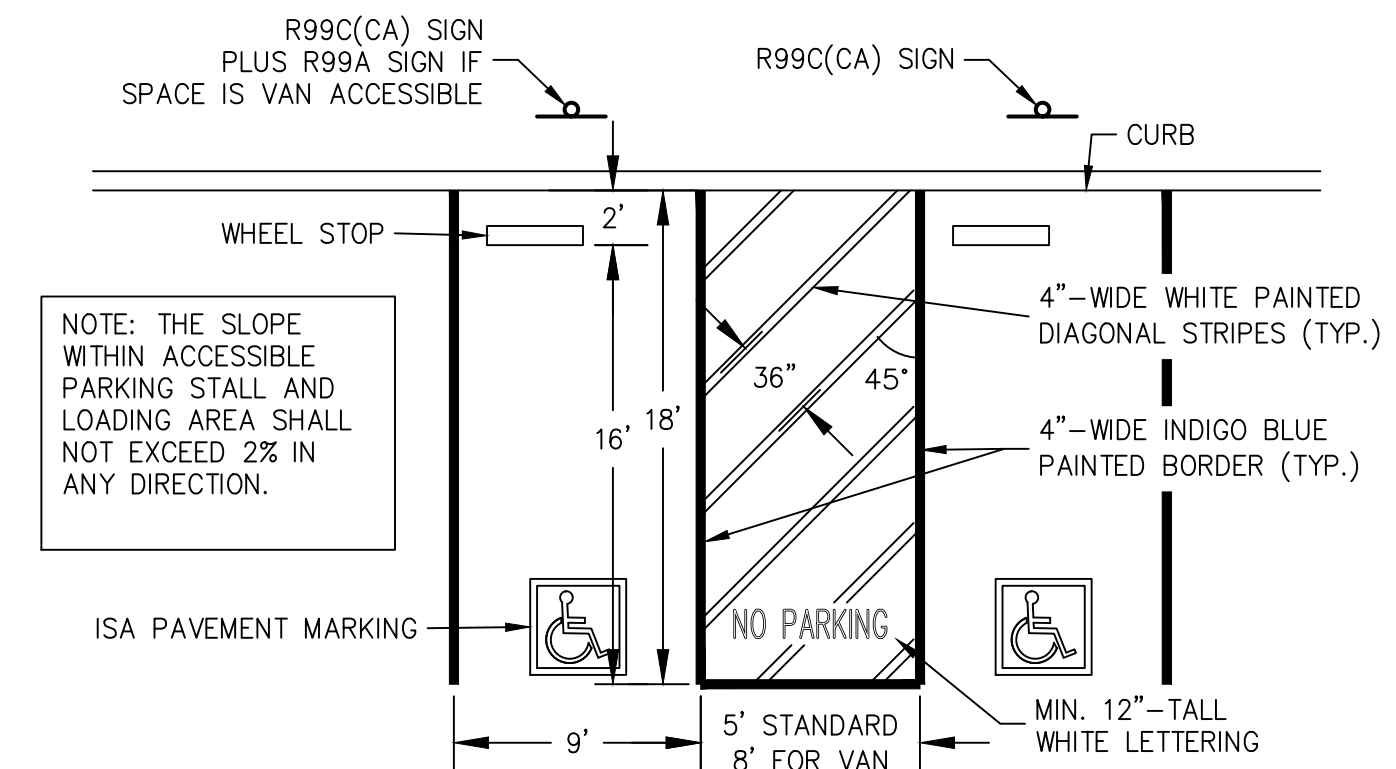
SCALE: N.T.S.



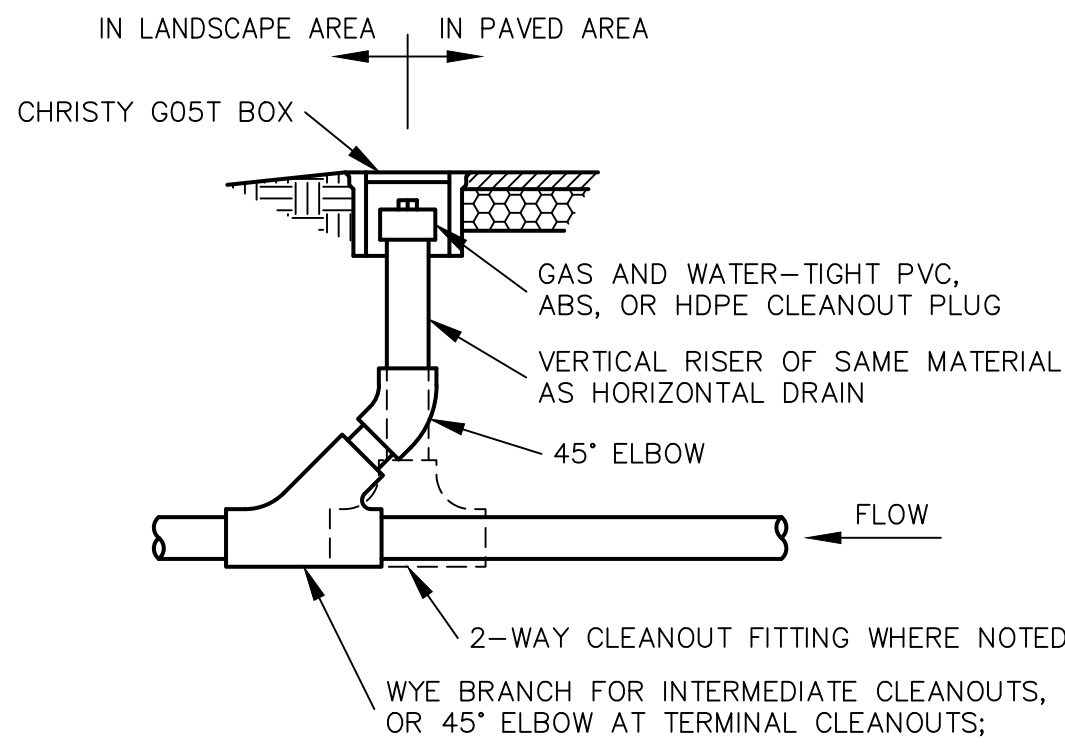
SCALE: N.T.S.



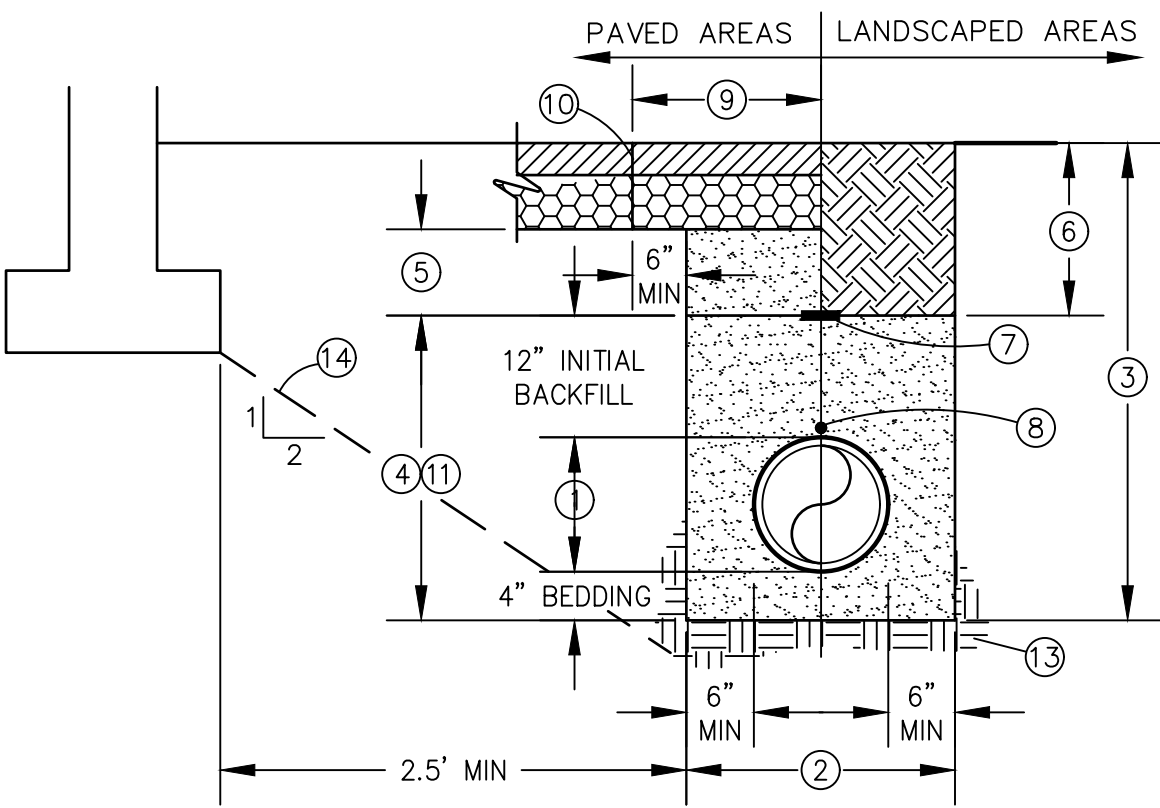
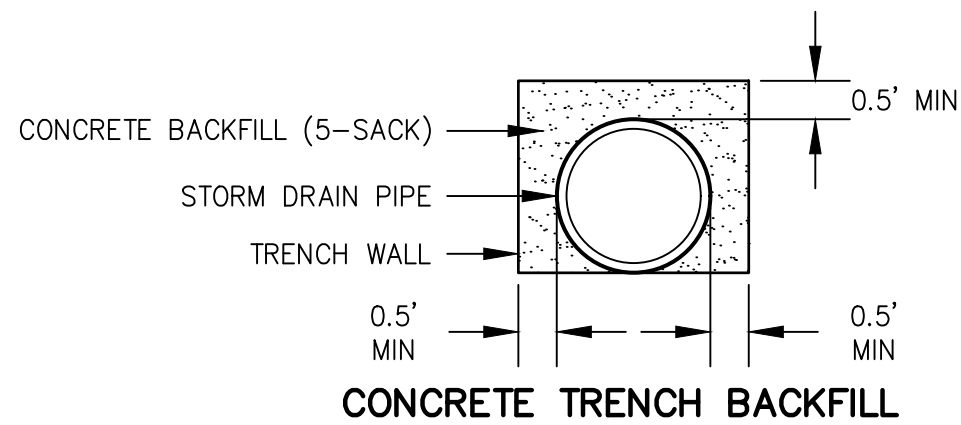
SCALE: NONE



SCALE: N.T.S.



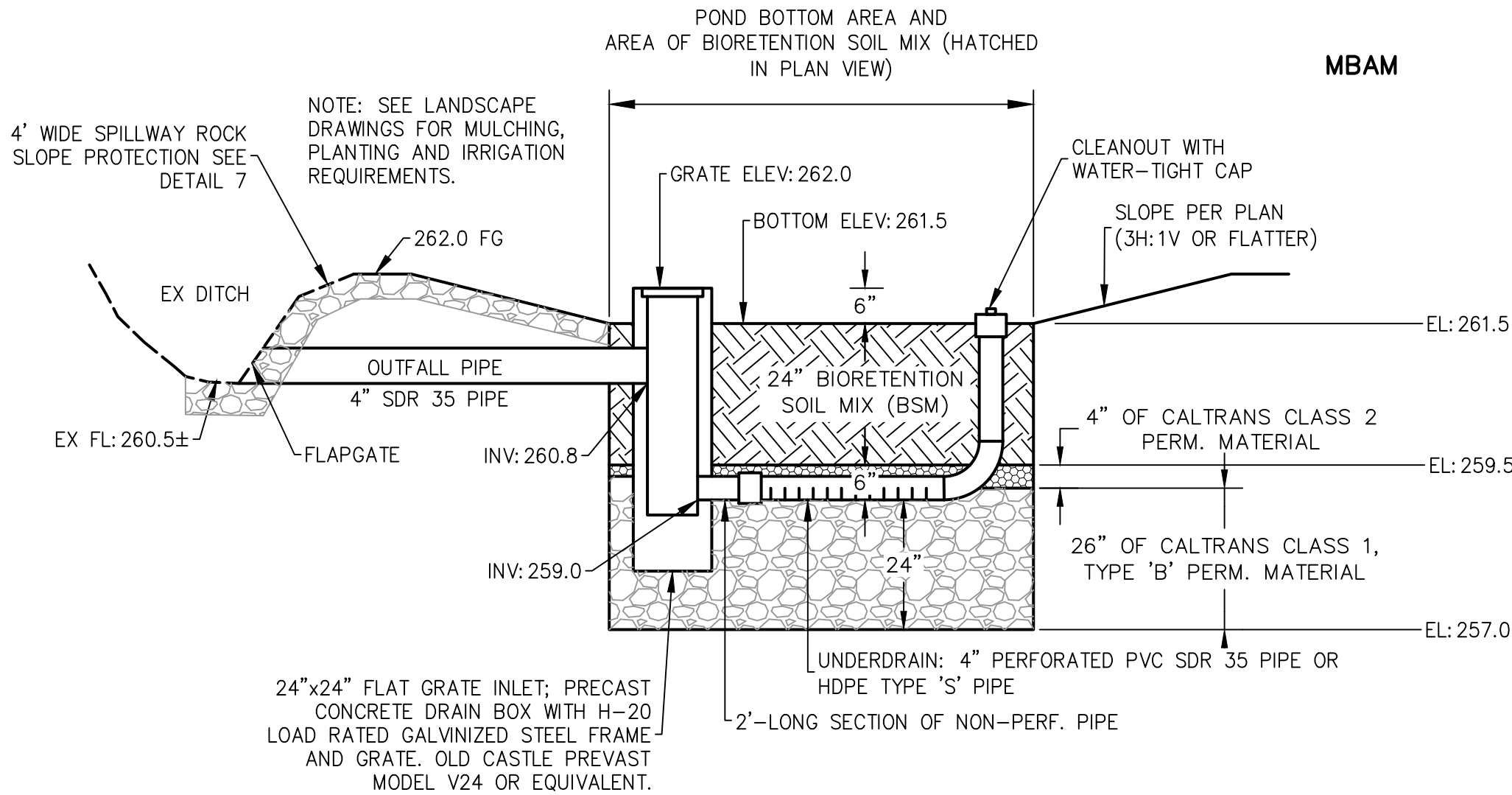
1 CLEAN OUT
SCALE: N.T.S.



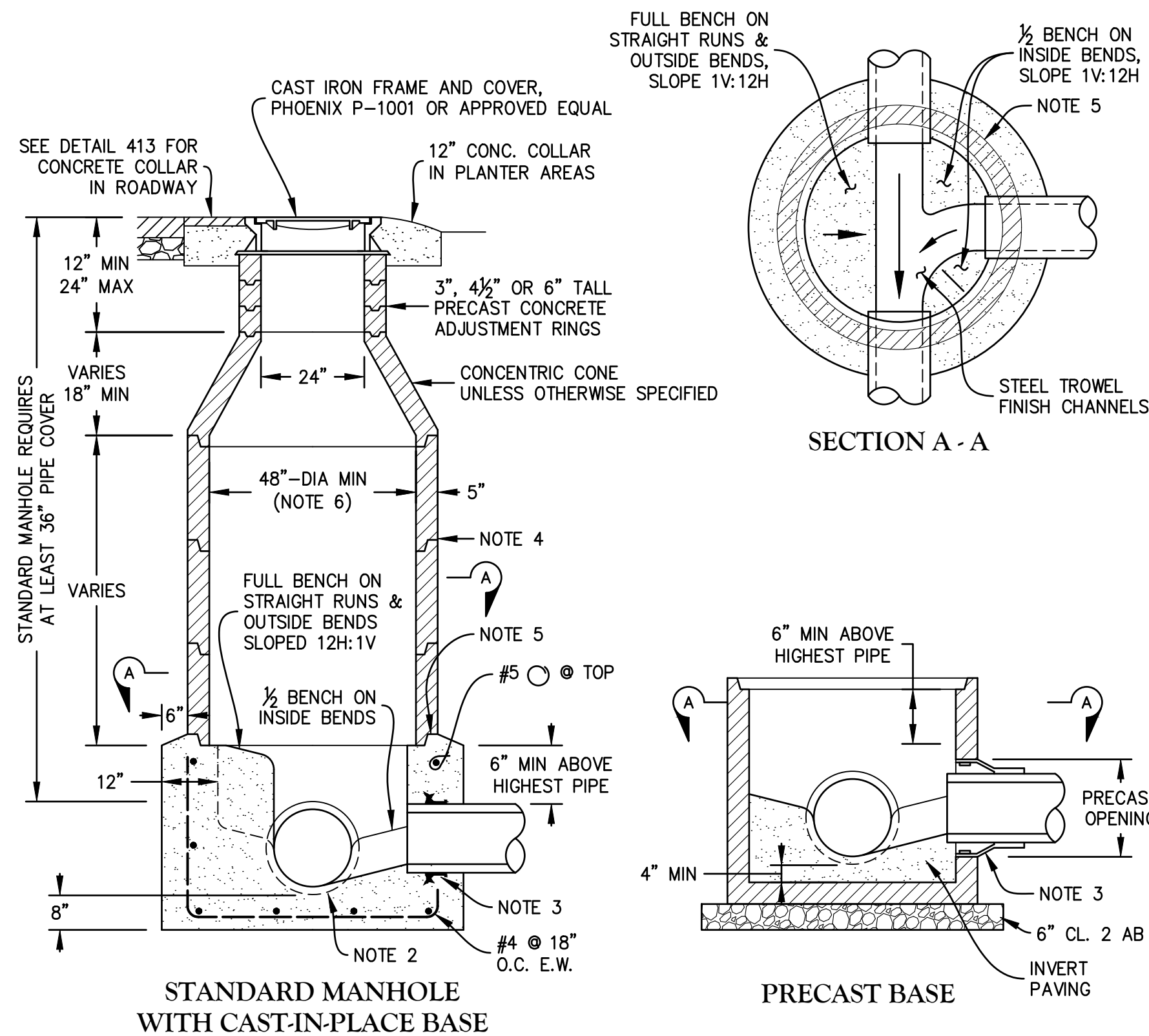
KEYNOTES

- PROPOSED PRIVATE UTILITY; PIPE ZONE
- MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
- TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
- PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
- FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
- PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
- PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
- PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
- ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
- IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
- ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
- UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
- WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

2 PRIVATE UTILITY TRENCHING
SCALE: N.T.S.



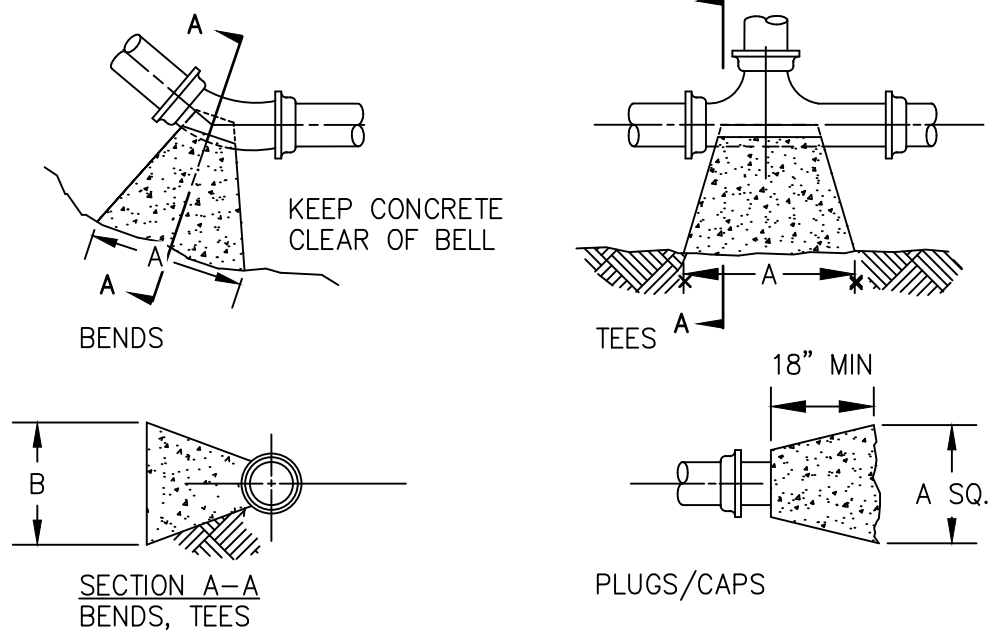
3 BIORETENTION POND
SCALE: NONE



NOTES

- PRECAST MANHOLE ELEMENTS SHALL CONFORM TO ASTM C478.
- FOR STRAIGHT PIPE RUNS, LAY PIPE THROUGH MANHOLE AND REMOVE TOP HALF OF PIPE. OTHERWISE FORM SMOOTH CHANNEL THROUGH MANHOLE, WITH EITHER 1/2 OR FULL BENCH.
- CONNECTION TO PLASTIC PIPE SHALL BE MADE USING A FLEXIBLE WATERTIGHT CONNECTOR CONFORMING TO ASTM C-923.
- SEAL PRECAST UNIT JOINTS WITH PREMOLDED BUTYL RUBBER JOINT SEALANT CONFORMING TO ASTM C-990.
- EITHER WET-SET THE BOTTOM MANHOLE SECTION OR USE A TEMPLATE FOR THE JOINT AT THE CAST-IN-BASE. SEAL WITH PREMOLDED BUTYL RUBBER JOINT SEALANT.
- 60"-DIAM MANHOLE IS REQUIRED FOR 42" AND 48" PIPES, AND IF MIN 6" CLR. CANNOT BE PROVIDED BETWEEN PIPES.

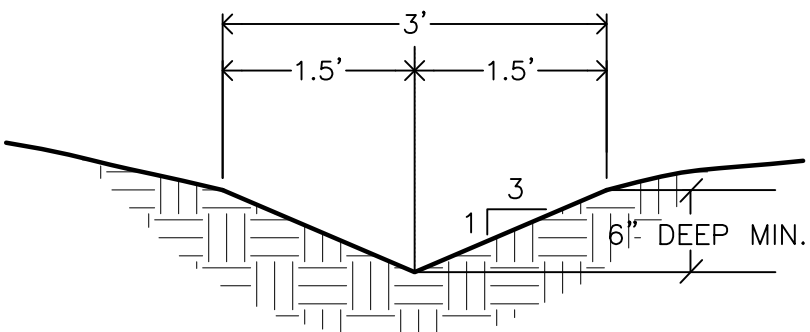
4 STANDARD MANHOLE
SCALE: N.T.S.



SIZE	90° BENDS		45° BENDS		22.5° BENDS		TEES and PLUGS	
	SIZE SQ. FT.	"A" "B"	SIZE SQ. FT.	"A" "B"	SIZE SQ. FT.	"A" "B"	SIZE SQ. FT.	"A" "B"
4"	2	24" 12"	2	24" 12"	2	24" 12"	2	18" 12"
6"	5	36" 18"	3	24" 18"	3	24" 18"	4	36" 18"
8"	8	46" 24"	5	28" 24"	4	26" 20"	6	42" 20"
10"	13	60" 36"	7	36" 30"	6	32" 22"	9	48" 24"
12"	18	66" 42"	10	42" 36"	8	40" 24"	13	56" 30"

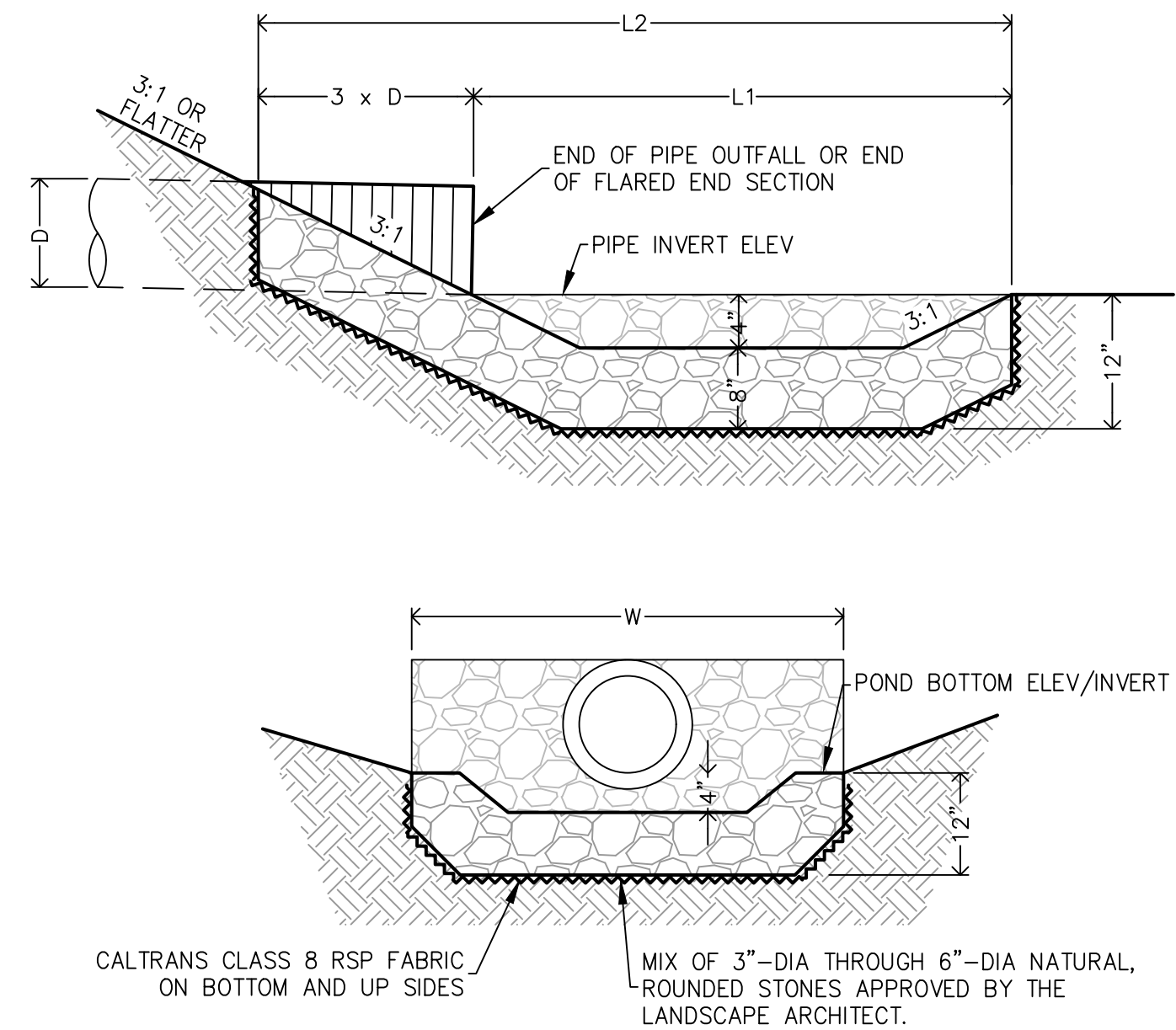
BASED ON A WATER PRESSURE OF 225 POUNDS PER SQUARE INCH AND A SOIL RESISTANCE OF 2000 POUNDS PER SQUARE FOOT, PER NFPA 24 TABLE 8-6.2.7.

5 THRUST BLOCKS
SCALE: NONE



6 GRADED SWALE
SCALE: NONE

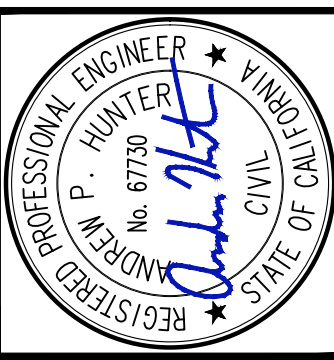
MINIMUM RSP PAD DIMENSIONS			
D	L1	L2	W
4"	3'-0"	4'-0"	3'-0"
6"	3'-0"	4'-6"	3'-0"
8"	4'-0"	6'-0"	3'-0"
12"	6'-0"	9'-0"	4'-0"



7 ROCK SLOPE PROTECTION
SCALE: NONE



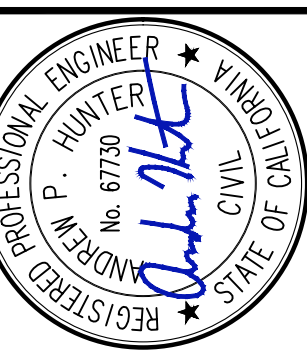
Civil Engineering
Land Surveying
44444 Court
Monterey, California
831.469.5225
whitsonengineers.com



SUBMITTAL / REVISION		PLANNING SUBMITTAL
1	12/29/2022	CW

MBAM DISPENSARY
PRELIMINARY SITE PLAN IMPROVEMENTS
773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
CIVIL DETAILS

SCALE: 1" = 20'
DRAWN: CW
JOB No.: 3627.02
SHEET 5.2 OF



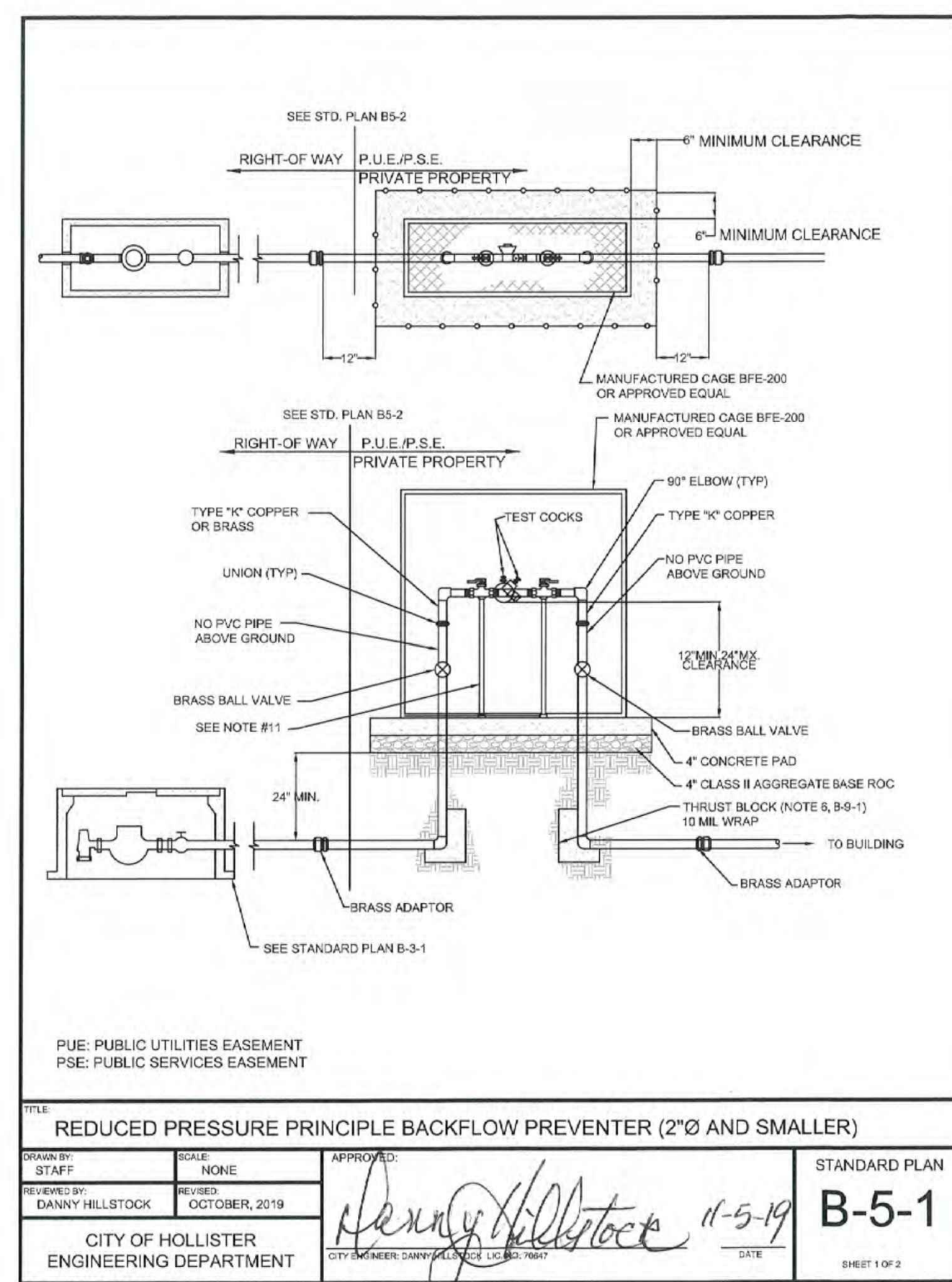
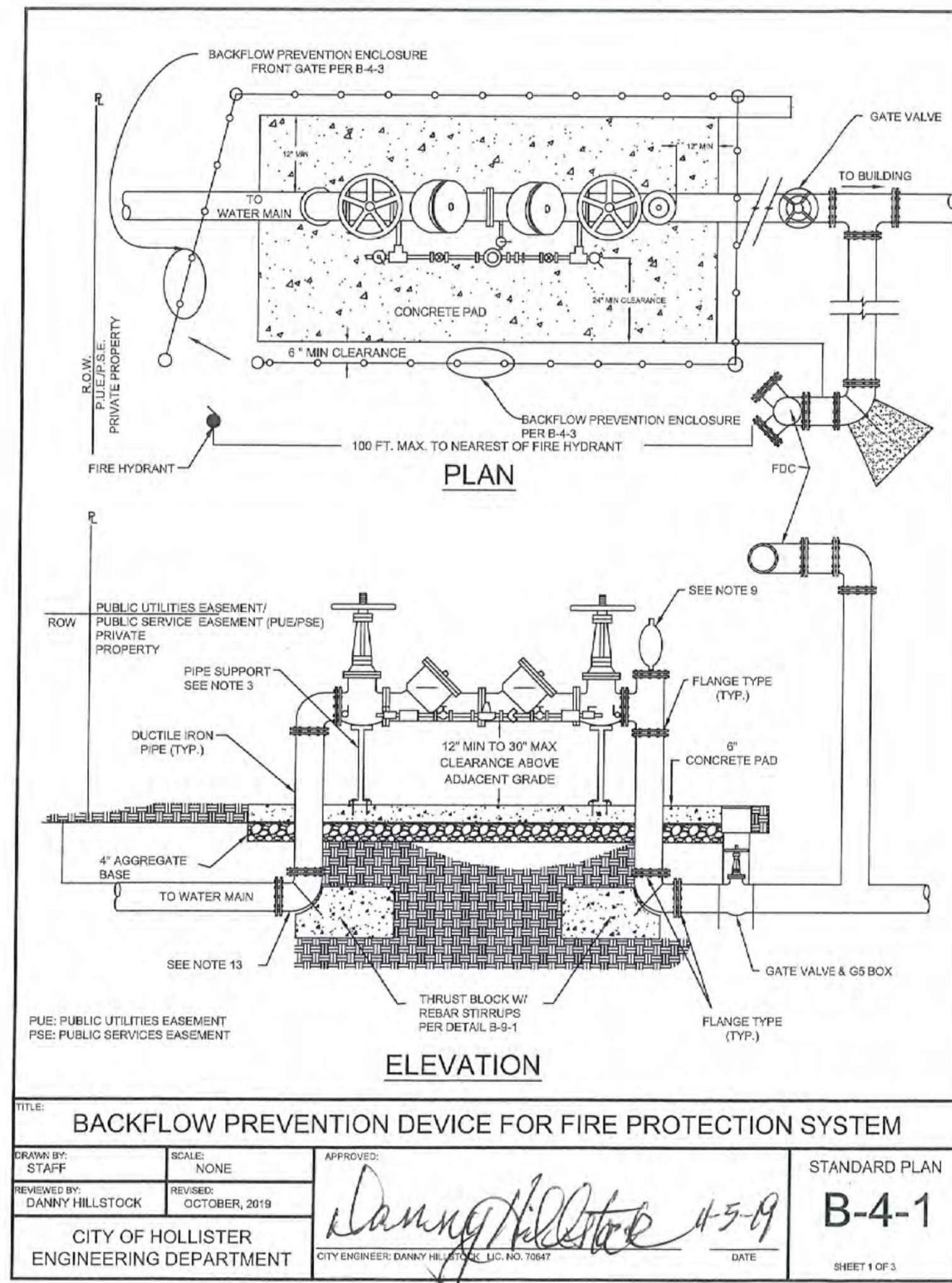
JOURNAL / REVISION		PLANNING SUBMITTAL
1	12/28/2022 CW	

MBAM DISPENSARY
PRELIMINARY SITE PLAN IMPROVEMENTS

CIVIL DETAILS

SCALE:	1" = 20'
DRAWN:	CW
OB No.:	3627 02

5.3



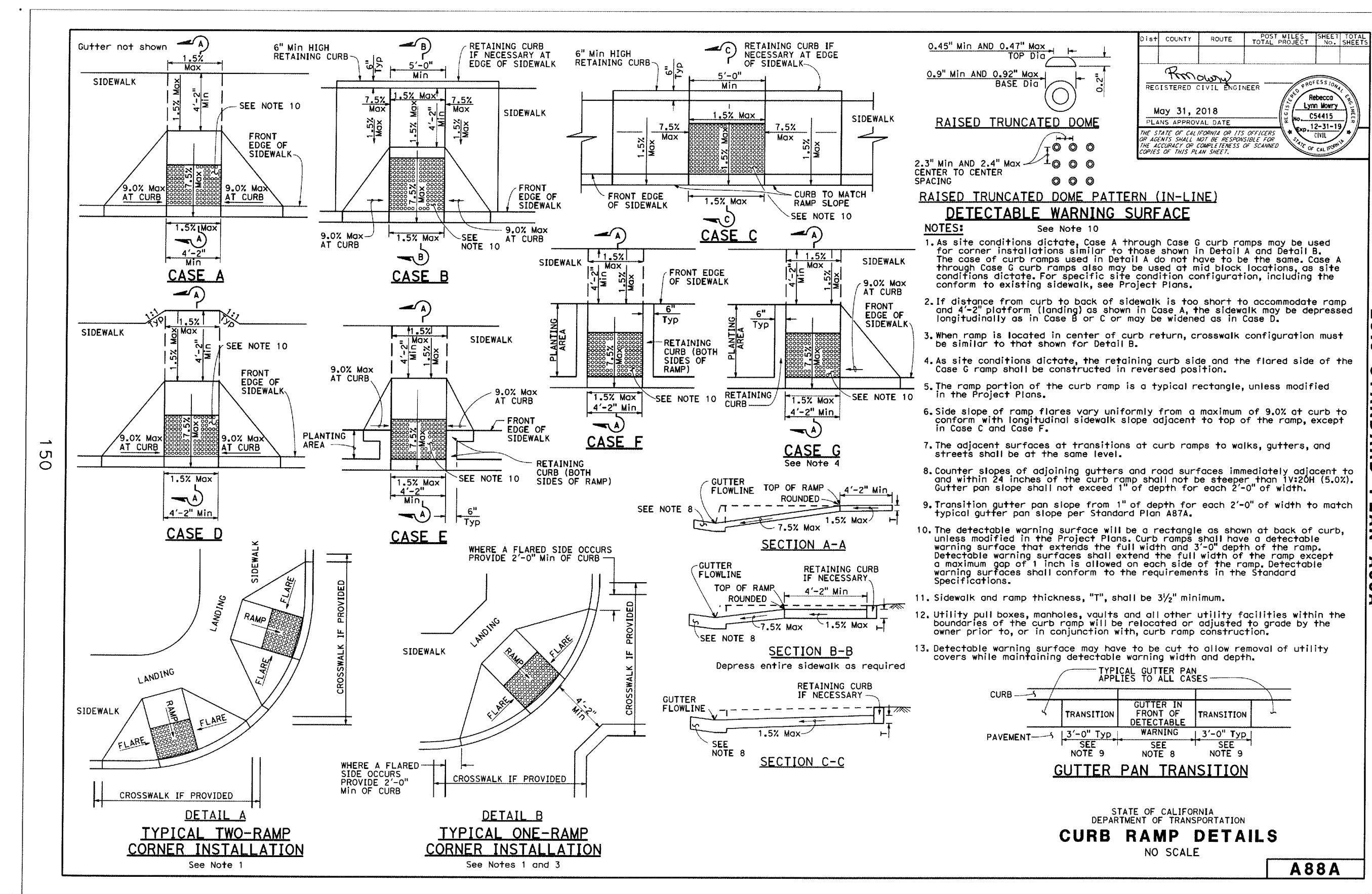
ITEMS	¾" TO 2" RPPBP	4" Ø RPPBP AND LARGER
BACKFLOW PREVENTER TYPE	(LEAD FREE) FESCO WILKINS, AMES, WATTS	(LEAD FREE) FESCO WILKINS, AMES, WATTS
PIPES	BRASS OR TYPE "K" COPPER	DUCTILE IRON PIPE (DIP)
FITTINGS	THREADED	FLANGE TYPE
BACK FLOW ENCLOSURES	BFE - 290 L = 42", W=18", HT. = 30" OR APPROVED EQUAL	BFE - 62M L = 62", W=19", HT. =58" OR APPROVED EQUAL

NOTES:

- ALL BPO'S (BACKFLOW PREVENTION DEVICES) SHALL BE LEAD FREE (RPP) REDUCED PRESSURE PRINCIPLE ONLY. ENTIRE ASSEMBLIES INCLUDING BALL VALVES, TEST COCKS, AND BYPASS METERS SHALL BE PROVIDED AS A COMPLETE UNIT.
- NO CONNECTIONS OR TEES WILL BE ALLOWED BETWEEN WATER METER & REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER.
- ALL RPP'S SHALL CONFORM TO LATEST REVISIONS OF AWWA .
- DEVICE MUST BE ACCESSIBLE FOR TESTING & MAINTENANCE.
- A CERTIFIED BACKFLOW PREVENTION ASSEMBLY GENERAL TESTER ACCREDITED BY CALIFORNIA - NEVADA AWWA SHALL INSPECT ALL BPO'S. A LIST OF CERTIFIED TESTERS WILL BE PROVIDED BY THE CITY OF HOLLISTER UTILITY DIVISIONS. THE BPO SHALL BE INSPECTED AND APPROVED BY THE TESTER PRIOR TO THE UTILITY DIVISIONS PROVIDING POTABLE WATER BEYOND THE METER. PROVIDE TEST REPORT EVERY YEAR AND FORWARD TO FIRE DEPARTMENT AND UTILITY DEPARTMENT.
- THRUST BLOCK SHALL BE CLASS 520-C-2500 P.C.G.
- CONCRETE PAD TO BE 520-C-2500 P.C.G. TOP OF PAD TO BE LEVEL AND SET 1" MINIMUM ABOVE EXISTING SOIL LEVEL.
- PAINT GAGE PAD TO COATS OF RUSTOLEUM, EMB. GREEN OR EQUAL.
- APPROVED MANUFACTURED GAGE DIMENSIONS 24" WIDEx36" HIGHx42" LONG. PROVIDE HINGE AS SHOWN WITH LATCH FOR PAD LOCK. (Ø 1/2" Ø RPPBP).
- THE GAGE SHALL BE ¾" - #9 HEAVY EXPANDED FLAT METAL WELDED ANGLE FLAT TO 1 ½" X 1 ½" X ¾" ANGLE BAR.
- INSTALL ADJUSTABLE PIPE SADDLE SUPPORT FOR PIPE SIZE ¾" Ø AND LARGER.
- A TEST OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER BY A CERTIFIED INDIVIDUAL APPROVED BY CITY OF HOLLISTER IS REQUIRED ANNUALLY. FORWARD THE CERTIFIED TEST REPORT TO UTILITY DEPARTMENT.
- PROVIDE FREEZE PROTECTION TO RPP.

TITLE: REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTOR NOTES

DRAWN BY: STRATF.	SCALE: NONE	APPROVED: 	STANDARD PLAN 11-519
REVIEWED BY: DANNY HILLSTOCK	REVIEWED OCTOBER, 2019	CITY ENGINEER DANNY HILLSTOCK (S-15-7540)	B-5-2
CITY OF HOLLISTER ENGINEERING DEPARTMENT		DATE	SHEET 2 OF 2



Dispensary

Operating Plan

TABLE OF CONTENTS

OPERATING CRITERIA

Dispensary Access

Dispensary Supply

Dispensary Operations

Minors

Consumption Restrictions

Retail Sales

DAY TO DAY PROCEDURES

Store Opening Procedures

Entering New Clients into the Medical Marijuana Database

Dispensing Medical Marijuana

Patient Education Materials

Patient and Record Confidentiality

Patient Counseling

Training of Dispensary Agents

OPERATING CRITERIA

Dispensary Access

The entrance into the dispensary building will be strictly controlled by a private security officer. Dispensary personnel will monitor site activity, control loitering and site access.

Dispensary supply

All cannabis products will be supplied by State of California licensed cannabis distributors.

Inventory Procedures Product Flow

- Acceptance of Inventory
- Processing of Inventory to Safe Room
- Stocking of Inventory
- Reconciliations
- Records
-

Acceptance of Inventory

Licensed distributors will deliver inventory upon appointment only. Once the distributor arrives security will direct the representative to park in our designated distributor parking spot located adjacent to the purchasing room door. Security will then monitor the transfer of inventory from the distributor vehicle into the purchasing room and stay with the distributor throughout the duration of their presence on site. Once inside, the distributor will provide an inventory purchase manifest of products ordered to a designated inventory receiver. The inventory receiver will then count the purchase order products to confirm all products match manifest totals. Once this has been accomplished, a manager is notified to make payment to the distributor and the product is then moved by the inventory receiver to the inventory safe room.

Processing of Inventory to Safe Room

The inventory safe room is located directly adjacent to the purchasing room and is equipped with self-locking steel doors, video surveillance, and bank quality steel safes. Once inventory is counted, confirmed, and transferred into the inventory safe room, it is then processed into our point of sales and inventory tracking system. This processing includes an additional inventory count and then the entering of inventory into the system which then creates a digital invoice that gives each product a batch number, terms of payment, source of origin, time stamp, and final transactional destination.

Stocking of Inventory

Once products are entered into the inventory systems, they are stocked into bank quality steel safes located in the inventory safe room. To move these products from the inventory safe room to the sales floor, they are transferred in the system from non-live inventory to live inventory and then physically transferred to the sales floor by an inventory specialist. These inventory specialists are trained to mitigate risk of product loss by keeping on the minimum inventory on the sales floor necessary to meet our daily sales needs.

RECONCILIATIONS

Each morning prior to opening our retail store, a full inventory count is done on all our products stocked in our safe room and sales floor. This is accomplished, by printing our current inventory sheets from our operating system and then comparing them with a physical count of our inventory on hand by our inventory team. Any discrepancies between the inventory system print out sheets and our physical count is then noted on the inventory sheets. This action then prompts a secondary count of the inventory in dispute and an investigation by inventory management and an adjustment of inventory stock levels to reflect actual product levels on site. After this, a referral to security management is put out for a possible check of video surveillance and security investigation.

RECORDS

The point of sales system maintains all business inventory records. Inventory audits, wholesales invoices, transactional tracing, sales invoices, and analytics. Backups of these records are done nightly to ensure data is stored properly and readily accessible.

MINORS

1. All Employees of the dispensary must be at least 21 years of age.
2. Persons under the age of 21 will not be allowed on the premises of the dispensary unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian.
3. The entrance to the dispensary will be clearly and legibly posted with a notice indicating that persons under the age of 21 are precluded from entering the premises unless they are a qualified patient or a primary caregiver and they are in the presence of their parent or guardian.

PURCHASE LIMITS AND CONSUMPTION RESTRICTIONS

1. Purchase limits Recreational: The dispensary may sell up to 28.5 grams of non-concentrated cannabis, 8 grams of concentrated cannabis (includes concentrated cannabis contained in cannabis products), and 6 immature cannabis plants in one day to a customer. Medical limits: A patient or their primary caregiver can purchase up to 8 ounces of dried cannabis, and 12 immature cannabis plants in one day. If the patient has a physician's recommendation different from this amount, they may purchase the amount consistent with the recommendation.
2. Cannabis shall not be consumed on the premises of the dispensary. The term "premises" includes the actual building, parking areas or other surroundings within 200 ft. of the dispensary.
3. Dispensary operations shall not result in illegal redistribution of cannabis obtained from the dispensary, or use in any manner that violates local or State laws if codes.
4. Purchasers shall not openly medicate in public areas.

RETAIL SALES

1. The dispensary will meet all the operating criteria for the dispensing of recreation cannabis and medical cannabis as is required pursuant to California Health Code Section 11362.5 et Seq.

DISPENSING OPERATIONS

2. The dispensary will dispense recreational cannabis products to any person who is at least 21 year of age and has a valid government identification: California driver's license, out of state driver's license, government issued ID card, or passport (if you are not a U.S. citizen).
3. The dispensary will dispense medical cannabis to meet medical needs of qualified patients similar to typical pharmacy operations.
4. The dispensary will only dispense to qualified and verified patients and caregivers with a valid physician's recommendation and current government I.D.
5. Patient's records will be maintained and verified as needed. Every six months the verification will be checked and updated with the qualifying patient's medical doctor, or doctor of osteopathy.
6. Information on the prior year's operations will be provided annually as required.

2. DAY TO DAY PROCEDURES

2.1. Store Opening Procedures

The key holder or manager on duty is responsible for unlocking the store, opening the gates, turning off the alarm, checking beginning inventory, and preparing for customers by reading any notes or emails left by the closing personnel in regard to any issues or inventory ordering.

The general order of opening is as follows:

1. Manager should arrive 1 hour and 30 minutes prior to store opening to ensure readiness.
2. If there is evidence of any tampering with the lock, or attempted break in, the manager must call the police and not enter the facility.
3. Turn off the alarm. The manager must know and be trained in using the "duress code" in the event he or she is ambushed at opening.
4. Do a visual check to insure all windows, inventory, and physical assets are undisturbed.
5. Turn on lights for dispensary operations.
6. Open the safe, and place cash drawers in respective registers.
7. Move inventory to behind counter, and put sample jars out on counter.
8. Turn on the computers and POS systems (if turned off).
9. Turn on music for Store.
10. Insure air conditioning and heating system is set at proper temperature.
11. Inspect store for cleanliness and review inventory listings.
12. Prepare to assign any tasks or duties necessary for arriving employees.
13. Prepare to assign any tasks or duties necessary for arriving employees.
14. Activate any working displays, signage, or video displays.
15. Check signage for remove dates for sales or promotions.
16. Check email or computer messaging and respond as necessary.
17. Insure security cameras are operational and recording from monitor in back office.
18. Prepare any notes for employee tasks
19. Activate burglar alarm.
20. Insure that front door and exit doors are locked until other employees arrive.

The Manager will have a daily checklist to insure all tasks are complied with and the facility is

left stocked and neat for the next day's operations.

2.2. Entering New Clients into The Database

Dispensing medical marijuana to qualifying patients is our reason for existence. We have been selected by the state to help patients, provide inspected, quality products, and to educate our clientele on any questions they might have about using medical marijuana to alleviate certain conditions.

We are not doctors, consequently we cannot give medical advice. We can offer guidance and anecdotal stories of what customers have experienced from some of the different strains and edibles we sell, but we cannot give assurances that any form of medical marijuana will work to alleviate the patient's particular symptoms.

As a licensed dispensary, we are mandated to follow the state's routine for verifying, tracking patient use, and providing educational materials as necessary.

The steps in entering new clients into the medical marijuana database include:

1. Verify the identity of the qualifying patient or the designated caregiver.
2. Verify the validity of the qualifying patient or designated caregiver's registry identification card.
3. Verify the amount of medical cannabis the qualifying patient or designated caregiver is requesting would not cause the qualifying patient to exceed the limit on obtaining no more than the state's allotted quantity.
4. If the patient is new to the dispensary, a purchase record must be created for them. The database will bring up a new screen that will ask for identifying information including name, address, contact phone and email, and other pertinent information.

Dispensing medical marijuana is accomplished two ways - the patient comes to the dispensary and makes his or her purchase, or the product is delivered to their residence. When the dispensary agent is making either sort of sale, they will be required to log onto the system with our dispensary registration number and the agent's identification number and password. Also, before any sale is begun, the patient must produce their registration card and it must be validated by the computer system.

2.3. Dispensing Medical Marijuana

1. Pursuant to Hollister and state regulations, all medical marijuana will be dispensed only in pre-sealed packages that contain labels with all the information required by Hollister Ordinance and State regulations.
2. Patients are not allowed to handle unpackaged marijuana at any time. Our display jars are to be handled by registered dispensary agents only. Patients are allowed to smell the product in the display jars, but the container may only be handled by the dispensary agent.
3. For each transaction, there will be a video camera or cameras recording at each point of sale location allowing for the identification of the dispensary agent distributing the cannabis and any qualifying patient or designated caregiver purchasing medical cannabis. The camera or cameras shall capture the sale, the individuals, and the computer monitors point of sale system used for the sale.
4. When a patient has made a choice on a particular strain of marijuana or edible, the dispensary agent will determine the price, and insure that the product description that shows up on the point of sale register matches the item(s) being purchased. If the patient is attended by a caregiver, they must ascent to the sale as well.
5. The dispensary agent will offer to answer any questions they may have about the medicine.
6. All purchases must leave the store in our paper bags, which are stapled shut with the receipt of sale.
7. When accepting currency, always announce "Out of twenty", "Out of fifty", or out of whatever denomination bill the provide you. This is to insure that they realize what bill they have given you and what change to expect. All \$50 and \$100 bills must be tested with the special pen next to the point of sale system. Simply draw a short line, and if it changes color, it is a counterfeit.
8. Orders for delivery must be marked so, and if a patient orders over the phone, the strain, amount, and other identifying information must be communicated to the customer, along with the dollar total that will be collected upon delivery.
9. If a patient appears to be abusing their medical marijuana, inform the dispensary manager and tell the patient that you will assist the patient further with any transactions.

2.4. Patient Educational Materials

The dispensary will provide a patient educational counselor, along with materials, brochures, and references to help our patients attain knowledge about medical cannabis. We are constantly staying abreast of the newest research about usage for particular medical conditions, diseases and ailments, and also polling our patients to see how different products, and strains of cannabis have worked for them.

What is Medical Marijuana?

Marijuana is a drug made from the leaves, flowers and buds of the hemp plant *Cannabis Sativa*. Medical marijuana is the use of this drug to help treat symptoms like pain, muscle stiffness, nausea, anxiety, neuropathy, seizures, and nausea and lack of appetite. It may be used by people with conditions like cancer, AIDS, Multiple Sclerosis, glaucoma, Epilepsy, PTSD, Arthritis and Chronic insomnia. At present, more than 20 states have medical marijuana laws for patients who have been perceived with certain illnesses. In California, patients who have obtained a verifiable recommendation through a consultation from their physician, can safely purchase medical marijuana. The State's website has all of the regulations for medical marijuana and the current status of dispensary registration.

The medicinal use of medical marijuana has been historically documented for centuries, and there are many references through historical and biblical sources. It is a drug divided by many opinions from medical experts, legal experts, and others who feel the need to establish an opinion. These differing opinions range from the overall negative aspects that suggest:

1. Marijuana smoke may harm your lungs.
2. It hasn't received enough research to determine long term effects.
3. It is not sufficiently regulated for potency and dosage.
4. It has the possibility for dependency within its long-term use by patients.

Other medical experts do recommend medical marijuana because:

1. It can provide pain relief when normal pain medicines do not work or have unwanted and dangerous side effects, and long term dependency.
2. It can improve appetite and relieve nausea in people who have cancer or AIDS.
3. It helps curb seizures, muscle stiffness and pain in Epilepsy and Multiple Sclerosis.

4. Medical marijuana has been touted as a drug to treat PTSD, Depression, Insomnia and Anxiety.
5. Treatments for Glaucoma have been noted to be successful in relieving and reducing the pressure in the eye.

Many notable researchers around the world, are conducting research and developing many more uses for this versatile and aspiring new drug.

How do you use Medical Marijuana?

Marijuana is usually smoked, but there are varied alternative uses such as brewed in tea, vaporized, applied to the skin, dermal patches, sublingual tinctures, aromatherapy and Cooked in food. You may be affected for hours after you use marijuana. How soon you feel the effects of marijuana and how long the effects last depends on the potency and method of use. Some people who regularly use marijuana become dependent on its use.

2.5. Patient and Record Confidentiality

The dispensary observes all state guidelines for protecting the confidentiality of patient records. In order to train our employees, they must have familiarity with both the point of sale system and how to protect customer profiles and information, and also any medical records that might be in our possession pursuant to HIPAA regulations. We will provide all patients with our patient privacy practices notice for protected health information as written below.

MBAM Notice of Privacy Practices for Protected Health Information

MBAM is committed to protecting the confidentiality of any protected health information ("PHI") it may have regarding its patients.

"PHI" includes information such as name, address, telephone number, social security number, birthdate and gender, as well as information regarding a patient's health. Illnesses and injuries; and information about the medical services provided to any patient, including payment information, if any of that information may be used to identify a patient.

In the ordinary course of events, MBAM will rely on the registration card and related processes set forth in the rules governing the MMRSA. In circumstances where MBAM possesses PHI, it will maintain this PHI as confidential, subject to the terms and limitations of the rules governing California's medical marijuana program.

MBAM is not a "covered entity" under the Federal Health Insurance Portability and Accountability Act (HIPAA) Privacy Standards. It is not a provider of designated "medical or other health services" or a provider of services as defined under Federal law, 42 U.S.C. 1396X

(s) and (u). Therefore, it is not subject to the full set of standards applicable to "covered entities under HIPAA. MBAM will however follow several of the policies and principles of privacy and confidentiality set forth under HIPAA privacy standards as stated in this Notice.

MBAM will use and disclose PHI for the following activities:

1. Treatment: Treatment means, the provision of services by MBAM and other health care providers.
2. Payment: When and if applicable, for third party payers, if any. (MBAM does not anticipate that its services will be covered by third party payers in the near future).
3. Health Care Operations: Health care operations means, the business activities of our dispensary. These activities include, for example, quality assessment and improvement activities as patient education, and business management and general administrative activities.
4. Fundraising and Marketing: With your authorization, we may contact you for fundraising.
5. Individuals involved in your care: If in MBAM's judgement it is in your best interest, we will disclose PHI to your family members, or close friends, or legal guardian or person holding your power of attorney for health care (if applicable), or caregivers who are involved in your health care.
6. Contacting you: If necessary, we may contact you for medical information or possible recall of any products you may have purchased.

The information that we gather is confidential as outlined above, and we maintain an electronic file in our point of sale database. When new patients sign on, they are given a copy of the letter above, and asked if they have any specific questions. Below are the steps that we take to currently protect our patient's confidential information.

1. All of our patient records contain their registry identification card number, all

- purchases they have made, any denials of sales, any delivery options they have used and other information regarding their status as a patient.
2. Despite the fact that Marijuana is still classified as a Schedule 1 drug under DEA guidelines, we adhere to the full HIPAA patient standards.
 3. We protect the privacy of our patient information by entering it into a password secured database that is on a private virtual network without access to the Internet.
 4. We do not disclose any patient information without a signed consent form available from the dispensary manager.
 5. The only exception is that we will provide patient information to a current law enforcement agent with a valid subpoena of document discovery request signed by a judge of competent jurisdiction.
 6. We will provide all new patients with our HIPAA guidelines, which provides specific information about their right to access, use and other disclosure of their health information.
 7. In the event of a security breach, notification will be handled by the executive director to all patients.
 8. Our patients have the right to request electronic copies of their patient record.
 9. Unauthorized access by any employee of a patient's record will result in immediate termination.
 10. If you suspect someone has breached someone's health records, you must report it to the dispensary manager immediately.
 11. Protected health information (PHI) will only be disclosed to insurance companies upon verification that it is a request by the patient to receive coverage for their medicine. As of the publication of this guide there are no insurance companies that provide coverage for medical marijuana.
 12. The use of a dispensary agent of another's login to obtain a patient's record is an immediately terminable offense which may also incur criminal prosecution.

2.6. Patient Counseling

Every patient is different — their symptoms, their tolerance for specific drugs, and the method in which their disease or ailment is treatable. Many patients may be trying medical marijuana for the first time, consequently it is our responsibility to insure that we offer them counseling and advice based on the best possible approach for their particular physical ailment. Our dispensary agents are trained to answer specific questions about medical marijuana and its benefits and effects on patients. Remember — we are not physicians, so we

cannot give medical advice. However, we can relate anecdotal evidence in recommending particular strains of medical marijuana for our patients. Some of the topics we frequently see are:

1. Best strain of medical marijuana for my ailment.
2. What are the effects of this particular strain.
3. What are the side effects?
4. Can I take it with my conventional medicine?
5. What is the correct dosage?
6. I have multiple ailments, is there one strain that would be best for all of them?
7. How can I safely take the medicine — smoke, edible, salve, or which is the best for me?

Each of these small samples of questions need to be answered thoughtfully and truthfully. We will work with patients to provide small dosages of our recommended strain, and see what the outcome is before recommending larger doses. All of our dispensary agents have been trained about the specific strains that we sell, and are free to contact our executive director with any question that should be resolved by the patient's primary care physician.

2.7. Training of Dispensary Agents

Dispensary Agents are the company's primary interface with the public and the patients who chose to do business with us. As such they must be knowledgeable about our products, unfailingly polite, and tremendously patient with clients, who are just beginning to understand the uses and effects of medical marijuana. Each dispensary agent will be trained in medical cannabis use, and the mandated requirements for patient identification, quantities of medicine allowed over specific periods and understanding regulatory inspections and law enforcement interactions. All dispensary agents will go through mandatory licensing regulations including fingerprinting, a criminal record check, and a background check.

The specific protocols for which dispensary agents will be trained include:

- Dispensing agents will be trained in the specific uses of cannabis and cannabis derived products.
- Dispensary agents will be trained to use the state's database to insure valid patient registration.
- Dispensary agents will be trained to wear their ID badges at all times during their work shift.
- Dispensary agents will be trained in the risks and side effects of medical marijuana.

- Dispensary agents will be trained in the specific strains of medical marijuana which provide relief for different physical ailments.
- Dispensary agents will be trained to work with compliant individuals who produce state issued medical marijuana patient registration documents.
- Dispensary agents will be trained in transaction management and the point of sale system.
- Dispensary agents will be trained in cash drops, inventory security, and inventory and cash reconciliation.
- Dispensary agents will be trained in CPR and First Aid.
- Dispensary agents will be trained in recommended dosages for patients for specific ailments.
- Dispensary agents will be trained to recognize symptoms of substance abuse and report it to management.
- Dispensary agents will be trained in safe food handling techniques for the sale of edibles.
- Dispensary agents will be trained to communicate the arrival of any vendors, repair people or other outside guests to management to verify their credentials and to insure they are on the premises due to a request by management.
- Dispensary agents will be taught how to insure patient record confidentiality and how to use various HIPAA checklists.
- Dispensary agents will be trained in emergency procedures and responses for burglary, theft, discovered diversion of product, accidents and any other issue that may arise during business hours.

SECURE STORAGE OF PRODUCT AND CASH

All product will enter the dispensary into and through the vendor and security room. Product storage and inventory control will be handled by dispensary management personal. Secured safes will be installed in the area to provide dedicated hard security storage for all cannabis product, as well as for various showroom samples. Staff employees will be specifically tasked with the job of entering product details into a computer tracking system once it has been received as inventory from a licensed distributor. Subsequently, cannabis product will be traced and documented as to location and sales as it moved through the sales and distribution system. The process inventory room will also contain safes intended to store cash assets. This location is strategically situated within the building interior to make unauthorized access difficult and time consuming. The process inventory room will also hold and secure cash proceeds from sales and prepackaged bulk inventory.



San Benito

Enclosure and New Development Questionnaire

To ensure there is adequate space and accessibility to the enclosure, and to ensure the safety of service vehicles and employees, Recology San Benito (RSBC) must approve of enclosure location and design prior to new construction and initiation of services.

Please fill out the following questionnaire to better aid RSBC in the approval process.

Contact Name: Robert Blodgett Company: Monterey Bay Alternative Medicine Hollister, Inc.
Phone #: 931-706-0510 Email: LDANALEWIS@ROCKETMAIL.COM
Service Address: 773 San Felipe Road City: Hollister, California
Existing Enclosure or Building Modification: ☐ New Enclosure or Building: ☒
Expected Start Date: 3 months Expected Completion Date: 9 months

Building Type:

☐ Restaurant ☐ Office ☐ Hotel ☐ Mixed Use (MFD with Retail/Commercial)

☐ Multi-Family Dwelling (MFD) ☐ Other: Commercial Retail

- Total number of buildings: 1 Total square footage (per building): 2400
- Will there be a cafeteria or commercial kitchen in the building:
YES ☐ NO ☒ Not determined at this time ☐

Multi-Family Dwelling Developments Only (Apartment, Condo, Townhome)

- Are there chutes for:
Garbage YES ☐ NO ☐
Recycling YES ☐ NO ☐
Compost YES ☐ NO ☐
- Are there trash/chute* rooms on each floor: YES ☐ NO ☐
- Will residents have access to these trash/chute rooms: YES ☐ NO ☐

If so, how many floors: _____ How many trash rooms on each floor: _____

*All chutes must be equipped with a chute shut off valve.

- Expected number of units: _____
- Expected number of residents occupying building at any given time: _____



Hotel Developments Only

Number of Guest rooms: _____ Number of floors: _____ Maximum Occupancy: _____

Expected number of Conference or Banquet Rooms: _____

- Will there be a restaurant onsite: YES ☐ NO ☐
- Will Continental Breakfast be served: YES ☐ NO ☐

Office Space Only

Total number of floors: _____ Maximum Occupancy per building: _____

- Will there be a restaurant, café and/or cafeteria onsite: YES ☐ NO ☐
- Number of businesses: _____ Total Number of employees: _____

- Is this building within 200' of residential or MFD housing: YES ☐ NO ☒

Container Types:

- Compactor (s) → Note: Requires Power
 - Roll Off ☐ | Front Load Self Contained ☒
- Metal Containers ☐
- Plastic Carts 2 ☒

Enclosure Specifications:

- Outside of Building: YES ☒ NO ☐
- Enclosure Ceiling: YES ☒ Height 10'
- Will the service containers be housed below ground level?
YES ☐ NO ☒

*If yes, bins will need to be pulled/pushed by the customer



- Enclosure Size (inside dimensions): W 16' H 10' D 8'
- If plans include multiple enclosures, provide specs for each enclosure:
 - Additional Enclosure Size (inside): W _____ H _____ D _____
 - Additional Enclosure Size (inside): W _____ H _____ D _____
 - Additional Enclosure Size (inside): W _____ H _____ D _____
- Enclosure should be built with the following in mind:
 - Enclosures should have adequate space and suitable configuration to allow the driver to safely and efficiently service the containers. Therefore, containers cannot block each other.
 - Must allow space for all 3 commodities (recycle, compost and garbage) to support California mandated diversion requirements.
 - Allow room for future service needs and maneuvering of containers.
 - Bumpers should be installed in the interior of enclosure to protect walls from damage.
 - Bumpers should also be installed at any staging area to prevent bins from rolling or damaging the building.
- Enclosure Material (i.e., wood, metal, etc.): Cement Block
- Number of Enclosure Doors: 2 swinging doors
- Door (s) Type:

Roll-Up	☐	Gates	☐	Steel	☒
Wood	☐	Other:	☐	_____	
- Opening of Door (s): Swing-In ☐ Swing-Out ☒ Glide ☐
Other: ☐ _____
- Door Support:
 - 3 Metal Hinges (will not swell when wet): YES ☒ NO ☐
 - Cane Bolts: YES ☒ NO ☐
 - Locked Enclosure: YES ☒ NO ☐
- Steel grates should be used for drainage but should not be located in front of enclosure doors.



Approach & Landing Area

- Will there be a stress pad at service location: YES ☒ NO ☐
Thickness of concrete slab: for 60,000 pound loads
- Do you have wear plates (concrete reinforced with metal or steel to minimize wear):
YES ☐ NO ☒
- Type of material used for driveway* (concrete, pavers, brick, stamped concrete, etc.)
Asphalt

*Concrete is recommended. Pavers and other decorative or delicate surfaces will require a signed liability waiver from customer if Recology is required to drive on these surfaces.

- Are there any overheads/obstructions (stops, bollards, beams, branches, lights, roof, wires, etc): YES ☐ Height: _____ NO ☒
- Will there be parking and pedestrian pathways around enclosure:
YES ☒ NO ☐
- Is there a grade: YES ☐ _____% NO ☒
- Distance from curb/street: 10 feet
- Located via a private road: YES ☒ NO ☐
 - Permission to drive on the road: YES ☒ NO ☐
- Dimensions of access road: W 20' L 240'
- What is the provided turning radius for our truck(s): 40 feet
- Can the truck drive straight up to containers: YES ☒ NO ☐
- For pavement with electricity (i.e. compactors), is 50+ft unobstructed: N/A
YES ☐ NO ☐



Property Owner/Manager Considerations:

- Draining & Washing of enclosure and FOG (Fat, Oil, & Grease) area*
*Recology does not provide/service waste oil collection containers
- Weight limit
- Use of cement over asphalt, when applicable
- Lighting for early morning service (no poles within service area)
- Should service be performed on a private road or street, a Release of Liability Form must be signed prior to approval of design and service.

Additional Services and Fees:

- Commercial customers are eligible for collection services within 50 feet of the collection vehicle and at a slope of less than 7%, at no additional charge.
- Servicing on a grade of 7% or more is subject to additional fees
- Locking of containers and/or enclosure

Completed by: Robert Blissett - Central Coast Leasing
Name of Developer, Property Manager or Owner

Title: President

Date: 12/4/22



Please note that temporary enclosures or service areas fall under the same requirements as stated above. A minimum of two-weeks notice is required to allow adequate time to meet on-site and determine service and safety needs.

Reviewed by: Robert Blodgett - Central Coast Leasing
Developer, Property Manager or Owner

Title: President

Date: 12/24/22

MBAM Hollister, Inc.

Marijuana Waste Disposal Plan

All Marijuana products deemed as waste will be handled and disposed of according to this plan: MBAM Hollister, Inc. will designate a secured area such as a locked cabinet within the dispensary to store any marijuana waste. Said waste will only be accessible to designated employees and the waste disposal company. The dispensary will render marijuana waste unrecognizable and unusable as required by the Bureau of Cannabis Control (BCC) and Manufactured Cannabis Safety Branch (MCSB) and will not involve burning or hazardous materials of any kind. All marijuana waste will be removed from the dispensary by a licensed cannabis waste disposal company. The MBAM dispensary will track, trace, and record waste disposal processes to account for the destruction of cannabis goods. It is anticipated that there will be a very minimal quantity of such waste primarily resulting from the destruction of packaging and aging of products.



Planning Commission

Study Session Staff Report

March 9, 2023

Study Session Item 1

SUBJECT: **Zoning Ordinance Overhaul** – City of Hollister – A discussion of potential amendments to the Zoning Ordinance related to Planned Developments. This is the second time the Planning Commission has discussed potential changes to the City’s Planned Development Ordinance.

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

ATTACHMENTS:

1. February 9, 2023 Planning Commission Study Session Staff Report (without attachments)
2. Link to the YouTube Recording of the February 9, 2023 Planning Commission Study Session (<https://www.youtube.com/watch?v=SLExQY1wvbE>)
3. Existing Planned Development Section of the Zoning Ordinance (Section 17.24.240)
4. Planned Development Reviews in Surrounding Jurisdictions
5. Existing Performance Overlay Zoning District Section of the Zoning Ordinance (Section 17.14.010)
6. Recently Approved Planned Unit Developments in Hollister

RECOMMENDATION: Provide Staff with Direction

PURPOSE OF THE STUDY SESSION:

Tonight’s discussion with the Planning Commission is intended to aid Staff in the preparation of a new Chapter in the Zoning Ordinance related to Planned Developments. As part of Phase IIB of the Zoning Ordinance Overhaul, Staff will completely overhaul Chapter 17.24, Administration and Enforcement, which includes Section 17.24.240, Planned Developments.

On February 9, 2023, the Planning Commission discussed potential modifications to Section 17.24.240 and provided direction to Staff (Attachment 1). A recording of the meeting can be viewed at <https://www.youtube.com/watch?v=SLExQY1wvbE> (this discussion starts at 1 hour and 19 minutes). At the meeting, the majority of the Planning Commission determined:

1. A Conditional Use Permit is not appropriate for Planned Development requests;
2. A rezone is a better way to approve these requests (but need additional information);

3. The City should allow for flexibility in allowed uses in a Planned Development; and
4. A Planned Development should also be allowed for residential and commercial uses.

Based on direction from the Planning Commission and questions asked during the meeting, Staff has prepared this Staff Report to provide further information, answer questions raised during the Study Session and ask for additional direction from the Planning Commission.

PLANNED DEVELOPMENTS

The purpose of a Planned Unit Development is to allow greater flexibility 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 City's regulations for Planned Developments can be found in Section 17.24.240 (Attachment 3) of the Zoning Ordinance. The regulations for Planned Developments must be completely rewritten as part of the Overhaul. The existing regulations are confusing, vague, are technically only allowed for very specific projects (Section 17.24.240 (B)) and contains errors (for example it requires conformance with the Zoning Ordinance and the purpose of a Planned Development is to allow something that would otherwise not be allowed due to the inherent rigidity of a Zoning Ordinance). Additionally, this Section conflicts with the provisions of Section 17.14.010, Residential Performance Overlay Zoning District. As written the Planned Development section of the Zoning Ordinance is difficult for Staff to understand and enforce in a consistent manner. At the February 9, 2023 Study Session, the Planning Commission agreed that the existing Section needs to be rewritten.

What is a Planned Unit Development

A Planned Unit Development is a flexible zoning device that redefines the land uses or development standards that would otherwise apply to the property if the standards of the Zoning District in which the property is located were applied. Cities typically allow a developer to request a Planned Development in order to foster innovative designs and creativity, affordable housing, or other amenity that benefits the residents of the City.

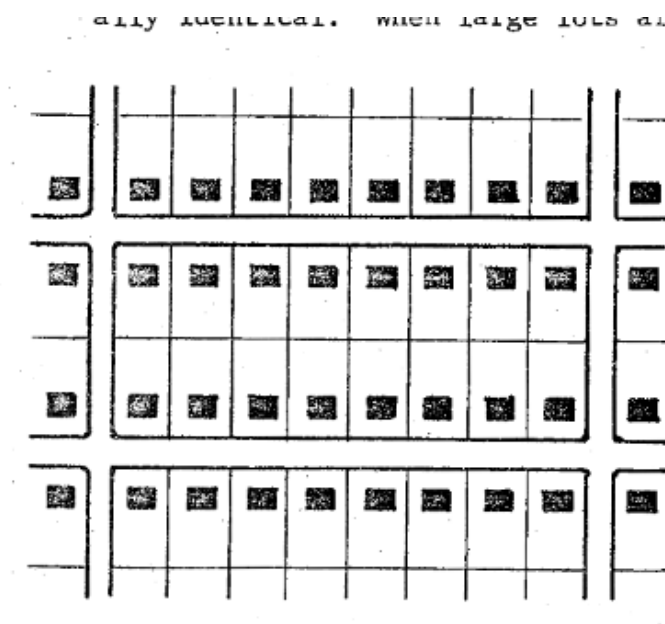
Cities typically allow Planned Unit Developments to apply for relief of:

- Change in the otherwise requires setbacks;
- Change in the required Minimum Lot Size;
- Increase in Lot Coverage;
- Reduction in Open Space requirements;
- Allowance for Dwelling Unit Types that would otherwise not be permitted in the Zoning District (i.e. a triplex in the R1 District);

- Establish the uses for the site (uses that are not identified in the Zoning Ordinance or additional uses that may be complimentary such as a neighborhood market in a R1 district); or
- Plan for a large development.

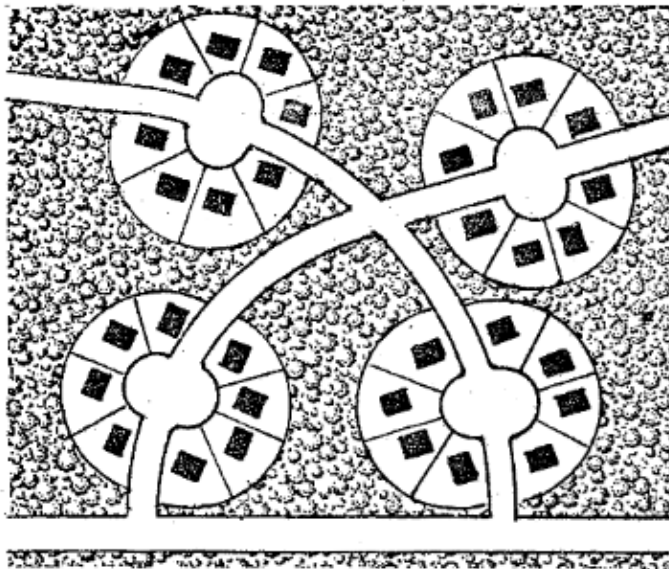
For example, under the application of the development standards in the R1, Low Density Residential Zoning District, each parcel must be a minimum of 5,000 square feet. The only type of housing allowed is single family detached dwellings and duplexes (recent change in the Zoning Ordinance). Under the strict application of the requirements of the Zoning Ordinance, the following is a typical example of the layout/design of a development.

Figure 1: Standard Lot Grid Pattern with a 5,000 Square Foot Minimum Lot Size



By requesting a Planned Development, an Applicant can design a residential project which meets the established density but is laid out in a unique way, allows a variety of dwelling types, or allows for smaller dwellings to be constructed on a site. For example, approval of a Planned Development could allow for a cluster development in which the houses are located on smaller lots (for example 2,500 square feet) and surrounded by landscaping. In the following example, the lot size would be smaller than what would be required in the Low Density Residential Zoning District.

Figure 2: Example of a Small Lot Cluster Development



By allowing a rezone, the City can also allow for greater flexibility in uses. For example if a large development in the R1, Low Density Residential, Zoning District wanted to allow for small neighborhood serving commercial uses, or a private neighborhood park with cafes or food stands, a Planned Development would be a way to achieve that. With a rezone an Applicant who wishes to establish a use that isn't currently listed on the list of approved uses for the site, but which may be appropriate, can request approval of the use through a Planned Development. An example of this could be an auction yard in the M1 District, an auction yard is not on the list of allowed uses, but could be appropriate in the M1. As uses change and new uses move into the City, the Zoning Ordinance may not be consistent with changing trends and a Planned Development may be a way to allow a unique use on an appropriate property.

Staff is recommending that the Planned Unit Development exceptions listed on page 2-3 be allowed in the new Planned Development Ordinance.

Question 1: Should the list of typical exceptions noted on pages 2-3 be allowed in Hollister? Are there any additional exceptions the Planning Commission would like to include in the Ordinance?

Planned Unit Developments in Hollister

In 2008, the Zoning Ordinance was completely overhauled. Prior to 2008, the City required a rezone for Planned Developments. Several Planned Unit Developments were approved with a rezone and they are noted on the City's Zoning Map.

In 2008, the City modified how the City allowed Planned Unit Developments. In an effort to encourage residential development in the City, the City modified the Zoning Ordinance to allow a Performance Overlay Zoning District. Most residential properties that are annexed into the City have a Performance Overlay.

The purpose of the Performance Overlay was to allow lot sizes that are smaller than what is typically allowed. For example, a parcel that is zoned Low Density Residential/Performance Overlay can have a minimum lot size of 2,500 square feet. Properties zoned Low Density Residential (only) have a minimum lot size of 5,000 square feet. The intention of the Overlay Zoning District was to encourage higher density in the City (by reducing the minimum lot size, more dwelling units can be constructed) and to allow these properties to bypass a rezone to allow smaller lots (more information on the Overlay is in the following Section).

As amended in 2008, requests for a Planned Unit Development were processed as a Conditional Use Permit. This change was likely due to the allowances in the Performance Overlay Zoning District. As discussed during the previous Study Session, this Section of the Zoning Ordinance is confusing and difficult to implement. This Section will be completely rewritten to meet the City's goal of amending the existing Zoning Ordinance so that it is easier to use.

Performance Overlay Zoning District

Section 17.14.010 of the Zoning Ordinance establishes the rules and regulations for the Performance Overlay Zoning District (Attachment 5). The Performance Overlay is an overlay zoning designation. That means that the underlying allowed uses and requirements are those established by the base zoning designation (for example, R1, Low Density Residential). By having an overlay designation, a City can allow for more flexible, or more strict (for example, a Historic Preservation Overlay), regulations.

As previously discussed, when the Zoning Ordinance was amended in 2008, the City established the Performance Overlay District to allow for a reduced lot size and a wider range of allowed housing types to encourage higher densities within the City. The Overlay, however, requires the approval of a Performance Agreement for each parcel located within a development. The Agreement must be reviewed and approved by the City Council (see Section 17.14.010.B.2) and recorded on each lot as a deed restriction. This is not currently being enforced by the City.

The Performance Overlay also has conflicting requirements which makes it difficult for Staff to consistently implement this Section of the Zoning Ordinance.

Staff is recommending that the Performance Overlay Zoning District be phased out. The requirements within this Zoning District are similar to what is typically required under a Planned Development. Applicants who wish to annex into the City can request a Planned Development zoning designation as their prezone instead of using the Performance Overlay. This should make the path to development approval much quicker and they may also be able to save on application fees.

Recently Approved Planned Unit Developments

Staff conducted a review of the Planned Unit Developments approved since 2015 (Attachment 6). As shown on Attachment 6, most of the Planned Unit Development requests were for properties located within the Performance Overlay Zoning District. The reason for the request varies, however, in most cases the request was to allow housing types (duettes, triplexes, and fourplexes) that are otherwise not permitted within the base zoning designation. These housing types, however, are allowed under the Performance Overlay with a Performance Agreement. The second most requested reason for the Planned

Unit Development request was to allow a 5 foot side yard setback (instead of the required 6 foot setback).

In one case, there are several approved Planned Unit Development requests related to Roberts Ranch which also required a rezone. A Planned Development rezone could have been done for the entire property to allow for a mixture of housing types and setbacks as appropriate.

Other requests include single family in the Medium Density Residential Overlay and a reduction of the open space requirements.

Staff Proposed Modifications to the Zoning Ordinance (Performance Overlay)

Staff is recommending that the Performance Overlay Zoning District be phased out and removed from the Zoning Ordinance. The existing Section is confusing and requires a Performance Agreement to be approved by the City Council and noted as a deed restriction on each parcel. Staff believes that the overall reason for allowing this Overlay District was to allow a path forward for a Planned Development that would not require a rezone, but still required the City Council to weigh in on this request. To follow this path established in the Zoning Ordinance is cumbersome.

As of today, there are only a few parcels that are vacant and zoned Performance Overlay. When a development request is proposed for these parcels, if the proposal includes a Planned Unit Development request, the rezone and Planned Unit Development can be reviewed at the same time. If the proposed development does not include a Planned Unit Development, the City can rezone the property to remove the Overlay at our own expense. This path would increase overall processing time by one month.

For projects in which are currently developed and in the Performance Overlay, Staff is recommending that the City initiate a rezone of these properties to Planned Development. That would allow the City to formally recognize the Planned Unit Development “rules” established for these properties and note the appropriate Zoning District on the Zoning Map (for example, the KB project recently approved would be designated Planned Development PD 2022-7 on the map). This could begin after the Zoning Ordinance Overhaul is complete.

Staff is also recommending a complete overhaul of the Planned Development Section of the Zoning Ordinance (as discussed during the last meeting). This would include requiring a rezone and allow a Planned Development for residential, commercial, and industrial properties.

For properties who wish to annex into the City, the Applicant may request approval of a Planned Unit Development rezone at that time (if the Zoning Ordinance is amended to require a rezone as previously discussed). By pre-zoning to a Planned Development, the applicant would not be required to rezone their property later. This would essentially take the place of what the Performance Overlay does today, but would include the rules for the development (i.e. setbacks, lot size, housing types).

Question 2: Should the City eliminate the Performance Overlay?

If the Performance Overlay is not phased out from the Zoning Ordinance, Staff will begin requiring developers to conform to the requirements of this Section (for properties that are zoned with the Overlay). That means that a request for a Planned Unit Development for a property with this Overlay will

be required to enter into a Performance Agreement for the project, which would require review and approval by the City Council.

Questions 3: Should the City rezone developed properties within the Performance Overlay to Planned Development in the future?

Staff Recommended Modifications to the Zoning Ordinance (Planned Developments)

Staff is also recommending a complete overhaul of the Planned Development Section of the Zoning Ordinance (as discussed during the last meeting). This would include a rezone and allow a Planned Development for residential, commercial, and industrial properties. The Chapter would be re-written to include the following:

- Applicability (can be used for residential, commercial, and industrial properties);
- Intent of the Planned Unit Development (definition of a Planned Development);
- Application Submittal Requirements;
- Approval/Rezone Process;
- Required Findings;
- Process for Amendments to the PD.

A rezone requires the Planning Commission to make a recommendation to the City Council regarding the request. Staff anticipates that this modification could extend the total project review time by one month. However, the change to a rezone allows the City to offer expand this opportunity to additional sites and to allow additional uses. Additionally, for annexations, a prezone to a Planned Development may save time during the development review process (following annexation).

The anticipated process for a Planned Unit Development rezone would be:

1. *Preliminary Review.* All Applicants are invited to apply for a preliminary review of their project prior to formal submittal of their application for feedback (no change to existing).
2. *Application Submittal.* When ready, the Applicant applies for the permits they are requesting (for example a Planned Development and a Tentative Map). The Applicant is required to fill out an Application Form and pay the appropriate fees. For a Planned Development, the existing fee is \$8,392 + the citywide planning fee and Staff is not requesting a modification to that fee. The submittal requirements will be listed in the new Planned Development Section of the Zoning Ordinance and Staff will also include a handout on the City's website which explains the review process, requirements, and submittal requirements (a draft of this handout will be available for review by the Planning Commission with the draft Ordinance).
3. *Completeness Review.* Once submitted, the proposed project is routed to the City's

Development Review Committee (DRC) for review. All comments and items necessary to deem the project complete are then sent to the Applicant by the Planning Division. The City has 30 days from the submittal of an Application to review the project and transmit completeness items to the Applicant. It is up to the Applicant to resubmit and address all concerns by the City and submit all items necessary to deem the Application complete.

4. *Application Resubmittal.* Once the Application is resubmitted, the project is re-routed to the City's DRC. The Planning Division will then make a determination on if the project is complete and if there are any remaining comments regarding the proposal.
5. *Application Complete.* Once the Application is deemed complete, any required environmental review is prepared, and design comments are addressed, Staff prepares the project for review.
6. *Planning Commission Public Hearing.* The Planning Commission will then review the proposed project during a noticed Public Hearing. The Planning Commission will then act on any requests that are under the purview of the Planning Commission (i.e. Tentative Map). The Planning Commission would then make a recommendation to the City Council on the Planned Development Rezone.
7. *City Council Public Hearing.* The City Council would then review the proposed project and the recommendation by the Planning Commission during a noticed Public Hearing. Action by the City Council is final.

Questions 4: Should the City modify the Planned Development Section as discussed above? Are there any additional items the Planning Commission would like to see in the revised Planned Development Section?

Planning Commission Recommended Changes

During the Planning Commission Study Session on February 9, 2023, the Planning Commission asked Staff to look into potential additional changes to the Zoning Ordinance in order to reduce the need for a Planned Development. Staff has identified potential changes that could be made based on our review of approved Planned Unit Developments in the City (Attachment 6).

For properties that are within the Low Density Residential Performance Overlay, the most requested development standard modifications are:

- Modify the required interior side yard setback from 6 feet to 5 feet;
- Lot Size; and
- Allow a mixture of housing types.

The Zoning Ordinance currently requires an interior setback of six feet. The Planning Commission could choose to modify Table 17.04-3 Residential Standards for Yards to allow a five foot interior side yard setback. This would have eliminated the need for a Planned Development in many cases. A five foot

interior side yard setback is consistent with requirements in many cities.

Question 5: Should the interior side yard setback for properties located in the Low Density residential Zoning District be changed from 6 feet to 5 feet?

Many requests for a Planned Development in the Low Density/Performance Overlay (R1-L/PZ) include a request to allow for a variety of housing types. Allowed housing types can be found in Table 17.04-1 – Residential Land Uses and Permit Requirements. In the R1-L/PZ only single family detached and duplexes/ are allowed (recent change due to SB 9). Many requests the City is seeing for a Planned Development is to also allow triplexes and fourplexes, which are not currently allowed.

Question 6: Should the City allow a wider variety of housing types in the R1/PZ? If so, what types?

With regards to Lot Size, the Performance Overlay does allow for a reduction in the minimum lot size with the approval of a Performance Agreement. The Planning Commission has approved several requests for a reduction in the minimum lot size for all residential zoning districts (Attachment 6). The design of residential developments is changing to meet demands. New residential developments are typically located on smaller lots with smaller front and rear yards. New single-family developments are also two-story. This differs from typical pre-2000 development where single family dwellings were located on large lots, with large front and rear setbacks, and a one-story house.

The Planning Commission could choose to reduce or eliminate the minimum lot size for residential properties. The Planning Commission could also choose to add a new residential zoning district, for example Small Lot Residential, which could specifically allow for a smaller lot size consistent with the types of single family developments the City is approving.

The above modifications could be made at the same time that Phase IIB of the Overhaul is implemented. Should the Planning Commission wish to defer making a decision on potential changes to the Zoning Ordinance related to lot size, housing type, and setbacks, a more detailed discussion could be conducted during Phase III of the overhaul, including a discussion of the development standards in surrounding jurisdictions.

Questions 6: Would the Planning Commission like any changes to the development standards in the Zoning Ordinance as part of Phase II of the Overhaul? If so, which development standards (i.e. lot size, setbacks, housing type) would the Planning Commission like to be modified? Are there any other modifications the Planning Commission would like included with Phase II?

PLANNING COMMISSION QUESTIONS:

Staff has prepared the following questions to guide the discussion of modifications to the Planned Development Section of the Zoning Ordinance.

Question 1: Should the list of typical exceptions noted on pages 2-3 be allowed in Hollister? Are there any additional exceptions the Planning Commission would like to include in the Ordinance?

Question 2: Should the City eliminate the Performance Overlay?

Questions 3: Should the City rezone developed properties within the Performance Overlay to Planned Development in the future?

Questions 4: Should the City modify the Planned Development Section as discussed above? Are there any additional items the Planning Commission would like to see in the revised Planned Development Section?

Question 5: Should the interior side yard setback for properties located in the Low Density residential Zoning District be changed from 6 feet to five feet?

Questions 6: Would the Planning Commission like any changes to the development standards in the Zoning Ordinance as part of Phase II of the Overhaul? If so, which development standards (i.e. lot size, setbacks, housing type) would the Planning Commission like to be modified? Are there any other modifications the Planning Commission would like included with Phase II?



Planning Commission

Study Session Staff Report

February 9, 2023

Study Session Item 2

SUBJECT: **Zoning Ordinance Overhaul** – City of Hollister – A discussion of potential amendments to the Zoning Ordinance related to Planned Developments.

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

ATTACHMENTS:

1. Section 17.24.200, Planned Development
2. Planned Development Requirements in Other Jurisdictions
3. Example of a Planned Development Ordinance – Salinas
4. Example of a Planned Development Ordinance – Morgan Hill

RECOMMENDATION: Provide Staff with Direction

PURPOSE OF THE STUDY SESSION:

Tonight's discussion with the Planning Commission is intended to aid Staff in the preparation of a new Chapter in the Zoning Ordinance related to Planned Development. As part of Phase IIB of the Zoning Ordinance Overhaul, Staff will completely overhaul Chapter 17.24, Administration and Enforcement, which includes Section 17.24.240, Planned Developments.

Phase IIB of the Zoning Ordinance Overhaul includes a rewrite of each permit type and section 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. Amendments to Zoning Ordinances are common. Cities regularly amend and update their Zoning Ordinance for clarification, for consistency with State Law, to address changing conditions within the City, for consistency with best practices for Planning, and to change the permit types and projects that require permits prior to Building Permit.

A brief discussion of Planned Developments and questions to the Planning Commission are provided in this Staff Report. All questions are also included at the end of the Staff Report to guide discussion during the Study Session.

PLANNED DEVELOPMENTS

The purpose of a Planned Unit Development is to allow greater flexibility 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 City's regulations for Planned Developments can be found in Section 17.24.240 (Attachment 1) of the Zoning Ordinance. The regulations for Planned Developments must be completely rewritten as part of the Overhaul. The existing regulations are confusing, vague, are technically only allowed for very specific projects (Section 17.24.240 (B)), and contains errors (for example it requires conformance with the Zoning Ordinance and the purpose of a Planned Development is to allow something that would otherwise not be allowed due to the inherent rigidity of a Zoning Ordinance). Additionally, this Section conflicts with the provisions of Section 17.14.120, Residential Performance Overlay Zoning District. As written, the Planned Development section of the Zoning Ordinance is difficult for Staff to understand and enforce in a consistent manner.

Conditional Use Permit

In the City of Hollister, a Planned Development is approved by means of a Conditional Use Permit.

A Conditional Use Permit is intended to provide relief from a strict application of the requirements of the Zoning Ordinance in order to provide flexibility in the permitted (by right) uses within a City. Typically, a City will provide a list of permitted uses in each Zoning District as well as uses which are not permitted by right, but where a Conditional Use Permit may be obtained in order to operate the use (or business) For example, in the General Commercial (GC) Zoning District, a convenience store is a permitted use, but a convenience store with gas pumps is a conditional use. Section 17.24.200(A) of the Hollister Zoning Ordinance states:

"Purpose. Conditional Use Permits are intended to allow for activities and uses that are unique and whose effect on the surrounding environment cannot be determined prior to being proposed for a particular location. At the time of Application, a review of the location, design, configuration, and potential impacts of the proposed use shall be conducted by comparing it to established development standards."

By requiring a Conditional Use Permit, the City can review the layout, parking, design, operational characteristics, and impacts to surrounding uses. The City can then include Conditions of Approval as part of the project approval to ensure that the use operates as proposed and to minimize impacts on surrounding uses. Should the use fail to operate in a manner consistent with the approval, the City can revoke or modify the Conditional Use Permit (Section 17.24.130(H)).

The City of Hollister requires a Conditional Use Permit for Planned Developments. Planned Developments in Hollister are currently only allowed on properties which are designated for residential uses and allows:

- Flexibility in development standards (i.e. setbacks);
- Encourages the development of affordable housing;
- Modifications to density (although the density proposed must comply with the General Plan);

Planned Development requests in the City of Hollister are typically only allowed for relief from setbacks or open space due to the wording of the existing Ordinance.

The use of a Conditional Use Permit to allow for a reduction in development standards is not consistent with the stated purpose of Conditional Use Permits (Section 17.24.200(A)) and is not consistent with best practices in the State of California (see Section below for more information). As part of the overhaul, Staff is recommending that Planned Developments be established through a different method.

Question 1: Is a Conditional Use Permit appropriate for Planned Development requests?

Rezoning or Other Permits

Staff conducted a review of 22 jurisdictions in the surrounding area to determine how each jurisdiction reviews Planned Developments (Attachment 1). Of the 22 jurisdictions surveyed, only 1 processes Planned Developments as a Conditional Use Permit. The remaining require the development be rezoned to Planned Development. The designation of the property once rezoned varies with some jurisdictions rezoning the site to a combining district (i.e. PD/R1) and some simply rezoning to PD.

Planned Development is typically a type of zoning classification. As a zoning mechanism, Planned Developments typically apply to the development of a specific area (there can be more than one parcel) where it is beneficial to the City to permit zoning regulations in a more flexible manner than those established under the base zoning district, and to grant diversification in the location and number of structures and other site qualities.

There are advantages in requiring a rezone for Planned Developments. With a rezone, the City can allow for greater flexibility in design and use (see following discussion topic for more information) than can be allowed currently.

Additionally, if a property is rezoned to Planned Development, the City's Zoning Map is updated accordingly. The map would then show the site has been rezoned to a Planned Development. This is a signal that different development standards or uses apply to the property.

By noting the Planned Development zoning and Planned Development number, the City can provide better identification of the exact regulations for a particular property. Without a rezone, the map just notes the zoning district for the property (i.e. R1, Low Density Residential). For example, the KB Cluster Lots which were just approved with a Planned Development is shown as RWF on the Zoning Map. No indication is given on the map that there are different development standards for this property. A homeowner or designer would not be aware that development standards exist, separate from the standards in the West Fairview Road Specific Plan.

Staff suggests that Planned Developments are approved in conjunction with a Rezone that will rezone an entire development to Planned Development (PD 2023-1 for example). This would provide clarity, empower property owners and designers to easily determine the regulations that apply to their property, and assist Staff in future information requests (Staff can answer questions regarding development standards more accurately and more quickly if the property is rezoned). Additionally, by requiring a rezone, the City of Hollister will be consistent with the method by which Planned Developments are approved in the surrounding areas. Developers who currently work in the City of Hollister also develop projects in neighboring cities where a rezone is required, so the process would be familiar.

The disadvantage of requiring a rezone for a Planned Development is that the process will take longer than it does currently. In order to rezone a property to Planned Development, the Planning Commission would have to make a recommendation to the City Council, the City Council would then make a decision on approving or denying the request. Staff anticipates that this will add approximately one month onto the total timeline for project approval if the project includes a Planned Development request.

Staff has included two sample Ordinances showing how these cities regulate Planned Developments. These two examples are included as Attachments 3 and 4.

Question 2: Should the Planned Development Section of the Zoning Ordinance be revised so that a Planned Development is approved through a rezone?

Commercial and Industrial Uses

Currently, Planned Developments are only allowed for residential uses. As shown in the attached spreadsheet (Attachment 1), some cities allow a Planned Development rezone for residential and non-residential uses. A Zoning Ordinance is inherently inflexible by nature. By allowing a Planned Development on non-residential properties as well as residential properties, the City can allow for greater flexibility in uses (as long as the City determines that the proposed use is consistent with the General Plan). This would allow a project to come forward in which the proposed use is not clearly allowed by the Zoning Ordinance (for example a training facility and residential dwellings on one site).

Staff would like to allow Planned Development zoning and allow for greater flexibility for residential and non-residential uses. Staff believes that this would be beneficial to the community and would allow for greater flexibility in design and allow for uses which might not otherwise be allowed by the City, but is a use that the City determines is appropriate for the site.

This change would also allow development proposals to consider mixed-uses in areas where they might otherwise not be allowed (such as allowing for neighbor-hood scale commercial development in a standard residential zone, for example). All Planned Developments would be subject to discretionary approval so proposals can be regulated and appropriately tailored to the unique situation, but this would open opportunities to advance other City and State policies, such as encouraging complete streets and neighborhoods, improving walkability and access to services in development, among other ideas.

Question 3: Should the City allow for greater flexibility in the “uses” allowed?

Question 4: Should the City allow Planned Developments on land designated for Commercial? Industrial?

PLANNING COMMISSION QUESTIONS:

Staff has prepared the following questions to guide the discussion of modifications to the Planned Development Section of the Zoning Ordinance.

Question 1: Is a Conditional Use Permit appropriate for Planned Development requests?

Question 2: Should the Planned Development Section of the Zoning Ordinance be revised so that a Planned Development is approved through a rezone?

Question 3: Should the City allow for greater flexibility in the “uses” allowed?

Question 4: Should the City allow Planned Developments on land designated for Commercial? Industrial?

Question 5: Are there any additional modifications the Planning Commission would like included in the draft Planned Development Ordinance?

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.* 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).
- 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. 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 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;
 5. The subject site is physically suitable for the type and density/intensity of use being proposed;
 6. 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
 7. 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.

(Ord. 1038, § 2, 2008; Ord. 1071, § 19, 2011)

Jurisdiction	Permit Type	Notes
Dublin	Rezone	Stage 1/Stage 2 (Stage 1 annexation only)
Livermore	Rezone	
Morgan Hill	Rezone	Also allows for a master plan. Combining District
Gilroy	Rezone	
Fresno	CUP	Director Decision
Clovis	Rezone	Not allowed for properties that are zoned industrial. Uses must be the same as underlying district.
Brentwood	Rezone	All PD and regs listed in Zoning Ordinance for each PD. PD1, PD72 in order
Santa Maria	Rezone	Side and Rear Yard Setbacks Only. Plus Freeway signs
San Jose	Rezone	Combined with base district (R1/PD). Administrative PD Permit for modifications to established PD Districts.
San Juan Bautista	Rezone	
Greenfield	Rezone	No Specific Regulations in ZO other than the CC reviews and approves.
Watsonville	Rezone	Combining PD/R1
Salinas	Rezone	
Gonzales	Rezone	
San Benito County	Rezone	Residential only. Combined with base district
Los Banos	Rezone	No Specific Chapter in MC but is a rezone to Planned Development.
King City	Rezone	Requires a Specific Plan prior to approval
Pleasanton	Rezone	
San Jose	Rezone	Combining District. Requires a Community Meeting, then PC and CC
Santa Clara	Rezone	Planned Development - Master Community required.
Paso Robles	Rezone	Only allowed for properties which are 25% affordable, protect a natural feature with a minimum open space area of 1/4 acre, or provide a substantial public amenity such as a significant public plaza, open space, or park and includes a guarantee that the City is not required to maintain it.
Fremont	Rezone	Residential only. Zoned P

17.14.010 Residential Performance Overlay Zoning District.

A. *Residential Performance Overlay Zone District (R1 L/PZ, R3 M/PZ and R4 H/PZ):* This overlay district applies to vacant land within the city of Hollister. The intent of the overlay district is to foster development that meets the range of densities for the General Plan land use designation with the option for flexible standards to implement policies and programs in the General Plan that call for the following:

1. A variety of lot sizes and choices for housing types in all residential zoning districts;
2. New development with interesting street patterns, site planning and neighborhood design;
3. Connections among new neighborhoods with the rest of the City for pedestrians and bicyclists;
4. Incorporation of on-site recreation, pedestrian links between adjoining properties, trails or easements in the vicinity of drainages and water courses in new development;
5. Clustered development that meets the average General Plan density for the property while avoiding development in areas with environmental constraints (e.g., flood, seismic, liquefaction, and habitat);
6. Lot design and building orientation to provide solar access;
7. Ensure that the scale and mass of new development preserves the character and scale of existing residential neighborhoods.

Lands within the R1 L/PZ overlay zone predominantly include vacant land within the city of Hollister in the low density residential (one to eight units per net acre) land use category of the General Plan. An average development density of one to eight units per net acre is required in this overlay zone with a targeted minimum density of at least six units per net acre.

Areas with the R3 M/PZ overlay zone comprise vacant land within the city of Hollister in the medium density residential (eight to 12 units per net acre) land use category of the General Plan. An average development density of eight to 12 units per net acre is required in this overlay zone.

Areas included in the R4-H/PZ overlay zone encompass vacant land within the city of Hollister in the high density residential (12 to 35 units per net acre) land use category of the General Plan. An average development density of 12 to 35 units per net acre is required in this overlay zone.

B. *Performance Overlay Zoning District Development Requirements.*

1. *Lot Size Variation.* Lot size may vary from the base zoning district with a Performance Agreement as follows:
 - a. Lots may be reduced below the minimum of the based zone to not less than 2,500 square feet for lots created where the base General Plan designation is low density residential or medium density residential.
 - b. The lot size may be reduced to less than two thousand five thousand 2,500 square feet and the building height may be increased to 75 feet where the General Plan designation is high density residential.
2. *Performance Agreement.* A Performance Agreement shall be required for any subdivision or residential development with a variation in lot sizes allowed by this section. The approved Performance Agreement shall be recorded on each lot as a deed restriction. At a minimum, the recorded Performance Agreement shall include the following:
 - a. Standards for each lot within the subdivision, including but not limited to lot coverage, yards (front, side and rear) for dwelling units and accessory buildings, landscaping and storage;

-
- b. A plan for the shared maintenance of useable open space subject to review and approval of the city of Hollister;
 - c. A plan for the shared maintenance of private roads, sidewalks, other subdivision improvements subject to the review and approval of the city of Hollister;
 - d. Standards for conversion of accessory buildings or nonhabitable portions of buildings (e.g., garages) for human habitation;
 - e. The Approved Performance Agreement for the construction of dwelling units shall be in conformance with the requirements of subsection C (Finding for Approval of a Performance Agreement) of this section.
- 3. *Housing Types.* The range of housing types and densities allowed in the R1, R2, R3 and R4 Zoning Districts shall be allowed subject to the approved Performance Agreement. These housing types include single family homes, small lot homes, and zero lot line homes, manufactured homes on a permanent foundation, duplexes, triplexes, fourplexes, multi-family homes, condominiums and row houses.
 - 4. *Future Subdivision.* Since the purpose of the district is to allow flexibility in development design while maintaining the density of the base zoning district, a lot once subdivided and recorded under the provisions of the approved Performance Agreement shall not be further divided or significantly reduced in area unless the lot was created as a "remainder lot" under the provisions of the California Subdivision Map Act.
 - 5. *Minimum Lot Sizes Near Subdivision Boundary.* Lots located contiguous to an existing residential development shall be similar in size to the adjoining residential zoning district unless it can be found that one of the following conditions exists:
 - a. That the project boundary is contiguous to a street;
 - b. That the lot is contiguous to properties within a zoning district and general plan designation with a higher or lower development density and the lot sizes would not have been similar;
 - c. The project boundary will abut open space or a nonresidential land use;
 - d. Transitional setbacks and landscaping is incorporated into the project design to assure that the new development is of a scale and character that will preserve and enhance the character of the existing residential neighborhood.
 - 6. *Setbacks, Lot Coverage.* The setbacks and lot coverage requirements established in the R1, R2, R3, R4 and OT Zoning Districts shall be applied to the housing type approved the performance agreement. Where there is a mix of housing types, the more restrictive setback shall apply.
- C. *Finding for Approval of a Performance Agreement.* The variation of lot sizes and clustered development in the approved performance agreement will fulfill General Plan goals:
 - 1. The development avoids encroachment on watercourses and drainage areas;
 - 2. The development design and improvements provide pedestrian and bicycle connectivity between developments to assure safe routes to schools and reduced vehicle trips;
 - 3. The development is designed to provide a diversity of housing types and sizes;
 - 4. The development includes the provision of usable open space with a mechanism for maintenance of the open space areas;
 - 5. The development is designed to preserve and enhance the character of the surrounding residential neighborhoods;

-
6. The development design will contribute to stable and attractive neighborhoods;
 7. The average development density is not less than the average and not more than the maximum development density for the applicable general plan land use designation;
 8. Where the base general plan designation is high density residential, at least 30 percent of the housing stock shall be multifamily rental housing.

(Ord. 1038, § 2, 2008; Ord. 1056, § 17, 2009; Ord. 1071, § 11, 2011)

Approved Planned Unit Developments in Hollister

File No.	Zoning District	Reason for PD Request	Additional PD Information	Date of Approval
CUP 2015-2	Downtown Mixed Use	Unknown (potentially lot size)		7/23/2015
CUP 2015-3	Medium Density Residential/Performance Overlay	Setbacks	Front=10' (garage = 20')	4/23/2015
CUP 2015-4	Downtown Mixed Use	Unknown		7/23/2015
CUP 2016-2	Medium Density Residential/Performance Overlay	Setbacks	Front=6' and 18' (garage)	1/28/2016
			Rear=5' (garage)	
CUP 2016-3	Low Density Residential/Performance Overlay	Setbacks	Front=10' (garage = 17') Side=4' Rear=10'	1/28/2016
CUP 2016-4	Low Density Residential/Performance Overlay	Setbacks (Side Ony)	Side=5'	2/25/2016
CUP 2017-1	Low Density Residential	Setbacks (Side Ony) Minimum Lot Size	Side=5' Minimum Lot Size = 5,204 SF	2/23/2017
CUP 2017-6	Low Density Residential/Performance Overlay	Dwelling Types	To include multi-family dwelling units (Roberts Ranch)	9/28/2017
CUP 2017-15	Neighborhood Mixed Use	Dwelling Types	Allow Condominiums	9/28/2017
CUP 2019-3	Low Density Residential/Performance Overlay	Housing Types	Triplexes and multi-family (Roberts Ranch)	6/27/2019
		Setbacks	Front=15' Side=5' Rear=10'	

Approved Planned Unit Developments in Hollister

File No.	Zoning District	Reason for PD Request	Additional PD Information	Date of Approval
CUP 2020-3	Old Town High Density Residential	Setbacks	Rear= 9' Side=2.5' Front =0'	8/26/2021
		Lot Coverage	82.50%	
		Open Space	219 sq. ft.	
CUP 2021-4	Downtown Mixed Use	Open Space	Request to reduce the required open space	8/26/2021
CUP 2021-6	Medium Density Residential/Performance Overlay	Setbacks	Front=3'	5/27/2021
		Lot Size	Duplex= 3,165 sq. ft. and Triplex=4,653 sq. ft.	
CUP 2021-8	Medium Density Residential/Performance Overlay	Housing Types	Duettes and single family	10/28/2021
		Lot Size Duettes	3,066 sq. ft.	
CUP 2021-9	Downtown Mixed Use	Open Space	None	9/23/2021
CUP 2021-10	Low Density/Performance Overlay	Setbacks	Front=13' to porch and 15' to house	8/25/2022
		Lot Coverage	55%	
CUP 2022-2	Low Density Residential/Performance Overlay	Lot Size	4,400 SF and 3,360 duette	11/17/2022
		Setbacks	Front=13' residence and 10' porch Front= 5' Side yard = 5' Rear yard =13'	

Approved Planned Unit Developments in Hollister

File No.	Zoning District	Reason for PD Request	Additional PD Information	Date of Approval
		Housing Types	Single Family and duettes	
CUP 2022-7	West of Fairview	Lot size, setbacks	Front= 5' Side yard = 5' Rear yard =13'	11/17/2022