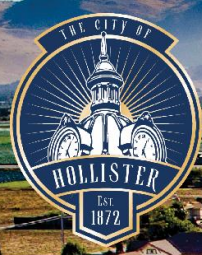


# City of Hollister 6th Cycle Housing Element

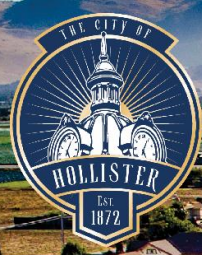
**Table F-11: Existing Capacity**

Unique ID	APN	Address	Acreage	GP Land Use Designation	Zoning	Net Total Units	Net Units by Income Category			Comments / Status	Used in Previous Housing Element
							Low	Moderate	Above Mod.		
E-1	057344062000	1371 Sunnyslope Rd	1.56	High Density Residential	R4	43	11	6	26	<p>A single detached unit sits on a largely open interior, with roughly three-quarters of the site unused—an unusually efficient canvas at 1.56 acres for podium or garden-style multifamily. The High Density Residential designation enables by-right multifamily; gross-density accounting and objective standards remove the “site plan penalty” that once pushed projects below target yields. Program H1.3 (multifamily rezones and streamlining) and Program H3.8 improve depth of feasibility given the parcel’s frontage and nearby services. Local precedent shows Hollister builders comfortable replacing low-intensity improvements with higher density: downtown office conversions and surface-lot redevelopments reached strong unit yields and demonstrate lender acceptance of infill typologies citywide. At 1.56 acres, typical builder programs (3–4-story wraps or stacked flats) can hit efficiency thresholds for elevators, centralized utilities, and on-site open space without requiring consolidation. The existing single-family structure does not materially impede redevelopment and could be removed or integrated into a comprehensive site plan. Assessor information and site characteristics indicate that the value of improvements on the parcel is modest relative to land area and zoning capacity, a condition commonly associated with redevelopment feasibility. The existing single-family structure appears older and its condition does not suggest recent substantial reinvestment that would materially deter redevelopment. Single-family structures on large, high-density parcels typically experience higher redevelopment turnover when market conditions align, particularly where zoning allows multifamily development by right. Taken together, the relatively low improvement intensity, age of the structure, and redevelopment patterns for similar sites support a higher probability of redevelopment during the planning period.</p>	4 <sup>th</sup> Cycle
E-2	055190015000	1001 Nash Rd	0.64	High Density Residential	R4	17	4	3	10	<p>This is an operating church on a small but well-located parcel. Faith-based owners often explore mission-aligned housing, and the zoning already allows multifamily. At 0.64 acre, feasibility pivots on compact massing (elevator-served stacked flats or three-story walk-ups) and shared or structured parking solutions. Program H4.6 (small-site entitlement support) and Program H1.3 can right-size standards, while Program H3.8 reduces parking friction for modest unit counts. Precedents downtown—like conversion/overbuilds of existing improvements—show that replacing low-intensity uses on sub-acre sites is viable in Hollister when objective standards are clear. If the congregation relocates or pursues joint development (SB 4, ground lease), the site’s frontage supports a residential entry court and screened parking to the rear. Density bonuses further help pencil a 20–30+ unit concept with a meaningful affordable set-aside. The existing church does not materially impede redevelopment over the planning period. Redevelopment would not involve displacement of residential units. Overall, the site exhibits moderate to high redevelopment potential, with realistic capacity for approximately 20 to 30 or more multifamily units, with density bonus provisions supporting additional unit yield and affordability where utilized.</p>	No
E-3	057250008000	1573 Valley View Rd #A	3.09	High Density Residential	R4	86	22	13	51	<p>A large, mostly vacant tract with scattered structures and the “builder-preferred” size: at just over three acres, the site supports efficient internal drives, building bars that maximize frontage and solar orientation, and centralized amenity nodes. With R4 already in place, Program H1.3 streamlines multifamily, and Program H2.1 (objective design standards) supplies predictable elevations, materials, and setbacks. The City’s recent history converting underutilized parcels to housing, including a 100-unit plan at 1070 Buena Vista, confirms the</p>	4 <sup>th</sup> Cycle



# City of Hollister 6th Cycle Housing Element

										market for mid-scale multifamily and the City's comfort permitting it. The land area can deliver multiple buildings in one phase or two marketable phases with shared infrastructure, a key lender consideration. Improvements on the parcel are limited and scattered, and the improvement value is low relative to overall parcel size and zoning capacity, which is a strong indicator of redevelopment feasibility. Existing structures appear older and utilitarian in nature, and do not reflect recent reinvestment that would constrain redevelopment. Large parcels with minimal improvements historically experience higher redevelopment turnover, particularly when zoning already allows multifamily residential development and no residential displacement is involved. These factors collectively indicate a high likelihood of redevelopment during the planning period. Given parcel size, zoning, and recent local precedent, the site exhibits high redevelopment potential during the planning period, with realistic capacity for approximately 80 to 120 multifamily units depending on unit mix and application of density bonus provisions.	
E-4	053440054000	North St	3.41	Medium Density Residential	R3	60	30	30	0	Vacant. Owned by an affordable housing developer with interest in developing a 100% affordable project.	No
	053440055000		1.75								No
E-5	052131028000	1220 Fourth St	1.60	West Gateway Mixed-Use	WG	39	10	6	23	A single-tenant commercial building with large parking areas occupies a prime West Gateway corner, but field conditions (partial vacancy, expansive asphalt) point to classic infill: wrap new housing along the street edges and internalize replacement parking. Program H1.3 (allowing 100% residential on mixed-use sites) is critical—Hollister has already approved projects that leaned residential first, with small ground-floor commercial components where marketable. Comparable downtown examples—like 375 Fourth (mixed-use with 4,600+ sf retail over a former lot) and overbuilds at 500/400 San Benito—demonstrate the playbook: right-size retail, put homes above or beside it, and retire surplus parking. At 1.6 acres, the site clears the threshold for efficient podium or liner buildings without needing off-site parking deals, and objective standards de-risk massing and frontage. The existing commercial use does not materially impede redevelopment during the planning period, as parking areas can be internalized or reduced and no residential displacement would occur. Given parcel size, gateway location, and zoning flexibility, the site exhibits high redevelopment potential, with realistic capacity for approximately 40 to 60 or more multifamily units, with density bonus and inclusionary provisions potentially increasing unit yield and affordability. A significant portion of the parcel's value is attributable to land rather than improvements. Field conditions and partial vacancy suggest limited recent reinvestment in the existing structure. Commercial properties of this type, particularly those with excess parking, tend to experience higher turnover as retail formats evolve and mixed-use redevelopment becomes more competitive. The combination of underutilized improvements, observable age and condition, and market-driven turnover of similar commercial sites supports a higher probability of redevelopment over the planning period.	4 <sup>th</sup> Cycle
E-6	057420051000	Ladd Lane Apartments	1.00	Neighborhood Mixed-Use	NMU	28	0	0	28	Vacant	No
E-7	057720002000	262 Hillock Dr	0.87	Neighborhood Mixed-Use	NMU	24	6	4	14	Vacant	No
E-8	057720001000	242 Hillock Dr	0.88	Neighborhood Mixed-Use	NMU	24	6	4	14	Vacant	No
E-9	057800002000	1561 Cushman St	1.27	Neighborhood Mixed-Use	NMU	35	9	5	21	Vacant	No
E-10	057800001000	0 Cushman St	1.20	Neighborhood Mixed-Use	NMU	33	8	5	20	Vacant	No



# City of Hollister 6th Cycle Housing Element

E-11	057420052000	391 Hillock Dr	1.1	Neighborhood Mixed-Use	NMU	30	8	5	17	Vacant	No
<b>Total</b>						<b>419</b>	<b>114</b>	<b>81</b>	<b>224</b>		
<b>Residential</b>						<b>206</b>	<b>67</b>	<b>52</b>	<b>87</b>		
<b>Mixed-Use</b>						<b>213</b>	<b>47</b>	<b>29</b>	<b>137</b>		