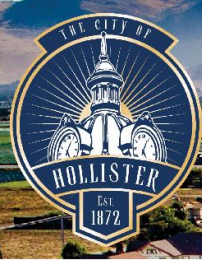


City of Hollister 6th Cycle Housing Element

Table F-12: Rezone Sites

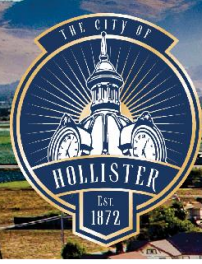
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
RZ-D-1	054140006000	220 Fourth St	0.24	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	4	4	12	20	A clean, vacant infill pad in the Downtown grid that can deliver near-term housing without displacement, utility reroutes, or demolition. A compact 4–6-story stacked-flat or small-podium fits the quarter-acre footprint under the proposed Downtown Mixed-Use intensity; the assumption of ~20 homes at ~70% of maximum density mirrors similarly sized downtown parcels in peer cities. The street edge can carry an active lobby corner and transparent amenities, with massing stepped to adjacent low-rise fabric and curb-cut consolidation for a safer, more walkable frontage. Program H1.3 provides the rezoning basis; Program H2.1 calibrates objective standards (setbacks, transitions, open space, loading) to today’s infill prototypes; Program H4.6 allows right-sized parking where eligible; and Program H1.3 offers a ministerial path when deeper affordability is pursued. Regional precedents show this move is routine—Watsonville’s 558 Main St (long-vacant CBD lot to 4-story mixed-use) and Santa Cruz’s Pacific Station North (mid-rise housing in a transit core) demonstrate near-term feasibility for sites of this scale.	No
RZ-D-2	054020001000	701 San Benito St	0.15	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	8	12	A prominent vacant corner that reads as “ready land” for a 4–5-story building with internalized parking (or participation in a pooled/shared solution) and a fine-grained ground floor. The assumption of ~12 homes at ~70% of maximum density is reasonable for an upzoned main street, and recent small-pad submittals in similar towns trend predominantly residential—consistent with HCD’s realism test on micro-sites. Streetscape upgrades—curb-cut consolidation, shade trees, and lighting—pair with an activated corner to reinforce walkability, while step-backs and articulation protect privacy on shared lot lines. With Program H1.3 bringing the rezone into force and Program H2.1 refining objective standards, applicants can size any nonresidential area only where it pencils; Program H1.5 can reduce parking where transit criteria are met; and Program H1.3 expedites qualifying affordability mixes. Nearby examples such as Santa Cruz’s Riverfront/Front Street and Morgan Hill’s Sunsweet show main-street parcels intensifying to mid-rise housing with structured or shared parking.	No
RZ-D-3	054010024000	Seventh St	0.12	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	6	10	A textbook vacant micro-infill interior lot: no active tenants to relocate, utilities at the doorstep, and just enough width for a 3–4-story stacked-flat with a single efficient core, internal bike/storage rooms, and modest on-site stalls (or access to a shared facility). The assumption of ~10 homes at ~70% of maximum density is achievable with current small-plate prototypes. A stoop or compact forecourt balances privacy and “eyes on the street,” while upper-story step-backs respect adjacent structures. Program H1.3 (rezone) and Program H2.1 (objective standards update) set a predictable envelope; and Program H1.3 shortens timelines for qualifying affordability. Regionally, Watsonville’s 558 Main and Santa Cruz’s Pacific Station North illustrate the same micro-to-mid-rise pattern that can be replicated here.	No
RZ-D-4	054050018000	375 Sixth St	0.45	Not Vacant	70%	Downtown Commercial	45	Downtown Mixed-Use	125	10	6	23	39	A faith-based campus embedded in Downtown that can either replace or retain worship space paired with a 4–6-story podium. Either sequence can keep services active during construction (temporary assembly space or a	No



City of Hollister 6th Cycle Housing Element

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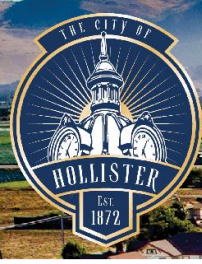
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						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
						and Mixed-Use								shared off-site venue), while curb-cut reductions, accessible entries, and stepped upper floors fit the block's scale. The assumption of ~39 homes at ~70% of maximum density aligns with church-to-housing precedents nearby, including San José's Immanuel-Sobrato supportive housing on church land and Cathedral of Faith campus housing. Program H1.3 sets the land-use basis; Program H2.1 tunes objective standards for step-backs and loading; Program H4.6 keeps small-lot consolidation optional where a sliver improves back-of-house circulation; and Program H1.3 is available for deeper-affordability proposals. With the Draft EIR covering rezone growth and standards refinement underway, entitlements can be streamlined post-adoption. The value of improvements is modest relative to downtown land value and zoning capacity. The structures appear older and functional in nature, with limited evidence of recent capital reinvestment that would materially deter redevelopment. Institutional properties of this type typically experience episodic turnover or partnership-driven redevelopment rather than incremental expansion, which increases redevelopment probability over a multi-year planning period. Redevelopment would not involve displacement of existing residential units.	
RZ-D-5	054080026000	350 Sixth St	0.40	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	7	20	34	A strip/pad-style commercial site that phases cleanly to housing while neighborhood-serving uses remain available. The existing commercial use does not materially impede redevelopment during the planning period, as no residential displacement would occur and existing tenants can be accommodated through phased relocation or re-tenancy within new ground-floor space. Given parcel size, downtown context, underutilized improvements, and demonstrated redevelopment of similar strip and pad sites in comparable communities, the site exhibits moderate to high redevelopment potential, with realistic capacity for approximately 30–35 multifamily units at roughly 70 percent of maximum density, consistent with assumptions. Early moves include consolidating curb cuts, pulling the building line to the sidewalk, and delivering a 4–6-story building with only the amount of ground-floor commercial that pencils—or simply 100% residential once rezoned. Existing tenants can be accommodated by sequencing: retain a small portion of the pad during Phase 1, then relocate into finished ground-floor space. The assumption of ~34 homes at ~70% of maximum density matches yields on ~0.4-acre podiums in comparable downtowns. Program H1.3 enables the intensity; Program H2.1 right-sizes parking and open-space standards; Program H1.5 can reduce minimums where transit-proximate; and Program H4.6 keeps a single, efficient garage podium possible through optional small-lot consolidation. Direct analogs abound, from San José's Cambrian Park Plaza to El Paseo/Saratoga and Seaside's Seagrove, each showing strip-center or pad sites evolving to mixed-use housing under updated standards.	No
RZ-D-6	054130013000	310 Fourth St	0.36	Not Vacant	70%	Downtown Commercial	45	Downtown Mixed-Use	125	6	6	19	31	A classic underbuilt pad with multiple commercial tenants. The site presents shallow shopfront massing and a wide parking apron that can step into a 4–6-story residential building with a tightened curb line, transparent	No



City of Hollister 6th Cycle Housing Element

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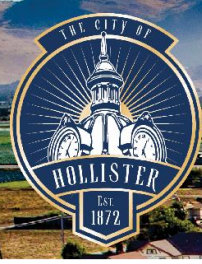
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						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
						and Mixed-Use								<p>ground-floor edge, and parking tucked behind or below grade. Improvement value appears modest compared to underlying land value, with a site layout and building form typical of older strip or pad retail that has not seen recent substantial reinvestment. Commercial properties of this type commonly experience turnover as retail demand evolves, particularly where surplus parking and shallow floor plates limit long-term adaptability. At roughly a third of an acre, builders favor a small podium with one consolidated driveway, efficient double-loaded corridors, and screened loading; the assumption of ~31 homes at ~70% of maximum density aligns with that footprint. Program H1.3 supplies the upzoning and Program H2.1 calibrates objective standards for height, setbacks, and open space, Program H4.6 keep optional assembly with a neighbor on the table. Regionally, the move from strip/pad retail to housing mirrors San José’s Cambrian Park Plaza and El Paseo/Saratoga, and Seaside’s Seagrove—each converting surplus stalls into homes while repairing the pedestrian edge. The existing commercial uses do not materially impede redevelopment over the planning period, as no residential displacement would occur and phased redevelopment could accommodate tenant relocation or re-tenancy.</p>	
RZ-D-7	054080013000	535 Monterey St	0.27	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	5	4	14	23	<p>A multi-tenant commercial building with corner visibility and over-parked site lend themselves to a “corner-maker” building. The parcel is an over-parked corner site, reflecting a low-intensity development pattern relative to its downtown land value, visibility, and rezoning capacity. Improvement value is concentrated in a single-story structure with limited vertical or adaptive potential, and field conditions suggest functional adequacy rather than recent capital reinvestment. Corner commercial sites with surplus parking commonly experience redevelopment turnover as demand shifts toward residential or mixed-use formats that better capitalize on visibility and pedestrian access. The existing commercial use does not materially impede redevelopment during the planning period, as redevelopment would not displace residential units and could occur following natural tenant turnover. Given parcel size, underutilized parking, corner location, and regulatory certainty, the site exhibits moderate to high redevelopment potential, with realistic capacity for approximately 20–25 multifamily units, consistent with conservative infill assumptions. Program H1.3 establishes the intensity and Program H2.1 provides predictable step-backs and service standards, Program H4.6 allow assembly if a sliver would improve garage efficiency. Comparable conversions—El Paseo/Saratoga and Seagrove—illustrate the same pattern from parking fields to mid-rise housing.</p>	No
RZ-D-8	054090004000	221 Fifth St	0.20	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	4	10	17	<p>A small multi-tenant pad with big drive aisles can pivot to a 3–5-story building using a single core, internal bike/storage rooms, and a forecourt or stoop sequence that puts “eyes on the street.” On a fifth of an acre, builders prize straightforward structure and circulation; the assumption of ~17 homes at ~70% of maximum density is consistent with micro-podium yields once turning movements are calmed and the sidewalk is made</p>	No



City of Hollister 6th Cycle Housing Element

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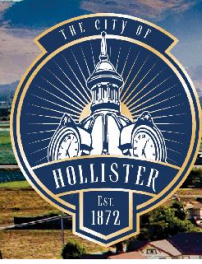
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														continuous. The adjacent building exhibits the exact product this parcel can emulate. The value of improvements is limited compared to land value, and the building form reflects an older commercial typology with minimal recent reinvestment. Small downtown commercial pads frequently experience redevelopment turnover as pedestrian-oriented housing becomes more competitive and auto-oriented layouts lose functional relevance. Program H1.3 resolves underzoning and Program H2.1 locks in objective transitions to nearby low-rise. Similar downtown envelopes deliver meaningful unit counts in Watsonville’s 558 Main and Santa Cruz’s Pacific Station North when standards are tuned to infill geometry. The existing commercial use does not materially impede redevelopment during the planning period, and redevelopment would not involve displacement of residential units.	
RZ-D-9	054010017000	738 San Benito St	0.27	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	5	5	13	23	A multi-tenant commercial building with San Benito St frontage, shallow retail depth, and redundant curb cuts suggest a clean “retail-to-residential” transition: a 4–6-story building completes the streetwall, internalizes parking/loading, and keeps only the amount of nonresidential floor area that pencils—or goes 100% residential per policy. Improvement value is low to modest compared to land value, and the site layout suggests an older retail typology with limited recent reinvestment. Commercial properties of this form commonly experience turnover as auto-oriented retail becomes less competitive along walkable corridors. At 0.27 acres, developers can build a simple podium and single access point; the assumption of ~23 homes at ~70% of max tracks with recent corridor prototypes. The public-realm payoff is immediate: fewer driveways, safer crossings, and a continuous tree canopy. Program H1.3 and Program H2.1 provide the entitlement and predictable form. Regional conversions like Cambrian Park Plaza and El Paseo/Saratoga demonstrate feasibility for parcels of this size and exposure. The existing commercial uses do not materially impede redevelopment during the planning period, as no residential displacement would occur and tenant turnover can support phased redevelopment.	No
RZ-D-10	054010016000	730 San Benito St	0.09	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	1	2	4	7	A true micro-lot where success hinges on precision: a slender 3–4-story stacked-flat with one efficient core, fire/life-safety resolved along the side yard, and service access consolidated with a neighbor. Improvement value is limited, and the building form reflects an older commercial typology with minimal reinvestment. Micro-scale commercial parcels often experience higher redevelopment turnover as legacy structures lose functional viability and consolidation or vertical infill becomes more competitive. On ~0.09 acres, builder preference is for a tight structural grid and shared service court; the assumption of ~7 homes at ~70% of maximum density is achievable when Program H4.6 secure a shared drive or trash/loading bay, Program H2.1 clarifies setbacks and window placement for privacy. Micro-parcels in Santa Cruz’s Riverfront area and Morgan Hill’s Sunsweet block show that small plates can carry multifamily when standards and access are right-sized. Micro-lots also present viable options for lot consolidations. The	No



City of Hollister 6th Cycle Housing Element

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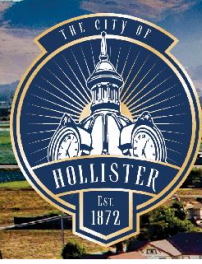
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						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														existing use does not materially impede redevelopment over the planning period and would not involve residential displacement.	
RZ-D-11	054010021000	363 Seventh St	0.54	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	9	9	29	47	A funeral home with extensive on-site parking that is well-suited to a phased transition: maintain operations in the existing structure while a first residential wing rises over reconfigured parking; then complete the program with a replacement assembly or amenity space if desired. Improvement value is concentrated in a single-purpose structure with limited adaptability, and the presence of surplus parking indicates underutilization of land. Institutional properties of this type commonly redevelop through episodic turnover or partnership-driven transitions rather than incremental reinvestment. A half-acre footprint simplifies construction logistics, supports a single consolidated driveway and internalized loading, and yields predictable efficiency; the assumption of ~47 homes at ~70% of maximum density matches podium yields at this acreage. Program H1.3 provides a mixed-use basis and Program H2.1 supplies objective step-backs and loading standards, and Program H4.6 keep an optional edge assembly open. Regional models—from San José’s Tamien Station (public/institutional lots to housing) to Immanuel-Sobrato and Cathedral of Faith—show how specialized or institutional parcels reconfigure into housing while maintaining community-serving functions. The existing institutional use does not materially impede redevelopment during the planning period and would not involve residential displacement.	No
RZ-D-12	054090012000	515 San Benito St	0.17	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	9	15	This shallow commercial pad can convert to a 3–5-story building with a compact lobby, screened service alcove, and parking tucked to the interior. Improvement value is low to modest compared to land value, and the site’s configuration suggests an older commercial format with limited recent reinvestment. Small commercial pads of this type frequently experience redevelopment turnover as pedestrian-oriented residential infill becomes more competitive. On 0.17 acres, builders can maintain an efficient double-loaded corridor and still deliver an animated frontage; the assumption of ~15 homes at ~70% of maximum density reflects what similar parcels deliver once curb cuts are consolidated. Program H1.3 unlocks the intensity and Program H2.1 codifies objective transitions and open-space metrics, and Program H4.6 enabling shared access with a neighbor if needed. Outcomes like Santa Cruz’s Riverfront and Seaside’s Seagrove show the same right-sized mixed-use or all-residential formats at this scale. The existing commercial use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-13	054220006000	10 East St	0.17	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	9	15	A corner/interior hybrid commercial lot with East St visibility can support a 4–5-story mass that builds a continuous edge, includes a compact lounge or maker space at grade only if it pencils, and places parking behind liner units. Improvement value appears limited relative to land value, and the site layout reflects an older commercial typology with minimal recent reinvestment. Corner commercial parcels of this scale often experience turnover as demand shifts toward residential infill that better leverages	No



City of Hollister 6th Cycle Housing Element

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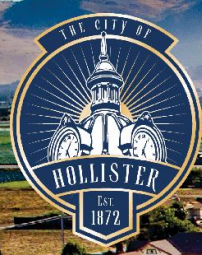
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														visibility and walkability. The 0.17-acre size suits a single-core podium-lite plan; the assumption of ~15 homes at ~70% of maximum density is typical. Program H1.3 aligns the land use and Program H2.1 brings predictable objective envelopes, and Program H4.6 keeping shared access or small-lot assembly available. The transition echoes El Paseo/Saratoga and Cambrian Park Plaza—retiring legacy parking fields and returning the block face to pedestrians. The existing commercial use does not materially impede redevelopment during the planning period, and redevelopment would not involve residential displacement.	
RZ-D-14	054020008000	217 Seventh St	0.74	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	13	13	39	65	A low-coverage lumber yard operation with large open storage offers a clear path to medium-scale housing: a 4–6-story podium or wrap can reorganize circulation behind a planted frontage, deliver efficient double-loaded corridors, and phase to minimize disruption during transition. This is a very low-intensity industrial use relative to parcel size and rezoning capacity. Improvement value is low to modest compared to underlying land value, with the majority of site area devoted to open yards rather than enclosed buildings. Existing structures, where present, appear utilitarian and older in nature, with limited reinvestment typical of outdoor storage uses. Properties of this type frequently experience redevelopment turnover as urban land values increase and production-oriented uses transition to more intensive residential or mixed-use development. Program H1.3 provides the rezone and Program H2.1 establishes objective step-backs and frontage rules, and Program H4.6 allowing optional assembly for a cleaner garage podium. The evolution from yard/storage to housing is well documented nearby—Gilroy’s The Cannery and Santa Cruz’s 901 Pacific (auto/warehouse to mixed-use) demonstrate market appetite for converting production- or auto-oriented parcels. The existing use does not materially impede redevelopment during the planning period, as operations can be phased or relocated and no residential displacement would occur. Overall, the site exhibits high redevelopment potential.	No
RZ-D-15	054020004000	727 San Benito St	0.15	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	7	13	A legacy two-story commercial building with limited depth can transition to a 4–5-story, predominantly residential plan that respects the main-street rhythm while unlocking upper-story yield. The site reflects a low-intensity use relative to its main-street location and rezoning potential. Improvement value is low to moderate but largely attributable to an older structure that has limited adaptability for contemporary commercial needs. Field conditions and building form suggest an aging building with no indication of recent substantial reinvestment. On a 0.15-acre plate, a compact core, clear lobby corner, and privacy-managed side walls keep construction efficient; the assumption of ~13 homes at ~70% of maximum density reflects builder outcomes on similar plates. Program H1.3 aligns the land use and Program H2.1 provides predictable, objective envelopes. Nearby, Santa Cruz’s Riverfront/Front Street and Morgan Hill’s Sunsweet demonstrate main-street intensification from aging shopfronts to mid-rise housing with structured or shared parking. The existing commercial use	No



City of Hollister 6th Cycle Housing Element

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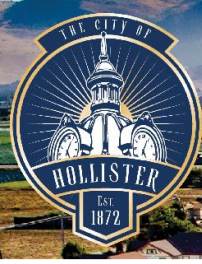
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						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														does not materially impede redevelopment during the planning period and would not displace residential units.	
RZ-D-16	054020003000	717 San Benito St	0.10	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	4	8	A compact main-street commercial parcel where scale works in our favor: at a tenth of an acre, a 4–5-story, single-core building can replace the legacy two-story shell and still hold an efficient double-loaded corridor, modest back-of-house, and a clear lobby corner. Low-intensity use relative to zoning capacity and downtown land value. Improvement value is limited compared to land value, and the existing structure reflects an older commercial typology with constrained floorplates and minimal recent reinvestment. Small main-street parcels of this size frequently experience redevelopment turnover as pedestrian-oriented residential infill becomes more economically viable than continued commercial use. The assumption of roughly eight homes at ~70% of maximum density is realistic on this footprint once driveways are consolidated and glazing carries the streetwall. Program H1.3 brings the zoning up to the proposed Downtown Mixed-Use standard, Program H2.1 supplies predictable objective envelopes and step-backs to protect adjacent privacy; if a shared service bay with a neighbor improves access, Program H4.6 keep that optional. Regional precedents like Santa Cruz’s Riverfront/Front Street and Morgan Hill’s Sunsweet block demonstrate how shallow, legacy shopfronts transition to mid-rise housing without losing walkability or storefront rhythm. The existing use does not materially impede redevelopment and would not involve residential displacement.	No
RZ-D-17	054020002000	713 San Benito St	0.05	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	1	1	2	4	This is a true micro-lot—precisely the condition where builder preference leans toward a slender 3–4-story stacked-flat with one efficient core and a stoop or forecourt entry that balances privacy with active frontage. Very low-intensity use relative to zoning potential and downtown land value. Improvement value is minimal, and the structure appears older and functionally constrained, with limited evidence of recent capital reinvestment. Micro-scale commercial parcels of this type often experience higher redevelopment turnover or are assembled with adjacent parcels as land values rise and zoning supports residential infill. The assumption of four homes at ~70% of maximum density tracks with small-plate precedents on similarly constrained sites once curb cuts are eliminated and services (trash/loading) are solved via a shared easement. The proposed rezone under Program H1.3 and calibrated objective standards under Program H2.1 supply a predictable envelope; and Program H4.6 keep shared access feasible. Examples in Santa Cruz’s downtown core show micro-parcels making the jump to multifamily when standards are tuned to infill geometry. Micro-lots also present viable options for lot consolidation. The existing use does not materially impede redevelopment during the planning period and would not displace residential units.	No
RZ-D-18	054010008000	722 San Benito St	0.10	Not Vacant	70%	Downtown Commercial	45	Downtown Mixed-Use	125	2	2	4	8	A two-story mixed-use building on a tenth of an acre can be reworked or replaced with a 4–5-story predominantly residential plan that maintains a modest commercial presence only where it pencils. While the existing	No



City of Hollister 6th Cycle Housing Element

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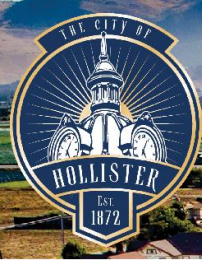
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						and Mixed-Use								building includes both residential and commercial components, the overall intensity remains low relative to downtown land value and the rezoning capacity anticipated under the Housing Element and 2040 General Plan. Improvement value is low to modest compared to underlying land value, and the structure reflects an older, shallow-plate typology with limited flexibility for contemporary mixed-use demands. Field conditions do not indicate recent substantial reinvestment that would materially deter redevelopment. The site size is ideal for a single-core podium-lite solution with internal bike/storage, wrapped or screened services, and an articulated façade to match San Benito St’s cadence. The assumption of eight homes at ~70% of maximum density is consistent with builder preferences for small footprints. With Program H1.3 aligning land use and Program H2.1 ensuring objective transitions and loading standards, an applicant can pursue 100% residential if desired; and Program H4.6 keep a shared access bay possible. Riverfront/Front Street in Santa Cruz and Morgan Hill’s Sunsweet show the same shopfront-to-mid-rise evolution on shallow lots. The existing use does not materially impede redevelopment during the planning period; any residential displacement would be limited in scale and manageable through standard relocation requirements.	
RZ-D-19	054010025000	339 Seventh St #A	0.14	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	3	7	12	Slightly larger than the micro San Benito lots, this 0.14-acre parcel can support a 4–5-story building with a clearer back-of-house and a small, internalized service bay, improving both feasibility and streetscape. Improvement value is limited relative to land value, and the building appears to be aged with constrained floorplates and minimal recent capital reinvestment. Commercial buildings of this size and form often experience turnover as land values increase and redevelopment for residential use becomes more competitive than continued commercial operation. The assumption of about twelve homes at ~70% of maximum density fits an efficient double-loaded corridor and a planted sidewalk with reduced driveways and better lighting. Program H1.3 supplies the Mixed-Use basis, Program H2.1 sets objective step-backs and open-space metrics, if a shared driveway improves geometry, Program H4.6 are available. Conversions of older single-story buildings to mid-rise housing in downtown Santa Cruz and Morgan Hill provide direct analogs for this scale and frontage. The existing commercial use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-20	054050023000	650 San Benito St	0.34	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	6	6	18	30	A multi-tenant commercial building that’s a third of an acre with a wide parking apron is exactly where builders favor a small podium: pull the building line to the sidewalk, wrap the parking with active uses or residential liners, and consolidate to a single access point. Low-intensity use relative to corridor land value and zoning capacity. Improvement value is concentrated in single-story commercial space and extensive paving, indicating that a significant portion of the site’s value lies in the land rather than the improvements. Field conditions suggest limited recent reinvestment, and strip/pad commercial sites of this type commonly	No



City of Hollister 6th Cycle Housing Element

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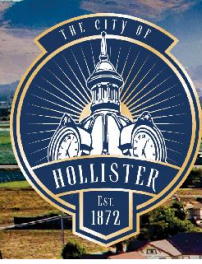
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
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														experience redevelopment turnover as parking-heavy retail formats decline. The assumption of roughly thirty homes at ~70% of maximum density reflects what a 0.34-acre plate yields when redundant curb cuts are removed and a continuous canopy and glazing animate the frontage. Program H1.3 and Program H2.1 create a predictable entitlement and form-based environment, and Program H4.6 keep limited consolidation options open if a sliver improves garage efficiency. The transition from strip/pad retail to mixed-use housing mirrors San José’s Cambrian Park Plaza and El Paseo/Saratoga, and Seaside’s Seagrove—each converting surplus stalls into homes while upgrading the pedestrian realm. The existing commercial uses do not materially impede redevelopment during the planning period and would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	
RZ-D-21	054080005000	345 Fifth St	0.15	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	7	13	A multi-tenant commercial building on a 0.15-acre pad, the most feasible move is a 4–5-story building that limits ground-floor nonresidential area to what the market can support and shifts the remainder to housing. Low-intensity use relative to downtown land value and redevelopment potential. Improvement value is low to modest, and the building form reflects an older commercial typology with limited adaptability and minimal recent reinvestment. Small commercial pads of this type frequently experience redevelopment turnover as demand for walkable residential infill increases. The assumption of thirteen homes at ~70% of maximum density fits a single-core layout with a compact service alcove and improved sidewalk continuity. Program H1.3 brings the rezone, Program H2.1 provides objective rules for setbacks, transitions, and loading. Similar-sized pads have converted across the region, with Cambrian Park/El Paseo showing the parking-field-to-housing model and Seagrove demonstrating a smaller-scale version. The existing commercial use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-22	054050006000	610 San Benito St	0.54	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	9	10	28	47	Multi-tenant commercial building with parking. At just over a half-acre, this site hits a sweet spot for builder efficiency: enough width for a clean podium with double-loaded corridors, a single consolidated driveway, and internalized loading, while still maintaining a fine-grained façade on San Benito St. Low-intensity use relative to corridor land value and mixed-use redevelopment potential. Improvement value is low to modest compared to underlying land value, with a development pattern typical of older commercial centers that prioritize surface parking over building intensity. Field conditions suggest limited recent capital reinvestment, and multi-tenant commercial properties of this type commonly experience tenant turnover as retail demand shifts and higher-intensity residential or mixed-use formats become more competitive. The assumption of forty-seven homes at ~70% of maximum density is consistent with podium yields on this acreage, and the larger footprint simplifies construction sequencing and tenant relocation. Program H1.3 supplies the Mixed-Use basis, Program H2.1 codifies step-backs and frontage rules, and Program H4.6 preserve	No



City of Hollister 6th Cycle Housing Element

Table F-12: Rezone Sites

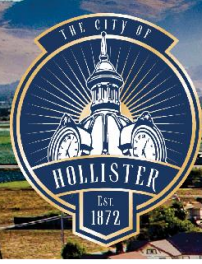
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						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														optional assembly if a narrow strip would optimize the garage. Regional conversions of multi-tenant centers—Cambrian Park, El Paseo, and Seagrove—confirm feasibility at this scale. The existing commercial uses do not materially impede redevelopment during the planning period, and redevelopment would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	
RZ-D-24	054190010000	321 First St	0.34	Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	4	18	29	A vacant third-acre infill pad that avoids demolition, relocation, and utility conflicts is primed for a 4–6-story stacked-flat or small-podium building with a single core and a planted, transparent frontage. The assumption of twenty-nine homes at ~70% of maximum density matches builder experience for this footprint, and the absence of on-site structures keeps timelines predictable. Program H1.3 provides the rezone, Program H2.1 sets objective envelopes, if shared access with a neighbor proves advantageous, Program H4.6 keep that optional. Nearby success on vacant downtown lots—Watsonville’s 558 Main and Santa Cruz’s Pacific Station North—demonstrates delivery speed once zoning and standards are aligned.	No
RZ-D-25	056020007000	810 East St	0.41	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	7	21	35	A multi-tenant commercial building on a lot just over four-tenths of an acre. The parcel is large enough for a clear podium scheme—efficient double-loaded corridors, one drive aisle, screened loading—yet compact enough to keep façades finely articulated along East Street. Low-intensity use relative to downtown land value and rezoning capacity. Improvement value is low to modest compared to underlying land value, with a development pattern typical of older commercial pads that emphasize surface parking rather than building intensity. Field conditions suggest limited recent capital reinvestment, and multi-tenant commercial sites of this size frequently experience redevelopment turnover as retail demand softens and residential formats become more competitive. The assumption of thirty-five homes at ~70% of maximum density is consistent with builder preference for 0.35–0.45-acre downtown pads where curb-cut consolidation and a continuous tree canopy can transform the walking experience. Program H1.3 enables intensity, Program H2.1 gives objective form controls, and Program H4.6 allow small-lot assembly if a sliver would clean up the garage. Regionally, the shift from multi-tenant pads to housing is well established at Cambrian Park, El Paseo, and Seagrove. The existing commercial use does not materially impede redevelopment during the planning period, and redevelopment would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	No
RZ-D-27	056020006000	829 San Benito St	0.28	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	5	5	14	24	Multi-tenant commercial building on a sub-third-acre lot that still carries enough depth for a small podium, with the primary gains coming from eliminating multiple driveways and pulling the streetwall to the sidewalk. Low-intensity use relative to corridor land value and zoning capacity. Improvement value is concentrated in a shallow, single-story structure with limited adaptability, and field conditions suggest an aging commercial	No



City of Hollister 6th Cycle Housing Element

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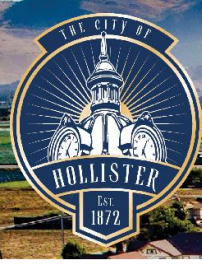
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						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														format with minimal recent reinvestment. Commercial parcels of this type commonly experience turnover as drive-up retail becomes less viable along walkable corridors. The assumption of twenty-four homes at ~70% of maximum density suits a single-core plan with wrapped or lined parking and a short run of active frontage where it pencils. Program H1.3 aligns the land use, Program H2.1 ensures objective transitions and service standards, and Program H4.6 allow optional access sharing with a neighbor. Conversions of comparable scale—Seagrove in Seaside and portions of the El Paseo/Cambrian Park plans—show that parcels under a third of an acre can make the leap to housing with efficient frontage and service design. The existing use does not materially impede redevelopment, and no residential displacement would occur.	
RZ-D-28	056020019000	899 San Benito St	0.23	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	4	4	12	20	This quarter-acre site’s partial vacancy reduces near-term relocation complexity and positions the parcel for a phased replacement with a 4–5-story building that restores a continuous streetwall. Improvement value appears limited relative to land value, and the existing commercial improvements reflect an older typology with minimal reinvestment. Partial vacancy is a strong indicator of redevelopment turnover, as smaller pads within larger commercial corridors often transition first before deeper consolidation occurs. The assumption of twenty homes at ~70% of maximum density matches builder experience on ~0.20–0.25-acre plates once the frontage is made transparent and services are internalized. Program H1.3 and Program H2.1 set the entitlement and form framework; and Program H4.6 keep a shared service court in play if needed. Regionally, smaller pads within larger centers have transitioned first—an approach visible within the El Paseo/Saratoga program and in Seagrove—before deeper consolidation occurs. The existing commercial use does not materially impede redevelopment, and no residential displacement would occur.	No
RZ-D-30	056011005000	800 San Benito St	0.54	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	9	10	28	47	Multi-tenant commercial building on a half-acre corner with generous parking fields offers a straightforward path to a podium building that concentrates access to a single curb cut, internalizes loading, and places active uses or residential liners along San Benito St. Low-intensity use relative to its prominent location and mixed-use redevelopment potential. Improvement value is modest compared to land value, with a parking-dominant layout typical of older commercial centers. Field conditions indicate limited recent reinvestment, and half-acre retail pads with surplus parking frequently experience redevelopment turnover as mixed-use housing becomes more competitive. The assumption of forty-seven homes at ~70% of maximum density aligns with builder yields on this acreage, and the larger footprint supports clean phasing if interim tenant accommodation is needed. Program H1.3 supplies the Mixed-Use entitlement, Program H2.1 codifies predictable step-backs and frontage design, and Program H4.6 preserve optional assembly if a sliver improves the garage. Comparable conversions at Cambrian Park and El Paseo confirm	No



City of Hollister 6th Cycle Housing Element

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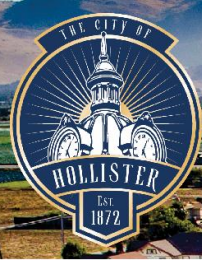
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						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														feasibility for half-acre pads with surplus parking. The existing use does not materially impede redevelopment during the planning period, and redevelopment would not displace residential units. The site demonstrates moderate to high redevelopment potential.	
RZ-D-31	056020008000	843 San Benito St	0.40	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	7	7	21	35	Multi-tenant commercial building on a 0.40-acre frontage that favors a 4–6-story podium or wrap: double-loaded corridors, one consolidated driveway, and a continuous canopy and glazing to repair the pedestrian edge. Low-intensity use relative to corridor land value and zoning capacity. Improvement value is limited relative to land value, with a building form and site layout indicative of an older commercial typology and minimal recent reinvestment. Sites of this scale and configuration commonly experience redevelopment turnover as parking-heavy retail formats decline. The assumption of thirty-five homes at ~70% of maximum density reflects builder preferences for this plate size, where construction logistics and structured parking remain efficient without requiring deep assemblage. Program H1.3 and Program H2.1 deliver the regulatory clarity, and Program H4.6 remain available if a minor lot line adjustment sharpens the garage geometry. The pattern is the same as Seagrove, El Paseo, and Cambrian Park: retire excess asphalt, add housing, and upgrade the block face. The existing commercial use does not materially impede redevelopment and would not involve residential displacement. Overall, the site exhibits moderate to high redevelopment potential.	No
RZ-D-32	056020001000	801 San Benito St	0.14	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	7	11	A small corner convenience store pad with its own stalls is a classic candidate for a 3–5-story replacement that restores the corner, internalizes parking, and reserves only the minimal ground-floor commercial depth that pencils—or converts to 100% residential. Low-intensity commercial use relative to downtown land value. Improvement value is modest and concentrated in a single-story structure with limited adaptability, and field conditions suggest an older format with minimal recent reinvestment. Convenience store pads of this type frequently experience redevelopment turnover as walkable residential infill becomes more competitive. The assumption of eleven homes at ~70% of maximum density matches what builders deliver on 0.14-acre urban corners once curb cuts are reduced and a single access point is established. Program H1.3 aligns land use, Program H2.1 sets objective frontage and transition rules, and Program H4.6 keep shared access options available. Conversions of small convenience pads to housing are common across the region and echo the smaller-scale components within the El Paseo and Cambrian plans. The existing use does not materially impede redevelopment, and no residential displacement would occur.	No
RZ-D-33	056020002000	219 South St	0.05	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	1	1	2	4	Another micro-parcel where feasibility comes from precision or lot consolidation: a slender 3–4-story stacked-flat with one core, a shared service bay secured via easement, and a stoop or forecourt entry that maintains privacy while activating the sidewalk. Very low-intensity use relative to downtown zoning capacity. Improvement value is minimal, and	No



City of Hollister 6th Cycle Housing Element

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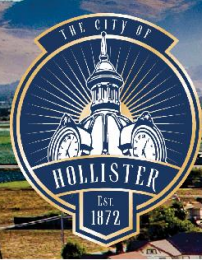
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						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														the structure reflects an older, functionally constrained typology with little recent reinvestment. Micro-parcels of this size often experience redevelopment turnover through precise infill or lot consolidation as land values increase. The assumption of four homes at ~70% of maximum density is aligned with builder expectations on 0.05-acre plates once curb cuts are eliminated. Program H1.3 and Program H2.1 supply the regulatory path, and Program H4.6 make shared access achievable. Micro-lot housing outcomes in nearby downtowns (e.g., Santa Cruz) show this is a viable path when standards are tuned to infill. The existing use does not materially impede redevelopment and would not displace residential units.	
RZ-D-34	056020017000	204 Hawkins St	0.16	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	7	13	A neighborhood convenience store pad with surface stalls can step up to a 3–5-story building that restores a continuous streetwall and screens services. Low-intensity use relative to mixed-use zoning potential. Improvement value is low to modest, and the building form reflects an older auto-oriented typology with minimal recent reinvestment. Similar neighborhood commercial pads frequently experience redevelopment turnover as demand shifts toward residential infill. The assumption of thirteen homes at ~70% of maximum density matches the yield on 0.15–0.17-acre corners where a single consolidated driveway, transparent frontage, and shade canopy elevate the pedestrian experience. Program H1.3 enables the land use, Program H2.1 fixes predictable envelopes, and Program H4.6 preserve the option for a shared access court if warranted. This move follows the regional trend of replacing small auto-oriented pads with mid-scale housing in mixed-use districts. The existing use does not materially impede redevelopment and would not displace residential units.	No
RZ-D-36	056011013000	San Benito	0.12	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	2	2	6	10	A compact storefront with rear/side parking sits within the downtown core, the classic “small shop plus lot” pattern that routinely turns over as owners retire or reposition frontage space. Improvement value is modest relative to land value, and the shallow structure reflects an older typology with limited recent reinvestment. Downtown sites of this form commonly transition to vertical infill as land values rise. On a 0.12-acre lot, the most realistic path is vertical infill—three to four stories over ground-floor commercial or lobby—stacking studios and 1-bedrooms above shared circulation. The scale matches recent downtown shifts (e.g., the 22-unit infill on San Benito St and the 52-unit Fourth Street redevelopment), where modest footprints still yield meaningful density through height and efficient unit plans. Program H1.3 (objective downtown standards) gives a predictable massing and frontage playbook so an applicant can cost out a small podium or Type V-over-I scheme; Programs make the numbers work on a postage-stamp site; and Program H1.3 (mixed-use allowances, including 100% residential) lets the project simplify if ground-floor retail is infeasible. If a neighbor is receptive, Program H4.6 enables lot consolidation to increase efficiency; if not, the parcel can still deliver small infill, as shown downtown in recent projects. With the proposed DMU at 125 du/ac and standard 70% efficiency, a slender stack yields feasible unit	No



City of Hollister 6th Cycle Housing Element

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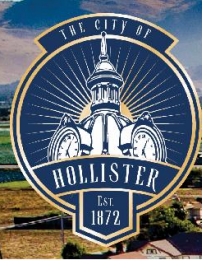
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														counts while respecting adjacent form and sunlight access. The existing use does not materially impede redevelopment.	
RZ-D-37	056011008000	853 Washingt on St	0.20	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	11	17	This site operates as a mortuary/funeral home—an institutional use that often migrates to newer facilities with modern parking and chapels, freeing well-located infill parcels near services. Improvement value is concentrated in a single-purpose structure with limited adaptability, and field conditions suggest an older facility with constrained parking and interior layouts. Institutional properties of this type commonly redevelop through episodic turnover rather than incremental reinvestment. At 0.20 acres, a four-story mixed-use or all-residential building is a natural successor, with quiet, well-planned circulation and common rooms that respect the street’s calmer rhythm. The transition from assembly/specialty commercial to housing mirrors nearby infill stories, and regionally we’ve seen older civic/assembly footprints in places like Salinas and Gilroy become efficient residential plots once parking is managed and interior program needs change. Program H1.3 provides a clear massing envelope and façade rhythm; Program H4.1 aligns inclusionary and density-bonus tools to leverage height for yield; and Program H1.3 lets an applicant go 100% residential if retail depth isn’t viable. At the proposed DMU 125 du/ac and 70% efficiency, the 0.20-acre scale supports 3–4 levels of efficient studios/1-beds over bike storage and lobby—very similar in form to recent downtown projects that proved out lender appetite for small-parcel podiums. The existing use does not materially impede redevelopment during the planning period and would not displace residential units.	No
RZ-D-38	056011007000	848 San Benito St	0.20	Not Vacant	70%	Downtown Commercial and Mixed-Use	45	Downtown Mixed-Use	125	3	3	11	17	Today’s use—surface parking supporting nearby commercial—reflects a legacy pattern downtown where stalls spread horizontally rather than stack. Redevelopment flips that equation: a mid-rise residential building, potentially with limited podium parking or shared/district arrangements, can replace asphalt with dwelling units. Very low-intensity land use in the downtown core. Improvement value is minimal, with the site’s value primarily attributable to land. Surface parking parcels frequently experience redevelopment turnover as structured parking and residential uses replace horizontal stalls. The 0.20-acre size is ideal for an “urban house” prototype: single core, efficient double-loaded corridors, and compact units, much like the 22-unit infill on San Benito Street or the 52-unit affordable community on Fourth Street that proved tight footprints pencil when parking is right-sized. Program H2.1 provides clear massing/objective design guardrails; and Program H1.3 ensures housing can proceed even if retail tenancy is uncertain. Given the proposed DMU 125 du/ac, a 70% capacity assumption supports a slender stack of attainable units with active edges and stoops, replacing a heat-island lot with residents who sustain adjacent shops. The site demonstrates high redevelopment potential.	No



City of Hollister 6th Cycle Housing Element

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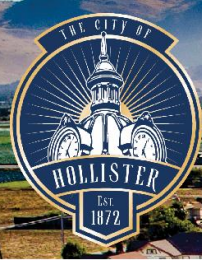
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RZ-H-1	051090031000	190 Rustic St	1.51	Not Vacant	80%	Low Density Residential	8	High Density Residential	65	16	16	46	78	With most of the lot unimproved and a single residence to clear, this 1.5-acre interior parcel is a textbook candidate for an ~80%-of-max prototype: a pair of 3–4 story buildings with a central green and peripheral parking. Improvement value is low to modest compared to underlying land value and zoning capacity, and the structure is typical of older single-family development with limited reinvestment. Parcels of this size and configuration commonly experience redevelopment turnover as market conditions support replacement of low-density residential uses with multifamily development. Sites in the 1–2-acre band are large enough to fit 70–90 units with standard fire access, which is why they’re common in builder pipelines. The move from Low Density to High Density Residential is implemented by Program H1.3, while Program H2.1 supplies objective standards for setbacks, stepbacks, and open-space ratios—reducing design friction. Recent local projects show both demolition/replacement (1070 Buena Vista Rd) and adaptive reuse (500 San Benito, 430 San Benito) are feasible, which supports anticipated redevelopment here. Program 1.3 can streamline if deeper affordability is proposed. The existing single-family structure does not materially impede redevelopment during the planning period. While redevelopment would involve removal of a single residential unit, displacement impacts are limited in scale and manageable under standard relocation requirements. Given parcel size, zoning capacity, limited improvements, and demonstrated local redevelopment patterns, the site exhibits high redevelopment potential.	No
RZ-H-2	057440001000	Valley View	1.20	Vacant	80%	High Density Residential	35	High Density Residential	65	12	13	37	62	Vacant	No
RZ-H-3	056110001000	45 Hawkins St	0.53	Vacant	80%	High Density Residential	35	High Density Residential	65	5	6	16	27	Vacant	No
RZ-H-4	056102011000	Hawkins St	0.21	Vacant	80%	High Density Residential	35	High Density Residential	65	2	3	5	10	Although compact, this fifth-of-an-acre lot can be consolidated with the adjacent vacant parcel and support a narrow, three-story walk-up over at-grade tuck parking or carports—precisely the small-lot pattern the City has already seen (e.g., 221 Hawkins St duplex/ADUs and 114 Fourth St duplex subdivision). Small sites avoid long carrying periods and can deliver quickly under Program H2.1’s objective standards, with the rezone completed through Program H1.3. Program H4.6 can defray soft-costs typical of one-off infill, and the unit assumptions mirror built examples that have already proven absorption at this scale.	No
RZ-H-5	053330003000	Park Hill	1.26	Vacant	80%	High Density Residential	35	High Density Residential	65	13	13	39	65	Vacant	No
RZ-H-6	053330005000	605 North Street	2.69	Vacant	80%	High Density Residential	35	High Density Residential	65	28	28	83	139	Nearly 2.7 acres unlock a village-scale plan: two or three mid-rise bars stepping with grade, internal drives, and ample open-space terraces—an arrangement that supports 130–140 units without moving to costly multi-level garages. The single existing home is readily removed or incorporated	No



City of Hollister 6th Cycle Housing Element

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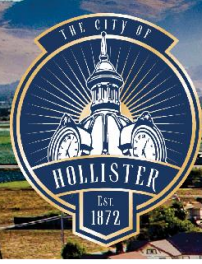
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														as a construction office during grading. Program H1.3 provides the 65 du/ac framework; Program H2.1 shapes predictable, hillside-appropriate massing. The City's experience with larger sites (e.g., 1070 Buena Vista's 100 units) shows that right-sized, mid-scale multifamily can move from paper to construction on schedules lenders accept.	
RZ-H-7	053310003000	Park Hill	1.07	Vacant	80%	High Density Residential	35	High Density Residential	65	11	11	33	55	Vacant	No
RZ-H-8	053310003000	Park Hill	1.44	Vacant	80%	High Density Residential	35	High Density Residential	65	15	15	44	74	Vacant	No
RZ-H-9	053292015000	115 Locust Ave	1.57	Vacant	80%	High Density Residential	35	High Density Residential	65	16	16	49	81	This 1.6-acre bench at the base of Park Hill can step foundations along contour, placing parking and services into the uphill side to maximize net residential plates—an approach commonly used on sloped Central Coast sites. The small outbuilding can be removed without affecting site efficiency. Once rezoned per Program H1.3, a by-right plan under Program H2.1 can advance quickly. Nearby examples of small and mid-scale multifamily in Hollister (375 Fourth; 430 San Benito) illustrate that higher-density formats are leasing and operating successfully, signaling market support for ~80 units here.	No
RZ-H-10	056120033000	1071 Monterey St	1.81	Not Vacant	80%	Medium Density Residential	12	High Density Residential	65	18	19	56	93	With nearly two acres and two homes to clear/redevelop, this parcel can deliver a clean, two-building plan with internalized drives and a usable green. The existing improvements represent low-intensity development compared to the capacity enabled through the Housing Element rezoning. Improvement value is low relative to underlying land value and the site's planned multifamily capacity, and the structures appear typical of older single-family residential development with limited reinvestment compared to the land value and redevelopment potential of a near-two-acre infill site. Parcels in the 1.75–2.0-acre range are commonly associated with higher redevelopment turnover because they can accommodate efficient multifamily prototypes while remaining deliverable in a single phase. The rezone from Medium to High Density Residential (Program H1.3) provides the requisite 65 du/ac, while Program H2.1 guides form and frontage for a predictable by-right submittal. Hollister's own 1070 Buena Vista Rd example underscores that removal of a few single-family structures to unlock higher densities is commonplace; Program H1.3 can support mixed-income delivery and streamlined approvals if the sponsor pursues deeper affordability. The existing structures do not materially impede redevelopment during the planning period. While redevelopment would require removal of two residential units, potential displacement impacts are limited in scale and manageable through standard relocation requirements. Given parcel size, zoning capacity, limited improvement intensity, and favorable deliverability for mid-scale multifamily, the site exhibits high redevelopment potential.	No



City of Hollister 6th Cycle Housing Element

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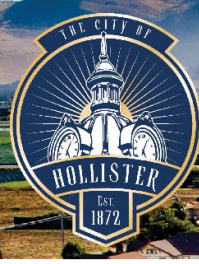
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RZ-H-11	053380004000	Bolsa Rd	17.16	Not Vacant	80%	North Gateway Commercial	0	High Density Residential	65	178	179	535	892	A large, largely agricultural tract at the edge of the North Gateway corridor, this site can transition from a non-residential designation to High-Density Residential at up to 65 du/ac, yielding an assumed capacity of ~892 homes at the 80% planning factor. The setting—within the City’s North Gateway planning area east/west of San Felipe Road and north of downtown— supports a master-planned, multi-phase neighborhood with an internal block network, open space, and a mix of podium and stacked-flat buildings rather than a single monolithic structure. The size is the advantage: at 17.16 acres, it accommodates efficient building footprints, shared parking, and a phasing plan that can bring units online quickly while managing absorption risk. Hollister’s infrastructure and public services are identified as adequate to accommodate growth, which reduces off-site cost exposure for first-mover projects here. Program H1.3 establishes the higher density; Program H2.1’s objective, by-right standards shorten entitlement risk; Program H3.6 and state density bonus tools can blend moderate-height buildings with deeper affordability; and a Specific Plan-lite approach (design standards + frontage rules) can deliver the parks, trails, and mobility benefits Hollister expects in new districts. Local precedents show the City already recycles non-residential land into housing (e.g., 375 Fourth St and 430 San Benito St) and routinely entitles large-parcel neighborhoods (Orchard Park through West Fairview), which together demonstrate both the development appetite and the City’s implementation muscle for big sites like this.	No
RZ-H-12	053370021000	136 San Felipe Rd	1.04	Not Vacant	80%	North Gateway Commercial	0	High Density Residential	65	11	11	32	54	This is a shallow, corridor-fronting parcel currently improved with a single-tenant commercial building and large portions of underutilized parking. Approximately 35% of the parcel is vacant and another 40% is used as underutilized parking. Existing use intensity is low relative with improvement value concentrated in a single commercial structure and extensive paving rather than high-value improvements. The site’s physical characteristics (vacancy/underutilized parking, shallow commercial format, and auto-oriented layout) are typical redevelopment signals and suggest limited recent reinvestment, which increases the probability of turnover as corridor land values and residential demand strengthen. Commercial properties of this form frequently redevelop through phased transition following tenant turnover, particularly when zoning shifts to allow higher-intensity residential use by right. The rezone to High-Density Residential at 65 du/ac converts a low-yield strip commercial format into a 4–5 story infill apartment over parking or liner-wrapped podium, with an expected capacity near 54 homes at the 80% planning factor. At roughly one acre, the site is in the “builder sweet spot” for podium apartments: big enough for efficient double-loaded corridors and centralized services, yet small enough to deliver in a single phase and to finance with conventional construction lenders. Program H1.3 unlocks the multifamily intensity; Program H2.1’s objective standards will cue frontage design, stepbacks, and corner massing so residential blends cleanly with San Felipe’s commercial rhythm; and	No



City of Hollister 6th Cycle Housing Element

Table F-12: Rezone Sites

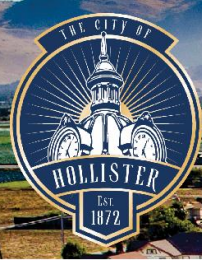
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														Program H4.6 can facilitate driveway sharing or minor boundary adjustments with compatible neighbors to optimize a consolidated access point and reduce curb cuts. Hollister’s recent non-vacant conversions—most notably 375 Fourth Street (from surface lot to 52 units) and 430 San Benito Street (22 units over ground-floor commercial)—show exactly this kind of land recycling is viable, with structured or screened parking and upper-floor residential as the economic engine.	
RZ-H-13	053410009000	Gateway Dr	0.67	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	7	7	20	34	Vacant	No
RZ-H-14	053380016000	Bolsa Rd	1.05	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	11	11	32	54	Vacant	No
RZ-H-15	053380014000	San Felipe	0.88	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	45	0	0	45	City of Hollister ownership allows the City to incentivize 100% affordability on this parcel by subsidizing the cost of land along with other development and procedural incentives. The site is vacant, compact, and designated to step into High-Density Residential at 65 du/ac for ~45 homes. Because the City controls the land, it can shape outcomes through an RFP that prioritizes depth of affordability, speed-to-permit, or a workforce-targeted unit mix. Program H1.3 provides the density; Program H2.1 keeps entitlement on a predictable, objective track; and Program H3.6’s density bonus can add units and development value to help meet deeper income targets. The parcel’s sub-acre size points to efficient Type V over I podium with one loading/garage entry—not unlike the small-site multifamily precedents downtown—while a mid-block paseo or forecourt could extend the pedestrian network the North Gateway plan envisions. The City’s track record moving both small-lot infill and large neighborhoods suggests it can move quickly and credibly with a public-private structure on this site.	No
RZ-H-16	053380007000	San Felipe	0.98	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	10	10	29	50	Vacant	No
RZ-H-17	053380006000	Bolsa Rd	4.23	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	44	44	132	220	Vacant	No
RZ-H-18	051100045000	Chappell Rd	3.43	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	178	0	0	178	Public ownership by San Benito County reduces site control risk and opens the door to a city-county partnership or disposition process aligned with housing goals. Public ownership creates an opportunity to incentivize 100% affordability on this parcel by subsidizing the cost of land along with other development and procedural incentives. The vacant 3.43-acre rectangle readily supports two mid-rise buildings (or one building plus a town-flat liner) delivering ~178 homes under the High-Density Residential rezone and 80% assumption. Interagency collaboration can combine Program H1.3’s capacity with Objective standards (Program H2.1) help de-risk design review; density bonus (Program H3.6) improves yield without height arm-races; and a shared-drive or “complete block” frontage can unify the	No



City of Hollister 6th Cycle Housing Element

Table F-12: Rezone Sites

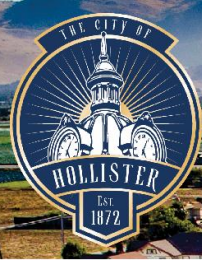
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
RZ-H-19	051100043000	Chappell Rd	0.65	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	33	0	0	33	building edges along Chappell. The City's case studies of non-vacant/small-site adaptation and its history of delivering large, planned neighborhoods bolster the credibility of this public-land infill strategy.	No
RZ-H-20	051100016000	San Felipe	0.44	Vacant	80%	North Gateway Commercial	0	High Density Residential	65	4	5	13	22	A underutilized vacant lot used as an unofficial parking field. This is the smallest of the North Gateway sites and a smart test case for micro-unit studios, stacked flats, or a boutique senior or special-needs program with minimal parking requirements. The rezone delivers ~22 homes at the 80% planning factor. The half-acre (±) scale fits an efficient plate—precisely the scale Hollister has already demonstrated can deliver new units on constrained downtown parcels through lot mergers and adaptive reuse. Small-site precedents (500 San Benito, 375 Fourth, 221 Hawkins, 114 Fourth) show how frontage, access, and parking can be resolved without sacrificing unit count or quality. Program H1.3 provides the capacity; Program H2.1's objective standards give a by-right path with predictable frontage/massing; and Program H4.6 can keep a door open to voluntary consolidation with a compatible neighbor if a builder wants a squarer footprint, though it's not essential to feasibility.	No
RZ-M-1	056250007000	246 Tres Pinos Rd	0.51	Not Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	4	5	14	23	An auto repair use occupies a small mixed-use frontage with a curb cut and forecourt typical of service tenants. As repair consolidates into larger bays elsewhere, this kind of pad is ripe for a clean-air conversion to housing. The existing use represents a low-intensity development pattern relative to the proposed mixed-use or residential density capacity, and improvement value is low to modest compared to underlying land value and redevelopment potential. The structure reflects a utilitarian service-building typology with limited adaptability for long-term reuse and minimal recent reinvestment. Auto-oriented service pads of this type frequently experience turnover as repair operations consolidate into larger, purpose-built facilities and land values favor residential or mixed-use infill, particularly where air and noise	No



City of Hollister 6th Cycle Housing Element

Table F-12: Rezone Sites

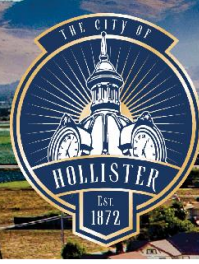
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														compatibility improvements are desired. At just over half an acre, the site supports a three- to four-story wood-frame building with efficient parking tucked behind the street edge. Regionally, Gilroy's old service pads and Morgan Hill's Monterey corridor show this pattern working with simple, durable architecture. Program H1.3 clears a path for 100% residential; Program H4.1 brings inclusionary/bonus tools. With the proposed Mixed-Use 65 du/ac at 70% efficiency, the lot yields a right-sized infill stack that turns an auto use into a front door for residents while improving air/noise conditions for neighbors. The existing auto repair use does not materially impede redevelopment during the planning period, as no residential displacement would occur and the site can transition following tenant relocation or natural turnover. Given parcel size, zoning flexibility, limited improvement intensity, and favorable turnover patterns for service uses, the site exhibits high redevelopment potential.	
RZ-M-2	054600004000	643 McCray St	1.82	Not Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	16	17	49	82	A personal storage facility with internal drive aisles and perimeter fencing occupies this nearly two-acre site—functionally low-employment, low-tax-base land near services. Low-intensity land use relative to site size, location near services, and mixed-use redevelopment capacity. Improvement value is concentrated in single-purpose storage structures that are typically lower value relative to land and offer limited adaptability for alternative uses. Storage facilities of this type frequently experience redevelopment turnover as infill economics improve and demand shifts toward housing in service-rich locations. Mixed-use rezoning unlocks a better long-term yield: multiple three- to four-story buildings with a central paseo, using simple Type V construction. Storage conversions to housing are common in the region as infill economics improve. Program H2.1 allows all-residential if retail isn't viable on McCray; and Program H3.6 supports a mixed-income unit set to leverage density bonus. At the proposed 65 du/ac (70% efficiency), the acreage supports a phaseable plan that can be sequenced around tenant roll-off, similar to corridor transformations seen in Morgan Hill and Salinas. The existing storage use does not materially impede redevelopment during the planning period and would not involve displacement of residential units. Given the site's size, limited improvement intensity, favorable turnover characteristics, and zoning flexibility, the parcel exhibits high redevelopment potential.	No
RZ-M-3	054600003000	641 McCray St	2.98	Not Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	27	27	81	135	A legacy movie theater and large parking field define this parcel—a land-hungry use increasingly migrating to fewer regional locations. Improvement value is modest relative to land area and redevelopment capacity, with the majority of the site's value attributable to land rather than buildings. The theater structure reflects a single-purpose typology with limited adaptability and minimal recent reinvestment, a common precursor to redevelopment turnover for entertainment uses. Redevelopment can retain a small commercial pad if desired, but the most feasible scenario is housing fronting a new internal street with mid-block crossings and a central green. The ~3-acre size supports repeated bars of Type V over at-grade or limited	No



City of Hollister 6th Cycle Housing Element

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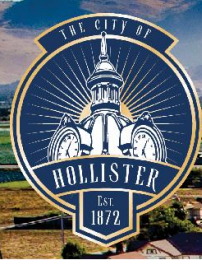
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU / Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														podium, keeping costs predictable. The 22-unit infill projects downtown and Morgan Hill’s corridor housing show lenders are comfortable with entertainment-to-residential transitions when design is objective, and parking is right-sized. Program H1.3’S flexibility lets the project go all-residential; Program H4.1 adds affordability. With Mixed-Use proposed at 65 du/ac (70% efficiency), the site yields substantial units while vastly improving walkability along McCray. The existing movie theater use does not materially impede redevelopment during the planning period and would not displace residential units. Given parcel size, low improvement-to-land value ratio, strong turnover indicators for entertainment uses, and zoning flexibility, the site exhibits high redevelopment potential.	
RZ-M-4	054600006000	Hillcrest Rd	4.49	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	41	41	122	204	A vacant mixed-use corner along Hillcrest is large enough to create a new neighborhood fabric: multiple buildings around a central green, a small corner commercial space if marketable, and generous tree canopy. The nearly 4.5 acres allows stormwater, fire access, and frontage upgrades to be handled without costly structure. Program H1.3 provides the choice to pursue 100% residential if retail is weak here. Regional precedents—from Salinas to Morgan Hill—show corridor vacancies of this scale delivering successful apartment communities once clear standards and predictable densities are in place. With the proposed 65 du/ac (70% efficiency), a phaseable, builder-friendly plan is achievable without pushing into high-cost podiums.	No
RZ-M-5	054600002000	Meridian St	6.74	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	61	62	183	306	A large vacant tract on Meridian is a signature opportunity to deliver a full neighborhood block—multiple residential bars, internal paseos, and everyday amenities—at construction types the local market prefers. The 6.7 acres create economies of repetition, enabling competitive bids and realistic phasing. The site also absorbs frontage improvements (curb, lighting, trees). Program H4.1 can braid affordability and incentives. Local projects like Meridian Village and The Villages demonstrate that large, plan-driven sites in Hollister achieve absorption and financing when design standards are objective and densities are clear. Proposed Mixed-Use at 65 du/ac (70% efficiency) supports a community-scaled concept that elevates the corridor from vacant field to lived-in neighborhood.	No
RZ-M-6	054600001000	410 Hillcrest Rd	2.60	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	24	24	70	118	Another vacant Hillcrest parcel, sized perfectly for two or three building bars with a central shared space and short blocks. The 2.6 acres give enough depth to line the street with doors and windows while pushing parking to the interior—vital for walkability and leasing. Program H1.3 keeps use flexibility and enables a mixed-income set without sacrificing total yield. As with recent Hollister corridor infill and examples in Gilroy/Morgan Hill, this acreage balances cost and scale—repeatable spans, Type V construction, and a straightforward sitework package. With proposed Mixed-Use at 65 du/ac (70% efficiency), the site converts idle land into homes close to services, exactly the citywide pattern underpinning the rezone strategy.	No



City of Hollister 6th Cycle Housing Element

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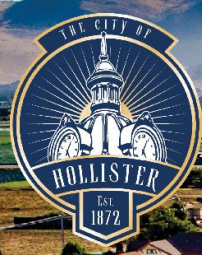
Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
RZ-M-7	057070064000	851 Sunnyslope Rd	6.90	Vacant	70%	Neighborhood Mixed-Use	40	Mixed-Use	65	63	63	188	314	A large vacant tract that is a signature opportunity to deliver a full neighborhood block—multiple residential bars, internal paseos, and everyday amenities—at construction types the local market prefers. The 6.9 acres create economies of repetition, enabling competitive bids and realistic phasing. The site also absorbs frontage improvements (curb, lighting, trees). Program H1.3 allows either a small commercial or 100% residential; Program H3.6/4.1 can braid affordability and incentives. Local projects like Meridian Village and The Villages demonstrate that large, plan-driven sites in Hollister achieve absorption and financing when design standards are objective and densities are clear. Proposed Mixed-Use at 65 du/ac (70% efficiency) supports a community-scaled concept that elevates the corridor from vacant field to lived-in neighborhood.	4 th and 5 th Cycles
RZ-W-1	052070007000	0 Fourth St	0.24	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	2	2	7	11	A smaller vacant pad along the gateway corridor is tailor-made for a compact, three- to four-story walk-up with a simple core and stacked flats—precisely the kind of “starter” infill Hollister’s market has begun to absorb. The parcel size eliminates structured parking pressure. Precedents in Gilroy and Hollister show these smaller infill pads succeed when façades are honest and maintenance-light, with stoops and entries directly on the sidewalk. With the proposed 65 du/ac (70% efficiency) in West Gateway Mixed-Use, the site can deliver a modest but meaningful stack of attainable units while calming an auto-oriented frontage.	4 th Cycle
RZ-W-2	052090046000	Fourth St	3.47	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	31	32	94	157	This larger West Gateway parcel is vacant, which removes relocation complexity and makes phased development feasible. At 3.47 acres, a builder can deliver multiple buildings around a shared green or paseo, with a mix of stacked flats and town-style walk-ups. That scale supports modern accessibility layouts, fire access, stormwater features, and a leasing/amenity plan, much like recent neighborhood-scale projects in Hollister (e.g., Orchard Park or Meridian Village) that use internalized open space to buffer arterial edges. Program H1.3 permits either mixed-use frontages on Fourth or 100% residential if the market prefers; Program H3.6 and 4.1 can bring in subsidized units and financing layers to balance early infrastructure costs. With the proposed West Gateway Mixed-Use max 65 du/ac (70% efficiency), a phaseable site plan can deliver steady unit absorption while stitching the corridor back together with pedestrian-first blocks.	No
RZ-W-3	052070012000	Fourth St	1.99	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	18	19	53	90	Another vacant West Gateway corner ready for a neighborhood-scaled infill concept. At nearly two acres, the site is large enough for two to three building bars with mid-block connections and a central green. This is the ideal for Type V construction: efficient spans, repeatable unit stacks, and surface/covered parking arranged to the rear. Regionally, Morgan Hill’s Monterey corridor shows how former commercial pads along a gateway can carry housing at this scale while keeping a calm street edge. Program H1.3 offers the option to put a small corner retail pad if marketable or go all-residential; Program H3.6 supports affordability set asides and leverages	No



City of Hollister 6th Cycle Housing Element

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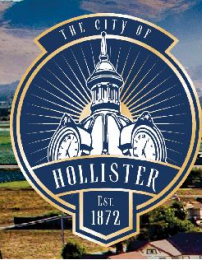
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						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														density bonuses to offset frontage improvements. At the proposed 65 du/ac (70% efficiency), this acreage can yield meaningful units without resorting to podiums, advancing corridor reinvestment.	
RZ-W-4	052070008000	San Juan	0.24	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	2	3	5	10	A smaller vacant pad along the gateway corridor is tailor-made for a compact, three- to four-story walk-up with a simple core and stacked flats—precisely the kind of “starter” infill Hollister’s market has begun to absorb. The parcel size eliminates structured parking pressure; and Program H1.3 streamlines an all-residential layout if retail depth is impractical. Precedents in Gilroy and Hollister show these smaller infill pads succeed when façades are honest and maintenance-light, with stoops and entries directly on the sidewalk. With the proposed 65 du/ac (70% efficiency) in West Gateway Mixed-Use, the site can deliver a modest but meaningful stack of attainable units while calming an auto-oriented frontage.	No
RZ-W-5	052070006000	Jan Ave	0.48	Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	4	5	13	22	This half-acre West Gateway parcel is vacant, large enough for a small courtyard building or two compact buildings with a shared mews. That geometry supports efficient spans and maximizes perimeter light—good for workforce apartments that lean on studios and 1-beds. Program H1.3 allows a pure residential project; and Program H4.1 opens the door for a mixed-income pro forma. Salinas’ corridor infills demonstrate how half-acre pads deliver clean, buildable blocks that lease quickly; the same conditions apply here with direct access to Fourth and San Juan Streets. Under the proposed 65 du/ac (70% efficiency), the parcel’s mid-scale footprint balances cost and yield—small enough for local builders, big enough for efficiencies of repetition.	4 th Cycle
RZ-W-6	052070011000	991 Fourth St	1.13	Not Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	10	10	31	51	A medical-office site with surface parking at the gateway, this parcel typifies the “mature clinic plus asphalt” pattern that often reinvests as care providers relocate or downsize. The existing use reflects a low-intensity land use pattern relative to parcel size, gateway location, and the proposed Mixed-Use zoning capacity. Improvement value is concentrated in a single-purpose clinic structure, while a substantial portion of the site is devoted to surface parking, indicating that land value significantly exceeds improvement value. Medical office properties of this type commonly experience redevelopment turnover as providers consolidate, relocate to newer facilities, or reduce physical footprints in favor of outpatient or satellite models. At just over an acre, replacement with 3–4 floors of housing over limited podium or carports is straightforward. The planned West Gateway Mixed-Use density to 65 du/ac at 70% efficiency supports 100% residential if the operator moves (Program H1.3), or a mixed program with a small clinic suite plus housing if desired. Program H3.1 enables shared parking and transportation demand measures to right-size stalls; Program H3.6/4.1 add affordability tools. Morgan Hill has seen similar medical/office pads successfully turn into multi-family once traffic patterns and parking are modernized—this site’s size provides enough depth for circulation, utilities, and street-facing entries without forcing a tall podium.	No



City of Hollister 6th Cycle Housing Element

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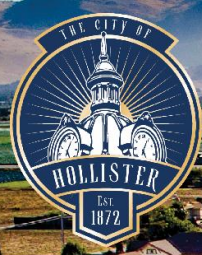
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RZ-W-7	052090014000	1619 Fourth St	9.20	Not Vacant	70%	West Gateway Mixed-Use	35	West Gateway Mixed-Use	65	84	84	251	419	The parcel is developed with a legacy auto repair yard characterized by expansive surface storage, inoperable vehicle areas, and several vacant or dilapidated single-story outbuildings. This represents a very low-intensity and land-consumptive use relative to the corridor's redevelopment potential. Improvement value is minimal to nonexistent compared to land value, with structures that are readily demolishable and reflect limited recent reinvestment. Auto repair yards of this type frequently experience redevelopment turnover as land values increase, environmental compatibility concerns grow, and service uses consolidate into more modern facilities. The lot's depth allows rear service/utility lanes and tucked parking/loading while bringing new street-facing homes to the corridor. Because repair yards often rely on wide curb cuts and existing utility stubs, the site converts efficiently: new buildings can shift access to a shared side or rear drive and convert the frontage to active residential entries and enhanced streetscape. If adjacent pads share compatible depths or access, a 2–3-parcel consolidation is feasible (and helpful to rationalize driveways), but not required for a viable infill project. The existing auto repair use does not materially impede redevelopment during the planning period, and redevelopment would not involve displacement of residential units. Given the low improvement-to-land value ratio, poor condition of existing structures, strong turnover indicators for service yard uses, and corridor context supportive of housing, the site exhibits high redevelopment potential, with realistic capacity for mid-scale multifamily development consistent with the City's corridor density assumptions.	4 th and 5 th Cycles
RZ-N-1	051100049000	0 Pacific Way	13.99	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	127	127	382	636	A vacant 14-acre, largely unencumbered North Gateway corner is the kind of tract that enables a phased, master-planned mixed-use neighborhood rather than a one-off infill. The business may no longer be in operation. At roughly 636 units at the 70% efficiency assumption, the site can stage buildings in increments (e.g., three to four blocks of wood-over-podium), each phase delivering its own parking and frontage improvements, which aligns with how large conversion sites in the region have moved from dormant land to active mixed-use districts. The gross size matters: blocks of this scale carry structured parking and on-site open space without over-tight site plans, which is key to making 65 du/ac workable under objective design standards adopted per Program H2.1. The rezone to North Gateway Mixed-Use through Program H1.3 sets the entitlement baseline.	No
RZ-N-2	051100050000	0 Pacific Way	0.69	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	18	31	A vacant parcel at just under three-quarters of an acre, this site is sized for a straightforward, surface-parked (or podium-lite) 3–4 story walk-up with a single vehicular entry and compact courtyard—exactly the prototype Hollister has already seen with small-site infill and adaptively reused pads downtown (375 Fourth St.; 430 San Benito). Parcels of ~0.5–0.75 acres are big enough to carry efficient double-loaded corridors and fire access while avoiding the carrying costs of multi-level parking. With Program H1.3 finalizing the rezone and Program H2.1's objective standards clarifying	No



City of Hollister 6th Cycle Housing Element

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						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														height, stepbacks, and frontage types, a builder can iterate quickly to a by-right solution. If the developer targets deeper income mixes, ministerial streamlining under Program H1.3 can streamline approvals. Because this pad sits within a broader North Gateway context, it can share spine infrastructure and frontage upgrades with adjacent phases as they come forward.	
RZ-N-3	051100051000	0 Pacific Way	0.66	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	17	30	This two-thirds-acre vacant corner supports a compact “wrap-lite” or wrap-the-court typology: one stair/elevator core, 6–8 units per floor, and a small amenity court. The parcel size is ideal—large enough to avoid odd geometry and on-site maneuvering issues, small enough to pencil with conventional Type V over I podium if needed. The North Gateway upzoning (Program H1.3) and objective standards (Program H2.1) remove discretionary risk that often stalls smaller infill. Recent Hollister examples (390 West St. office-to-duplex; 430 San Benito mixed-use) show that reuse/urban prototypes are working locally, which bodes well for a first-mover here. If an affordable developer leads, Programs can stack incentives and ministerial paths to de-risk construction financing.	No
RZ-N-4	051100052000	0 Pacific Way	0.66	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	17	30	Functionally a twin to N-3, this lot can deliver another 30 units in a nearly identical prototype, lending itself to coordinated frontage, shared turn pockets, and a repeatable building plan that reduces soft-costs. Repetition across adjacent 0.6–0.7-acre pads is a proven builder preference because it standardizes structural bays, unit stacks, and MEP routing—cost control that matters at 65 du/ac. Program H1.3 locks in the land use, Program H2.1 supplies predictable form-based outcomes. Together, those tools make it feasible for one sponsor to bring both N-3 and N-4 as a pair, or for separate developers to harmonize design under the same objective rules.	No
RZ-N-5	051100053000	0 San Felipe Rd	0.69	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	6	7	18	31	Fronting San Felipe, this near-identical pad to N-2 benefits from prominent visibility and simple utilities pulls along a primary corridor. The acreage is ideal for a single building mass with one curb cut and a wrapped or screened surface lot—no need for expensive structured parking at this scale, yet enough room to meet on-site open space under objective standards (Program H2.1). Hollister’s recent mixed-use infill (430 San Benito; 375 Fourth) underscores that this unit density is achievable with straightforward wood-frame construction. The rezone (Program H1.3) and incentives reinforce the path to delivery, with Program H1.3 available to streamline if deeper affordability is pursued.	No
RZ-N-6	051020019000	50 Santa Ana Rd	1.14	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	10	11	31	52	Just over an acre, this site is large enough for a pair of efficient, double-loaded bars around a central court, or one L-shaped mass that buffers adjacent uses with landscaping. One-acre pads are highly bankable for merchant builders because they can fit a 50–60-unit program with manageable staging and a single phase of horizontal work. The feasibility case is bolstered by local precedent converting commercial footprints to housing (375 Fourth and 430 San Benito) and by the North Gateway entitlement shift (Program H1.3) coupled with predictable form elements	No



City of Hollister 6th Cycle Housing Element

Table F-12: Rezone Sites

Unique ID	APN	Address	Acreage	Status	Assumed Capacity	Existing		Proposed		VL/L	Mod	Above Mod.	Total	Existing Use	Used in Previous Housing Element
						GPLU/ Zoning	Max Density / Acre	GPLU / Zoning	Max Density / Acre						
														under objective standards (Program H2.1). If affordable units anchor the first phase, Program H1.3 can help deliver ministerial review.	
RZ-N-7	051020017000	San Felipe	3.51	Vacant	70%	North Gateway Commercial	0	North Gateway Mixed-Use	65	32	32	95	159	At three-and-a-half acres, this is a bridge between “pad” and “district” scale—big enough to internalize drives, usable open space, and a small non-residential corner while maintaining multifamily efficiency. Parcels in the 3–4-acre range tend to pencil well at 60–70 du/ac because they can rely on a mix of surface and podium parking without going to full garage structures. The rezone (Program H1.3) provides the density, Program H2.1 establishes clear massing/frontage outcomes. Hollister’s demonstrated success with non-vacant conversions and higher-density infill (e.g., 500 San Benito’s office-to-residential, 375 Fourth’s 100% affordable mixed-use) shows tenancing and take-up at this intensity is real, not theoretical; those outcomes buttress the absorption story for an anchor North Gateway phase of ~159 units.	No
Total										1,413	1,308	3,458	6,043		
Downtown Mixed-Use										154	151	450	755		
High Density Residential										657	408	1,201	2,266		
Mixed-Use										236	239	707	1,182		
West Gateway Mixed-Use										151	155	454	760		
North Gateway Mixed-Use										193	198	578	969		