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City of Hollister Annual 2014 General Plan Progress Report  
Approved City Council Resolution 2015-39  
March 16, 2015

Housing Policy Department  
Received on:  
APR 10 2015



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**1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2014 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL**

The City of Hollister Annual 2014 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 16, 2015.

**2. MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS**

| <b>LAND USE AND COMMUNITY DESIGN ELEMENT</b>   | <b>Implementation Status</b>   |
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| <p style="text-align: center;"><b>Zoning Ordinance (1-2 Years)</b></p> <p>LU.A Develop signage ordinance (Planning )</p> <p>LU.C Revise zoning regulations (Planning/Engineering)</p> <p>LU.J Develop guidelines for the preparation of lighting plans</p> | <p>Sign ordinance was completed in 2008 with the approval of Ordinance 1038. Ongoing implementation.</p> <p>Zoning review standards were adopted in 2008 with Ordinance 1038. Ordinance 1100 was adopted in July 2014 providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code for residential front yard fencing, parking in industrial land uses, residential density, and transitional housing.</p> <p>Section 17.16.090 of Ordinance 1038 provides design guidelines for the preparation of lighting plans consistent with Implementation Measure LU.J of the 2005 Hollister General Plan</p> |
| <p>LU.B Investigate inclusionary housing programs (Housing)</p>  | <p>1. Measure U Growth Management:<br/>In December 2012 the City Council approved Resolution No. 2012-171 approving the final map and subdivision improvement agreement for the Hillview II subdivision for 30 single family self-help affordable residential units. Building permits were issued in 2013 and the units were occupied in 2014.</p>   |

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| <p>LU.E Initiate a process to amend the AMBAG forecasts</p>  | <p>Completed in 2006</p>   |
| <p><b>LAND USE AND COMMUNITY DESIGN ELEMENT</b></p>  | <p><b>Implementation Status</b></p>  |
| <p>LU.F Conduct outreach and education for sustainable building and green product types</p>  | <ol style="list-style-type: none"> <li>1. Title 24 of the California Code of Regulations includes Part 11 California Green Building Standards Code.</li> <li>2. Collaborate with the building department to streamline applications for photovoltaic permits.</li> <li>3. Collaborate with applicants of affordable housing projects to promote available state programs for placement of photovoltaic solar panels.</li> </ol>  |
| <p>LU.G Develop and adopt design review guidelines in the zoning code for gateway districts, special planning areas, streetscape, circulation and site planning.</p> | <p>On August 19, 2013, The City of Hollister City Council adopted Resolution No. 2013-123, a resolution adopting the west gateway streetscape beautification plan. It was anticipated that funds from a 2009 bond would have been used to begin the initial phase of streetscape beautification improvements in the West Gateway. The dissolution of the Redevelopment Agencies prohibited the use of the bond. It is anticipated that by 2015 the bond money would be available. The environmental document was prepared and in May 2012 the city council approved resolution number 2012-71 adopting a mitigated negative declaration for the West Gateway Streetscape Beautification Plan.</p> <p>On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder</p> |

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|  | <p>meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.</p>  |
| <p>LU.H Develop a street tree program (Engineering)</p>              | <p>No change to program in 2014. Staff continued implementation of existing adopted ordinance and programs.</p>  |
| <p>LU.I Develop streetscape improvement guidelines (Engineering)</p> | <p>Engineering Department is updating Engineering Standards and Specifications to develop uniform standards with San Benito County.</p> <p>The successor agency got approved for a fund transfer and was awarded an Environmental Justice grant for complete streets from Caltrans. The grant will be for the research and design of the streetscape improvements of the Nash Road/Tres Pinos Road/Sunnyslope Road and McCray Street corridor.</p> <p>On June 17, 2013 the City Council of the City of Hollister adopted Resolution No. 2013-82, a resolution approving a professional services contract with Nelson Nygaard Associates, Inc. for a complete streets planning study of the Nash Road/Tres Pinos Road/Sunnyslope Road and McCray Street Corridor. On July 1, 2013 the city council approved Resolution No. 2013-95 approving a supplemental appropriation for a</p> |

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|  | complete streets planning study for an environmental justice transportation planning grant for the complete streets project.   |
| LU.K Formulate and implement an economic development strategic plan (2008)   | <ol style="list-style-type: none"> <li>1. On October of 2012 Resolution No. 2012-163 approved the Community Development Block Grant (CDBG) Business Assistance Loan Program guidelines.</li> <li>2. Resolution no 2012-166 was approved in November 2012 authorizing ratification of a loan advisory board for the CDBG grant business assistance loan program.</li> <li>3. Planning staff provided a series of educational presentations to the economic development corporation regarding zoning and general plan guidelines.</li> </ol> |
| LU.L Inventory and designate historical sites  | Ordinance 1063 was adopted by the City Council in November 2010 to repeal and replace in its entirety Chapter 15.16 Historic Preservation of the Hollister Municipal Code. The ordinance will create a Council appointed historic advisory body. The advisory body could then assist with implementation of program LU.L   |
| LU.M Inventory illegal or dangerous housing sites (2010).  | Housing conditions survey for City of Hollister Housing Element revision completed in Summer of 2008   |
| LU.X Rehabilitate, replace or eliminate illegal or dangerous housing units   | Code Enforcement review ongoing  |
| LU.N Assemble parcels for development in accordance with RDA programs – (purchase parcels to assemble for one large lot and build a RDA funded project or offer land to private developer (2010) | The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA's in the state of California on February 1, 2012.  |
| LU.O Assess existing Downtown Hollister parking district (2010)  | <ol style="list-style-type: none"> <li>1. Parking needs reviewed in 2009 Hollister Downtown Strategy and Plan.</li> <li>2. Position of Community Services Officer for parking enforcement approved in May 2009.</li> <li>3. Ordinance 1048 established civil penalties for parking violations</li> </ol>   |
| LU.P Evaluate capital improvement program (2010)   | Ongoing. The City of Hollister Engineering Department is the lead agency for CIP Projects.   |

| LAND USE AND COMMUNITY DESIGN ELEMENT                          | Implementation Status   |
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| <p>LU.Q Encourage intergovernmental coordination (Ongoing)</p> | <p>Council representatives and staff continue to participate in the interagency Intergovernmental and Governance committee for planning management of water and re-use of reclaimed water.</p> <p>Staff has participated with the Hollister School district to evaluate traffic safety near schools and coordinate improvements.</p> <p>Once per month city and county officials meet at the board of supervisor's room to discuss the City/County joint powers agreement consolidation of fire department services including but not limited to maintenance, equipment, operation and facilities costs.</p> <p>Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High School aquatics facility.</p> <p>Resolution No. 2013-77, was approved by the City of Hollister city council on June 3, 2013 approving an agreement with the City of San Juan Bautista for fire protection Services.</p> <p>Resolution No. 2013-172, was approved by the city council on November 4, 2013 authorizing the execution agreement between the Hollister fire department and south Santa Clara county fire district for automatic aid response to emergency incidents.</p> <p>LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito</p> |

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|  | <p>County Water District.</p> <p>Staff participates in the county's geographic information system (GIS) technical committee to make GIS more efficient for staff and the public.</p>  |
| <p>LU.R Encourage specific plans (Ongoing)</p>   | <p>Ongoing</p>  |
| <p>LU.S Evaluate public facilities fees (Ongoing)</p> <p>LU.Z Review impact fees (Ongoing)</p> <p>LU.AA Study infrastructure "hook-up" fees (Ongoing)</p>            | <p>On November 7, 2011 the city council considered a resolution establishing new traffic impact fees based on a study prepared by Willdan Financial Services. The nexus study identified transportation projects, associated costs, and a funding mechanism based on new development's fair share of impacts on the region's circulation system. The council approved Resolution No. 2011-142 adopting a transportation impact fee. Implementation began in January 2012. City Council Resolution 2012-10 was approved on January of 2012 approving a budget appropriation of fund 304 for the city's share of the cost of the traffic impact mitigation fee study performed by Willdan Financial Services.</p> |
| <p><b>LAND USE AND COMMUNITY DESIGN ELEMENT</b></p>  | <p><b>Implementation Status</b></p>   |
| <p>LU.T Fund RDA housing projects (Ongoing)</p>  | <p>The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA's in the state of California on February 1, 2012.</p>  |
| <p>LU.U Implement phasing strategy to determine priority areas for development and sequence for long-range development outside the Sphere of Influence (Ongoing)</p> | <p>Map 6 Phasing Strategy of the City of Hollister General Plan illustrates a phasing map identifying priority areas for the potential expansion of the sphere of influence.</p>  |
| <p>LU.V Offer development incentives(Ongoing)</p>  | <p>Zoning ordinance Article II. Density Bonus ongoing implementation. Also, residential performance overlay zones for vacant infill residential properties provides flexible standards for new development with a variety of lot sizes and choices for housing types, new street patterns; site planning and neighborhood design that have connections</p>  |

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|   | among new neighborhoods with the rest of the City for pedestrians and bicyclists.  |
| LU.W Promote improvements during design review(Ongoing)   | Ongoing implementation. City's review includes pre-application meeting with the applicant as well as Development Review Committee (DRC) with city officials  |
| <b>CIRCULATION ELEMENT</b>  | <b>Implementation Status</b>   |
| C.F. Prioritize Road Improvements<br><br>C.F.1 Highway 25 bypass  | Funding for North Street extension delayed to prioritize construction of Highway 25. The City of Hollister is processing an application for development which would require the full improvements to North Street extending the east terminus of Buena Vista Road and connecting it to the east terminus of North Street. North Street shall be constructed in its full width, constructed with a minimum of 84-foot right-of-way and a minimum 64 foot curb-to-curb dimension. Additional pavement width may be required to accommodate the two travel lanes, parking if allowed, bike lanes and any other facility required for this roadway. Construction shall include sidewalk and cur and gutter along the north and south side of the roadway. Construction shall also include the installation of street lighting, underground infrastructure for water, sewer and storm facilities where necessary. Additional underground infrastructure may be required by other utilities.<br><br>Highway 25 bypass was completed in 2009. |
| C.F.2 Buena Vista extension Westside Boulevard to McCray Street<br>C.F.3 Memorial Extension to Santa Ana<br>C.F.4 Widen Sunnyslope El Toro to Fairview<br>C.F.5 Extend Union from Cerra Vista to Fairview Road<br>C.F.6 Widen Highway 25 Sunset to Fairview Road<br>C.F.7. Widen Fairview Highway 25 to McCloskey Road<br>C.F.8 Extend Westside Boulevard Nash to San Benito Street<br>C.F.11 Extension Memorial from Santa | Funding for part of the cost of some of these road improvements will be from traffic impact fees.<br><br>→ West of Fairview Development Agreement  |

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| <p>Ana to Shelton Drive, Fallon Road or Flynn Road as two lane major collector<br/>         C.F.12 Four lane new east-west thoroughfare between Fairview Road and San Felipe Road north of McCloskey Road<br/>         C.F 13 Two lane east-west collector between Fairview Road and Future Memorial Drive south of McCloskey Road<br/>         C.F.14 Widen to Fairview Road between McCloskey and Highway 156 to four lane thoroughfare<br/>         C.F15 Widen Union Road between Highway 25 and Highway 156 to four lane arterial</p> |  |
| <p>C.F.9 New Traffic Signals</p>   | <p>On March 5, 2012 Resolution No. 2012-36 was adopted by the city council approving appropriation of fund 269 for the “street lighting retrofit project, CIP 3019” for the purpose of extending the number of street lights to be converted from high pressure sodium to LED within the City of Hollister.</p>  |
| <p>C.F.10 Street and Highway Maintenance</p>   | <p>Ongoing pavement overlay of City streets in 2013</p>  |
| <p><b>CIRCULATION ELEMENT</b></p>  | <p><b>Implementation Status</b></p>  |
| <p>C.G Promote walk ability through design review</p>  | <p>Ongoing. Standards for circulation plan with pedestrian connections are found in Section 17.18.030 of the Hollister Municipal Code as well as in the Performance Overlay, Commercial and Industrial zoning districts adopted in December 2008 with Ordinance 1038.</p> <p>On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder</p> |

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|  | <p>meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.</p> <p>On February 22, 2011, the city council approved Resolution No. 2011-20 adopting the 2009 San Benito County Bikeway and Pedestrian Master Plan.</p> <p>Development Review Committee reviews applications for compliance with design requirements.</p> |
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**COMMUNITY SERVICES AND FACILITIES ELEMENT**

| <b>COMMUNITY SERVICES AND FACILITIES ELEMENT</b>  | <b>Implementation Status</b>  |
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| CSF.A Adopt an Information Technology Plan (1 year)   | Continued interagency coordination with Geographic Information Systems including 1) staff training, 2) goals setting for informational needs for departments  |
| CSF.B Evaluate fire service consolidation opportunities (1 year)<br><br>CSF.E Consider the formation of a planning area-wide Fire District (2 year) | Fire Task Force reviewed between 2005-2007. Consolidation of Fire Services between City of Hollister and San Benito County occurred in 2013. Once per month city and county officials meet at the board of supervisor's room to discuss the City/County joint powers agreement consolidation of fire department services including but not limited to maintenance, equipment, operation and |

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|   | facilities costs.   |
| CSF.C Implement joint use agreements with school districts (1 year)   | <p>Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks.</p> <p>Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High School aquatics facility.</p>   |
| CSF.D Adopt a performance standards ordinance (2 year)  | <p>Ordinance not adopted but the intent to assure adequate services has been met with other strategies. Updates to impact fees between 2006 and 2009 have been approved to fund drainage improvements, expand sewer capacity and treatment, water supply, and recreation. Community Facilities District rates for police and fire protection are updated annually based on the CPI and new residential development is required to annex to the district. Adoption of the Grading and Best Management Ordinance 1053 includes performance standards for drainage improvements to reduce peak flows from new development and to retain storm water on site. Ordinance 1053 combined with Dust Control and Storm Drainage Standards in Chapter 17.18 of the Municipal Code require measures to reduce particulate dust emissions from construction and maintenance of property. Environmental review is used to mitigate if necessary air pollutants impacts of new development that is subject to environmental review.</p> |
| <p>CSF.F Coordinate with San Benito County Water District, (SBCWD) San Benito County and Sunnyslope County Water District (SCWD) in water and wastewater system expansion needs (2 year)</p> <p>CSF.R Update the City's Water System Master Plan in coordination with SCWD and SBCWD.</p> | <ol style="list-style-type: none"> <li>1. Continued coordination for water reclamation and supply with the Governance Committee</li> <li>2. City and San Benito County Water District in partnership for the reclaimed water master plan</li> <li>3. Include Sunnyslope County Water District in Development Review Committee process</li> <li>4. Coordination for environmental review to</li> </ol>   |

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| <p>CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs (2 year)</p> <p>CSF.DD Maintain data on sewer and water system capacity (Ongoing)</p> | <p>use Lessalt plant for water supply in 2009 to implement Mitigation Measure in General Plan Final EIR. After further consideration with SBCWD and SCWD it was determined that the environmental review would be completed in conjunction with environmental review scheduled for 2010 for the Hollister Urban Area Water and Wastewater master Plan. A Program EIR was completed and made available for public review in October of 2010. In October of 2011 Resolution No. 2011-129 accepted the program EIR for the Hollister Urban Area Water and Wastewater Master Plan and authorized staff to prepare an application to LAFCo to initiate proceedings to establish the boundary lines of the Hollister Urban Area.</p> <ol style="list-style-type: none"> <li>5. On September 6, 2011 the city council approved Resolution 2011-117 accepting the Hollister Urban Area Water Supply and Treatment Agreement Statement of Intent.</li> <li>6. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District.</li> <li>7. Resolution No. 2013-146, was approved by the city council on September 16, 2013 approving an agreement with the San Benito County Water District for the transfer of the City 's Lessalt Water Treatment Facility Real Property and Facilities to the San Benito County Water District.</li> </ol> |
| <p><b>COMMUNITY SERVICES AND FACILITIES ELEMENT</b></p>   | <p><b>Implementation Status</b></p>   |
| <p>CSF.H Establish procedures and requirements for well and ditch tail water tests. (2 year)</p>  | <p>Ongoing compliance with State Department of Public Health and Department of Resources for well testing. This follows the written plan for testing for the drinking water system.</p>   |

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| <p>CSF.I Establish requirements for water conservation in new development (2 year)</p> <p>SSF.Q Identify opportunities for water recycling (3 year)</p> | <ol style="list-style-type: none"> <li>1. On June 20, 2011, the city council approved Resolution 2011-81 approving the Hollister Area Urban Water Management Plan.</li> <li>2. Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility</li> <li>3. Ordinance 1049 established permit procedures and requirements for use of recycled water</li> <li>4. Ordinance 1055 adopted to comply with state law for water efficient landscapes</li> <li>5. Commercial, industrial and multi-family projects required to include a separable with a meter for use of recycled water</li> <li>6. Coordination to use the 50 acre water reclamation facility (Brigantino) to establish an agricultural trial field.</li> <li>7. On June 6, 2011 the city council approved Resolution 2011-70 adopting the water system emergency/disaster response plan.</li> </ol> |
| <p>CSF.J Identify opportunities for library service expansion in coordination with San Benito County (2 year)</p>                                       | <p>Intergovernmental committee reviewed but determined funding resources were unavailable in 2009. In 2014 CSF.J has been recognized as a priority for the mayor and city council.</p>  |
| <p>CSF.L Implement actions for pesticide and fertilizer management(2 year)</p>  | <p>The City employees or contractors are trained or qualified to comply with regulations for pesticide and fertilizer management.</p>   |
| <p style="text-align: center;"><b>COMMUNITY SERVICES AND FACILITIES ELEMENT</b></p>   | <p style="text-align: center;"><b>Implementation Status</b></p>   |
| <p>CSF.M Provide information on water conserving landscaping (2 year)</p>   | <p>Ordinance 1055 Water Efficient Landscape Ordinance was adopted in December 2009 and its implementation is ongoing. The City contracts with the Water Resources Association of San Benito County (WRASBC) to review all landscape applications submitted and to verify that they are in accordance to Ordinance 1055. Staff works together with the WRASBC to make information available to the public about water conservation methods.</p>  |

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| <p>LU.D Update public service master plans (Police and Fire)</p> <p>CSF.N Update the Fire Protection Master Plan (2 year)</p>                                  | <p>No activity in 2014</p>  |
| <p>CSF.O Adopt a Storm Water Master Plan (3 year)</p>  | <p>On August 15, 2011 the city council adopted Resolution No. 2011-113 adopting the 2010 Storm Drain Master Plan prepared by Wallace Group, Inc. for current and future general plan buildout.</p>  |
| <p>CSF.P Identify drainage system improvements (3 year)</p>  | <p>Ongoing maintenance of storm drains</p>  |
| <p>CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs (3 year)</p> <p>CSF. AA Implement the City's Solid Waste Management Plan(Ongoing)</p> | <p>Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling (ongoing implementation)</p> <p>Approved Ordinance 1040 which requires waste diversion plans for new construction and demolitions (ongoing implementation)</p> <p>Approved a new franchise agreement that includes recycling as part of the rates (ongoing implementation)</p> <p>Approved an environmental purchasing policy (ongoing implementation)</p> <p>Approved use of recycled materials at city parks (ongoing implementation)</p> <p>On June 3, 2013 the city council adopted Ordinance No. 1093, an ordinance of the City of Hollister amending Chapter 15.24 "Grading and Best Management Practices Control" of the Hollister Municipal Code relating to solid waste diversion plans.</p> |
| <p><b>COMMUNITY SERVICES AND FACILITIES ELEMENT</b></p>  | <p><b>Implementation Status</b></p>   |
| <p>CSF.S Prepare guidelines for water quality source control program (5 year)</p>  | <p>The City of Hollister has adopted a storm water management program as well as a grading ordinance for low impact development. It is city policy to condition bio retentions, vegetative swales, permeable paving or other sources of storm water management for developments. The City has adopted storm water management best management practices (BMP) CASQA</p>  |

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|  | <p>manuals for construction, municipal government and industrial uses which address spill prevention and clean up.</p>   |
| <p>CSF.T Conduct water quality education programs (Ongoing)</p> <p>CSF.U Continue to require proper disposal of pollutants</p> | <p>The City of Hollister helps fund the San Benito County Water Resources Association in partnership with Sunnyslope County Water District and San Benito County Water District. The agency provides training to home owners on water use and discharge from homes (ongoing)</p> <p>The City of Hollister City Council discussed the topic of graywaters and the potential use of reusing graywater as a component of sustainable water practices.</p> <p>Ongoing implementation with monthly hazardous collection</p> |
| <p>CSF.V Coordinate with water resources association of San Benito County (Ongoing)</p>  | <p>Agency provided training for certification of irrigation auditors for water efficient landscaping in 2012</p> <p>Coordinated for implementation of water efficient landscape ordinance 1055. Staff collaborated with the Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055 for all developments including the front yards of new residential dwelling units.</p>   |
| <p>CSF.X Enhance facilities for police and fire services (Ongoing)</p>   | <p>Planning Commission Resolution PC 2010-15 was approved in May 2010 for the demolition and reconstruction of Fire Station 1 (fault, environmental, design). Demolition of the building and reconstruction started in 2011 and completed in 2012.</p>   |
| <p><b>COMMUNITY SERVICES AND FACILITIES ELEMENT</b></p>  | <p><b>Implementation Status</b></p>  |
| <p>CSF.Y Evaluate coordinated funding strategies for infrastructures and services</p>  | <p>Ongoing coordinated billing for sewer and water for residents located in the Sunnyslope County Water District Coordinated water efficient landscape applications process with Water Resources Association in 2010.</p> <p>Ongoing</p>   |

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| CSF.Z Implement plans for a regional wastewater treatment facility (Ongoing) | Completed in 2008  |
| CSF. BB Implement the City's Parks and Recreation Master Plan (Ongoing)      | <p>Ongoing</p> <ol style="list-style-type: none"> <li>1. Environmental review adopted for San Benito River Greenway for development of river trails</li> <li>2. Park equipment was approved for park facilities in the City of Hollister.</li> <li>3. Resolution No. 2015-06 was approved on January 20, 2015 approving a supplemental appropriation in the amount of \$72,000 for the skate park expansion</li> <li>4. Park Hill Master Plan adopted in June 2010 with Resolution 2009-100</li> <li>5. Ordinance 1045 update of Park and Recreation Dedications and :Fees</li> <li>6. February 2011, the council approved Resolution 2011-10 approving the design for a dog park at the Hollister Municipal Airport Park. Resolution 2011-11 approved the appropriation of monies to begin work on phase 1 of the Hollister Dog Park. On July 5, 2011, the approval of Resolution 2011-74 approved appropriation of monies to complete work on phase 1 of the Hollister Dog Park.</li> <li>7. Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks.</li> </ol> |
| CSF. CC Maintain and update Capital Improvements Program (Ongoing)           | Ongoing.   |
| CSF.EE Monitor water quality at the wastewater treatment plant (Ongoing)     | Ongoing monitoring to comply with requirements of waste discharge permits.   |
| CSF.FF Provide for new elementary and middle schools (Ongoing)               | Staff participated in the Hollister School District Facility Master Plan data collection and interagency meetings. Staff provides Hollister School District with annual update of new and proposed housing for their student forecast studies.   |
| CSF.GG Publicize the City's waste management program (Ongoing)               | Coordinate with waste haul contractor for education about designated drop-off days for household hazardous waste and recycling programs.   |
| CSF. HH Inspect drainage channels and culverts (Ongoing)                     | Ongoing inspection and general maintenance as needed.  |

| <b>COMMUNITY SERVICES AND FACILITIES ELEMENT</b>                       | <b>Implementation Status</b>   |
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| CSF.II Require fire agency review (Ongoing)                            | The Police, Fire Department, Utilities and Sunnyslope County Water District attend Development Review Committee meetings to review applications and identify fire improvement and water supply needs and identify conditions for new development or re-imbursement agreements for area-wide benefits.<br><br>New development is required to be annexed into the Community Facilities District to fund for staff for police and fire protection |
| CSF.JJ Require fire protection mitigation in new development (Ongoing) |  |
| CSF.KK Require law enforcement review (Ongoing)                        |  |
| CSF.LL Require storm water runoff measures. (Ongoing)                  | Ordinance 1053 for grading and best management practices adopted in December 2009. Ongoing communication with Regional Water Quality Control Board District V.   |
| CSF.MM Require utility providers review (Ongoing)                      | Ongoing  |
| CSF. NN Support construction of a second high school (Ongoing)         | Coordination as needed.  |

### OPEN SPACE AND AGRICULTURE ELEMENT

| <b>OPEN SPACE AND AGRICULTURE ELEMENT</b>                  | <b>Implementation Status</b>  |
|--|---|
| OS.A Create an agricultural community disclosure ordinance | This type of ordinance is applicable to unincorporated areas where the noise, odor and mud from agricultural uses can be a perceived nuisance to rural residential land uses. Most agricultural uses in the city limits are in the industrial zoning districts where disclosure would be unnecessary. Other agricultural areas are unincorporated lands near the edge of the City limits. |
| OS.B Development open space management plans               | Through the development review process, staff ensures the preservation of open space areas and encourages the dedication of open space areas that are adjacent to public open space. In addition, when potential open space is not contiguous to existing public open space, the preference is to   |

|  |  |
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| OS.B Development open space management plans (continued)   | retain the open space in private ownership. When portions of a site are retained as private open space, the City ensures the preservation and management of that open space through appropriate means, including required maintenance, as determined through development review. |
| OS.C Investigate voluntary "Subscription Farm" or Community Supported Agriculture (CSA) programs | Implementation program is more applicable to projects that abut agricultural areas.<br><br>The City has supported the Hollister Farmer's Market which is a source for local and regional agricultural vendors.   |
| OS.D Enact a farm land trust   | No activity. There is an existing non-profit San Benito Agricultural Land Trust.   |
| OS.E Coordinate with other jurisdictions in open space planning                                  | Implementation on an as needed basis.  |
| OS.F Manage provide open space   | Implementation on an as needed basis.  |
| OS.G Provide open space access points  | Included in growth management ranking and point system application for Allocations.  |
| OS.H Create open space preservation opportunities  | Performance Overlay zoning district allows flexible densities in hazard areas such as flood zones to preserve the areas as open space.<br>Ordinance 1056 also requires residential development to avoid flood hazard areas.  |
| OS.I Restrict utilities in open space  | Ordinance 1056 added prohibitions to the establishment of utilities in Flood Plain overlay zoning district.  |

## NATURAL RESOURCES AND CONSERVATION ELEMENT

| NATURAL RESOURCES AND CONSERVATION ELEMENT                                  | Implementation Status   |
|---|---|
| NRC.A Conduct air quality education programs (2 year)                       | Limited staff resources   |
| NRC.B Explore regional planning opportunities to preserve habitats (2 year) | No activity in 2014   |
| NRC.C Identify opportunities for PG&E assistance (2 year)                   | Continued cooperation with Association of Monterey Bay Area Governments and PG&E for energy conservation programs.  |
| NRC. D Provide for backup energy provision for city facilities (2 year)     | Back up power has been installed at the City corporation yard, City Hall, police station and Fire Station Number 2. |
| NRC.E Encourage "green" building  | 1. Growth management ranking criteria   |

|   |   |
|---|---|
| <p>standards and processes (3 year)</p> <p>NRC.P Promote solar design</p> <p>NRC.O Implement the LEED program</p> <p>NRC.Q Publicize energy conservation programs</p> <p>NRC. S Require building and site design review for energy conservation</p> | <p>encourages green building by offering higher points in point ranking criteria. Ordinance 1070 was adopted by the City Council in December of 2010 which added to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations in its entirety including Part 11 California Green Building Standards Code</p> <ol style="list-style-type: none"> <li>2. Hillview I and II. A total of 55 units self-help very low income subdivision. 25 residential units constructed in 2011 and 30 residential units constructed in 2014 were designed for passive solar. In addition, solar panels were installed on the roofs of each unit.</li> <li>3. Gateway palms 31 low income apartment units include solar panels. The former City of Hollister RDA assisted in funding this project.</li> <li>4. Vista Meadows 72 senior unit apartments for people 55 years in age and older, included solar panels on the units. The former City of Hollister RDA assisted with the cost of this project.</li> <li>5. The City of Hollister promotes LEED green building for sustainable site development.</li> <li>6. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings.</li> <li>7. Provide bilingual informative brochures from PG&amp;E and other organizations on front counter at planning/building department to publicize energy conservation.</li> </ol> |
| <p>NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road Area (3 year)</p>  | <p>Mitigation Measures for the burrowing owl are listed in each of the environmental documents pursuant to CEQA prepared for each subdivision that was reviewed and approved by the planning commission last year. Language within the mitigation includes as follows: <i>If clearing and</i></p>   |

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|  | <p><i>construction activities will occur during the nesting period for burrowing owls (February 1-August 31), a qualified biologist shall conduct focused surveys for burrowing owls on and adjacent to the project site. Surveys shall be conducted in accordance with the California Department of Fish and Wildlife's staff report on Burrowing Owl Mitigation (staff report), published March 7, 2012. Surveys will be done within 14 days prior to construction activities and will be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFW's staff report prior to initiating project-related activities that may impact burrowing owls.</i></p> |
| <p><b>NATURAL RESOURCES AND CONSERVATION ELEMENT</b></p>   | <p><b>Implementation Status</b></p>  |
| <p>NRC.H Apply air quality standards in development review (Ongoing)</p> <p>NRC.T Require construction techniques that minimize wind erosion</p>   | <p>Section 17.16.040 of Ordinance 1038 adopted in December 2008 includes performance standards for dust and dirt control. Per Air District's requirements the California Emissions Estimator Model (CalEEMod) is used for CEQA review on projects for greenhouse gases and air quality. The prior model used was the Urban Emissions Model (URBEMIS).</p> <p>Ordinance 1053 for grading and best management practices adopted in December 2010 requires practices to reduce particulate dust.</p>  |
| <p>NRC.I Apply standards to sensitive air quality receptors to buffer sources from toxic air contaminants or odors(Ongoing)</p> <p>NRC.M Establish buffers to protect air quality (Ongoing)</p> <p>NRC.R Require appropriate landscaping</p> | <p>Development review process is used for inter-departmental review of discretionary planning applications.</p>  |



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| to mitigate air quality impacts  |  |
| NRC.J Apply Title 24 requirements (Ongoing)  | Ongoing – standards are used for building permit review.   |
| NRC.K Conduct surveys for burrowing owls (Ongoing)   | Ongoing – Biological assessment is required per the California Environmental Quality Act on discretionary projects and conditions/mitigation measures are implemented to protect sensitive bird species including conditions to protect birds in nesting season.<br><br>Wetlands delineation was not applicable to discretionary applications reviewed in 2014 |
| NRC.U Require pre-construction surveys for nesting raptors   |  |
| NRC.V Require project mitigation for habitat   |  |
| NRC.X Require wetlands delineation<br>NRC.Y Require wetlands replacement plans   |  |
| <b>NATURAL RESOURCES AND CONSERVATION ELEMENT</b>  | <b>Implementation Status</b>   |
| NRC.L Coordinate with Monterey Bay Unified Air Pollution Control District and other agencies in air quality planning (Ongoing) | <ol style="list-style-type: none"> <li>1. City sends environmental documents to MBUAPCD for review and comment</li> <li>2. City representative on the air board</li> <li>3. City staff participation in the Blue Print</li> </ol>  |
| NRC.N Identify opportunities for transit-oriented development  | <ol style="list-style-type: none"> <li>1. Solicit comments and include Council of Governments in Development Committee Review process review of applications</li> </ol>  |

**HEALTH AND SAFETY ELEMENT**

| <b>HEALTH AND SAFETY ELEMENT</b>   | <b>Implementation Status</b>  |
|--|---|
| HS.A (2-year) Designate travel routes for hazardous materials<br><br>HS. B (2-year) Designate truck routes<br><br>HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing) | Highway 25 bypass opened in 2009. The City supports coordination with San Benito County and the Council of Governments to update the hazardous materials and truck routes in relation to the new highway alignment.<br>HS.B: California Truck route established along Airline Highway (25 Bypass). Signs being posted currently.    |
| HS. C Implement airport land use plan (2-year)<br><br>HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan (Ongoing)                               | <ol style="list-style-type: none"> <li>1. Planning applications in Airport influence area get referred to the Airport Land Use Commission (ongoing) for a land use consistency determination.</li> <li>2. Staff coordinated with the San Benito County Council of Governments (COG) and the County of San Benito for the</li> </ol> |

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|---|---|
|   | update to the Airport Land Use Comprehensive Plan (ALUCP) for the Hollister Municipal Airport and completed the plan in 2012.   |
| HS. D Provide public awareness and education about noise issues (2-year)                                  | Provided on an as needed basis.   |
| HS. E Provide public information on safety and emergency preparedness issues (2-year)                     | Interagency coordination with preparation of Hazard Mitigation Plan. Staff participated in county wide Emergency Operations Plan with the San Benito County Office of Emergency Service (ongoing participation).  |
| HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts (3 year) | Code enforcement tracks complaints and prepares an annual summary.  |
| HS. G Update geologic, flooding and other hazard maps (3-year)  | GPA 2009-2 General Plan land use plan amended to reflect 2009 FEMA flood update and Department of Water Resources flood awareness areas. Ongoing implementation. The former Redevelopment Agency funded a geologic study to compile fault hazard information for the downtown area.   |
| HS.H Update and apply flood control requirement in new development (Ongoing)                              | General Plan Amendment 2009-2 and Ordinance 1056 added prohibitions for new public facilities in flood hazard area and requirements for new residential development. Residential projects must review a conditional letter of map amendment from FEMA to demonstrate that a lot will not be in a flood hazard area.                     |
| <b>HEALTH AND SAFETY ELEMENT</b>  | <b>Implementation Status</b>  |
| HS.I Coordinate with San Benito County on hazardous water management planning (Ongoing)                   | Hazmat communication is integrated between the City and the County. The County Environmental Health Department has a county wide hazardous management plan. City and county participation includes disaster preparedness planning and exercises. The county has a hazardous waste collection program that serves the City of Hollister. |
| HS.S (Ongoing) Review and update the City's Emergency Plan  |   |
| HS.J Conduct periodic emergency exercises (Ongoing)   | Staff attends training coordinated by the Office of Emergency Services  |
| HS.K Conduct periodic noise monitoring(Ongoing)   | Insufficient staff resources  |
| HS.L Continue to implement actions related to unreinforced masonry buildings (Ongoing)                    | Ongoing.  |

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| HS.N Identify traffic noise mitigation needs (Ongoing)          | Noise study and conditions for noise reduction are implemented in developments for projects where the environmental analysis pursuant to the California Environmental Quality Act (CEQA) determines the need.  |
| HS.T Review new development for potential noise impacts         |  |
| HS.O Periodically evaluate the City's Noise Ordinance (Ongoing) | No revisions to the noise ordinance in 2014  |
| HS.P Provide staff training on noise enforcement (Ongoing)      | Ongoing training in conjunction with code enforcement training   |
| HS.Q Regularly update Building Code (Ongoing)                   | <p>Updated in 2010</p> <p>On January 21, 2014 the City of Hollister City Council adopted Ordinance No. 1096, amending Chapter 15.04 to update the Hollister Building Code regarding the California Code of Regulations Title 24, 2013 edition of the California Building Standards Code.</p> |
| HS.R Require cleaning on sites with hazardous soils (Ongoing)   | Two previous clean-up sites were the former Leatherback property purchased by the former RDA located on the southeast corner of Hillcrest and McCray Street and on the southwest corner of McCray Street and 4 <sup>th</sup> Street. Ongoing implementation provided in an as needed basis.  |

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction City of Hollister  
 Reporting Period Date 1/1/2014 - Date 12/31/2014

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

| Housing Development Information                                 |               |                               |                                    |              |                   |                         | Housing with Financial Assistance and/or Deed Restrictions |                      | Housing without Financial Assistance or Deed Restrictions |                       |   |
|---|---------------|-------------------------------|------------------------------------|--------------|-------------------|-------------------------|--|----------------------|---|-----------------------|---|
| 1   | 2             | 3                             | 4                                  |              |                   |                         | 5  | 5a                   | 6   | 7                     | 8   |
| Project Identifier<br>(may be APN No., project name or address) | Unit Category | Tenure<br>R=Renter<br>O=Owner | Affordability by Household Incomes |              |                   |                         | Total Units per Project                                    | Est. # Infill Units* | Assistance Programs for Each Development                  | Deed Restricted Units | Note below: the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions |
|   |               |                               | Very Low - Income                  | Low - Income | Moderate - Income | Above Moderate - Income |  |                      | See Instructions  | See Instructions      |   |
| Las Brisas  |               | O                             |                                    |              |                   | 1                       |  |                      |   |                       |   |
| Hacienda Square   |               | O                             |                                    |              |                   | 38                      |  |                      |   |                       |   |
| Hillview 2  |               | O                             |                                    |              |                   | 29                      |  |                      |   |                       |   |
| Walnut Park 13  |               | O                             |                                    |              |                   | 21                      |  |                      |   |                       |   |
| La Baig   |               | O                             |                                    |              |                   | 2                       |  |                      |   |                       |   |
| Walnut Park 8   |               | O                             |                                    |              |                   | 4                       |  |                      |   |                       |   |
| Stonebridge Homes   |               | O                             |                                    |              |                   | 14                      |  |                      |   |                       |   |
| Coña  |               | R                             |                                    |              |                   | 1                       |  |                      |   |                       |   |
| (9) Total of Moderate and Above Moderate from Table A3 ▶        |               |                               |                                    |              | 0                 | 0                       |  |                      |   |                       |   |
| (10) Total by Income Table A/A3 ▶ ▶                             |               |                               |                                    |              |                   | 110                     |  |                      |   |                       |   |
| (11) Total Extremely Low-Income Units*                          |               |                               | 29                                 |              |                   |                         |  |                      |   |                       |   |

\* Note: These fields are voluntary

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type                     | Affordability by Household Incomes |                   |              |             | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-------------------|--------------|-------------|---|
|                                   | Extremely Low - Income*            | Very Low - Income | Low - Income | TOTAL UNITS |   |
| (1) Rehabilitation Activity       |                                    |                   |              | 0           |   |
| (2) Preservation of Units At-Risk |                                    |                   |              | 0           |   |
| (3) Acquisition of Units          |                                    |                   |              | 0           |   |
| (5) Total Units by Income         | 0                                  | 0                 | 0            | 0           |   |

\* Note: This field is voluntary

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**Table A3**  
 Annual building Activity Report Summary for Above Moderate-Income Units  
 (not including those units reported on Table A)

|   | 1.<br>Single Family | 2.<br>2 - 4 Units | 3.<br>5+ Units | 4.<br>Second Unit | 5.<br>Mobile Homes | 6.<br>Total | 7.<br>Number of<br>Infill units <sup>a</sup> |
|---|---------------------|-------------------|----------------|-------------------|--------------------|-------------|--|
| No. of Units Permitted for Moderate       |                     |                   |                |                   |                    | 0           |  |
| No. of Units Permitted for Above Moderate | 80                  |                   |                | 1                 |                    | 81          | 81   |

\* Note: This field is voluntary

**Table B**  
 Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |                     | 2009                            | 2010   | 2011   | 2012   | 2013   | 2014   |        |        |        |        | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level   |                     | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |                                 |                                      |
| Very Low   | Deed Restricted     | 671                             |        |        | 25     |        |        | 29     |        |        |        | 54                              | 513                                  |
|  | Non-deed restricted |                                 |        |        | 104    |        |        |        |        |        |        | 104                             |                                      |
| Low  | Deed Restricted     | 518                             |        |        |        |        |        |        |        |        |        |                                 | 518                                  |
|  | Non-deed restricted |                                 |        |        |        |        |        |        |        |        |        |                                 |                                      |
| Moderate   | Deed Restricted     | 610                             |        |        |        |        |        |        |        |        |        |                                 | 602                                  |
|  | Non-deed restricted |                                 | 1      |        |        |        | 7      |        |        |        |        | 8                               |                                      |
| Above Moderate   |                     | 1,251                           | 32     | 19     | 37     | 28     |        | 81     |        |        |        | 229                             | 1,022                                |
| Total RHNA by COG. Enter allocation number:  |                     | 3,050                           |        |        |        |        |        |        |        |        |        |                                 |                                      |
| Total Units ▶ ▶ ▶  |                     |                                 | 33     | 19     | 166    | 28     | 39     | 110    |        |        |        | 395                             | 2,655                                |
| Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶   |                     |                                 |        |        |        |        |        |        |        |        |        |                                 |                                      |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**TABLE C**  
**Program Implementation Status City of Hollister**  
**2014 Reporting Period**

| <b>Program Description<br/>(By Housing Element<br/>Program Names)</b>   | <b>Housing Programs Progress Report – Government Code<br/>Section 65583<br/>Describe progress of all programs including local efforts<br/>to remove governmental constraints to the maintenance,<br/>improvement, and development of housing as identified<br/>in the housing element.</b> |                           |   |
|---|--|---------------------------|---|
| <b>Name of Program</b>  | <b>Objective</b>   | <b>Deadline<br/>in HE</b> | <b>Status of Program<br/>Implementation</b>   |
| H.A Develop program guidelines to establish a Foreclosed Home Reactivation Program  | Financial assistance to return foreclosed homes to purchase and rehabilitate foreclosed homes as affordable housing  | 2010                      | Completed – program in place  |
| H.B Develop program guidelines to establish a Tenant Based Rental Assistance (TBRA) Program   | Program to help rent payments for lower income households so cost does not exceed 30% of the household income.   | July 2010                 | Ongoing program. Former RDA allocated \$50,000 per year for tenant based senior rental assistance for ten years until December of 2019. |
| H.C Implement impact fees and planning fees that encourage the construction of affordable housing. Lower connection fees for multi-family units | Remove governmental constraint to affordable housing   | Ongoing                   | Tiered impact fees have been adopted that are lower for multi-family residential units.   |
| H.D Amend standards for Homeless Shelters and Transitional Housing to comply with SB2   | Amend zoning ordinance to comply with state law  | August 2010               | Completed – Ordinance 1056 Adopted December 2009  |
| H.E Amend zoning ordinance standards for second units and small lots in the Measure Y exemption area  | Remove governmental constraints to infill housing with more flexible standards   | August 2010               | Completed – Ordinance 1056 Adopted December 2009  |

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| Program Description (By Housing Element Program Names)   | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                                 |   |
|--|---|---------------------------------|---|
| Name of Program  | Objective   | Deadline in HE                  | Status of Program Implementation  |
| <p>H.F Lot Consolidation program to add incentives the Growth Management program 1)reserve 50 units for lot consolidation for 2011-2012 allocations 2) re-allocate unused lots to lot consolidation; 3) RDA to offer below market rate funding in Measure Y exemption area for affordable projects with lot consolidation or re-use of the upper floors</p> <p>Maintain inventory of sites, expedite project plan review</p> | <p>Inventive for lot consolidation with growth management and re-use of the upper floors downtown.</p>  | <p>June 2010</p> <p>Ongoing</p> | <p>Ongoing. It's part of the growth management allocation point system. In the event housing allocations are re-allocated, lot consolidation projects in a multi-family or mixed use zoning will be one of the highest priorities. Measure U with Ordinance 979 came to an end in 2012. Efforts to reestablish or continue the residential growth management policy are expected to be accomplished in 2015</p> <p>The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.</p> <p>Current – HE Appendix H</p> |
| <p>H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee</p>   | <p>Encourage public participation from all economic segments</p>  | <p>Ongoing</p>                  | <p>Ongoing participation with Intergovernmental Committee and cooperation between county and city's housing programs</p>  |

| <b>Program Description (By Housing Element Program Names)</b>  | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                                      |   |
|--|---|--------------------------------------|---|
| <b>Name of Program</b>   | <b>Objective</b>  | <b>Deadline in HE</b>                | <b>Status of Program Implementation</b>   |
| H.H Stimulate re-use and infill Downtown<br>1. Amend zoning ordinance standards for guest parking, minimum lot size<br>2. Parking Reduction in Measure Y area<br>3. Maintain inventory of potential re-use sites | Reduce parking constraints and provide more flexible development standards for infill areas downtown  | Jan. 2010<br><br>Jan 2010<br>Ongoing | 1. Completed – Ordinance 1056 Adopted December 2009<br>2. After the construction of 100 units in the Measure Y downtown area the City of Hollister shall review the need for a parking district, review the effectiveness of the parking enforcement procedures<br>3. Current - HE Appendix G |
| H.I Amend zoning ordinance to stimulate development in Measure Y area  | Provide more flexible development standards for infill in the Measure Y area  | 2010                                 | Completed – Ordinance 1056 Adopted December 2009 - will continued to review and adjust as necessary   |
| H.J Site and Architectural Review process –<br>1. Two meetings with non-profit housing developers to review constraints for residential developments   | Remove constraints to provision of affordable housing from development review process   | Dec 2010<br><br>2011                 | Met with local affordable housing developers to review application constrains. The City’s application for new development and conditional use permits were adjusted so it could be easier to follow. Efforts to address affordable housing constraints will continue in 2015.                 |

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| Program Description (By Housing Element Program Names)   | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                |  |
|--|---|----------------|--|
| Name of Program  | Objective   | Deadline in HE | Status of Program Implementation   |
| H. K Partner with water purveyors to continue to provide for future water system capacity  | Ensure water supply for housing development   | Ongoing        | Continued City interagency participation in Governance Committee for planning and developing programs for long term water supply and quality   |
| H. L Energy conservation<br>1. Research funding with PG&E and other sources for development of a program similar to Berkeley First and adopt program information about solar technology for home owners.<br>2. Award growth allocates to projects with energy conservation<br>3. Prepare bi-lingual materials & explore site review standards 2011 | Reduce utility costs and energy cost with solar roof panels   | 2011           | 1. Ongoing<br>2. Completed - Included in current ranking criteria. The city will continue to encourage energy conservation by awarding growth management allocations to projects with energy conservation methods.<br>3. Energy Conservation material in English and Spanish provided from PG&E, AMBAG Energy Watch and Central Coast Energy Service at the planning/building department's counter. Ongoing for 2013 |
| H. M Process zoning ordinance amendment for mobile homes and   | Mixed of housing types for single family homes and  | July 2011      | Completed – Ordinance 1056 Adopted December 2009. Found in Section   |

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|   |   |  |   |
|---|---|--|---|
| manufactured homes  | prices  |  | 17.04.020 Residential Zone Land Uses and Permit Requirements, Table 17.04-1 Residential Land Uses and Permit Requirements   |
| <b>Program Description (By Housing Element Program Names)</b>   | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |  |   |
| <b>Name of Program</b>  | <b>Objective</b>  | <b>Deadline in HE</b>                            | <b>Status of Program Implementation</b>   |
| H. N Amend standards for affordable housing in mixed use districts and establish a new R4-20 zoning district (20 – 35 du per acre)  | Provide incentives for construction of affordable housing   | July 2011  | Completed – Ordinance 1056 Adopted December 2009  |
| H. O Require city initiated rezone to R4-20 zoning district to assure average development density for zoning district in Performance Overlay districts is met and that affordable housing will be constructed | Stimulate construction of a variety of housing prices for all income levels   | Ongoing  | R4-20 zoning district established in December 2009 – Will be reviewed on case by case basis   |
| H. P Establish process for expedited development review for affordable housing  | Encourage development of affordable housing   | July 2010  | Ongoing   |
| H. Q.<br>1. 2008-2010 Growth allocations – 254 with 120 for lower income households and 58% to multi-family and mixed use<br><br>2. 2010 Growth allocations – 488   |   | 2009<br><br><br><br><br><br><br><br><br><br>2014 | 1. Completed July 2009<br>-<br>2. The Measure U Growth Management Allocation Program for 2014 awarded 218 residential allocations of which 18 are for multifamily residential including |

|  |  |  |   |
|--|--|--|---|
| <p>including 50 for lot consolidation projects in multi-family mixed use</p> <p>2011-2012 Growth allocations – 346 which includes 199 for lower income households. 169 of the 346 are proposed in the multi-family and mixed use zoning designations.</p> <p>3. The Measure U Growth Management Allocation Program for 2013 awarded 247 residential allocations of which 124 are for multifamily residential including townhomes and apartments and 123 for single family residential dwelling units</p> |  |  | <p>condominiums and duplex rentals and 200 for single family residential dwelling units</p> |
|--|--|--|---|

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| <b>Program Description (By Housing Element Program Names)</b>  | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                        |  |
|--|---|------------------------|--|
| <b>Name of Program</b>   | <b>Objective</b>  | <b>Name of Program</b> | <b>Status of Program Implementation</b>  |
| H. R Amend zoning ordinance requirements for farm worker housing   | Compliance Health and Safety Code §17021.5 & 17021.6  | July 2012              | No Activity in 2014.   |
| H.S Develop guidelines to partner with local affordable housing providers to facilitate development of affordable housing  | Encourage development of affordable housing   | July 2012              | Staff met with local affordable housing providers including South County Housing (SCH), CHISPA and CSDC to discuss application process constrains. Collaboration is ongoing. |
| H.T Prepare a study to assess need for growth management program in relation to unmet needs for housing, prices and to assure unmet regional housing new construction needs are met. |   | 2011                   | No activity in 2014  |
| H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012  |   | Dec 2012               | No activity in 2014  |
| H.V Protect “at –risk” units   | Pursue funding sources to protect units at risk of converting to market rate within the next five years   |                        | The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA’s on February 1, 2012.  |

2014 General Plan Annual Program Report  
 March 16, 2015

| Program Description (By Housing Element Program Names)                              | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                 |  |
|---|---|-----------------|--|
| Name of Program   | Objective   | Name of Program | Status of Program Implementation   |
| H.W Annex 75 acres of lands in Sphere of Influence for residential district by 2012 | Assure sufficient residential sites available for future housing element  | 2012            | <p>Ongoing. Total area of land approved by LAFCO for annexation to the corporate limits of the City of Hollister since 2011 consists of 105.63 acres (57.78 acres for GC General Commercial and 47.85 acres for Residential).</p> <p>Total area of land in the Sphere of Influence being processed for rezoning by the City of Hollister for future annexation into the corporate limits of the City of Hollister and for future residential development consists of 130.04 acres.</p> <p><u>Applications currently being processed for the rezoning of property in the Sphere of Influence for annexation:</u></p> <p>APN: 019-250-001 consisting of 11.48 acres (Gonzalez) for R1 L/PZ Zoning District.</p> <p>APN: 019-250-004 consisting of 1.0 acre (Ivancovich) for R3 M/PZ Zoning District.</p> |

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|  |  | <p>APN: 019-130-026 and 019-130-027 consisting of a total of 57.58 acres (DeNova) for the R3 M/PZ Zoning District.</p> <p>APN: 020-170-035 consisting of 1.23 acres (Matthews) for R1 L/PZ Zoning District.</p> <p>APN: 020-170-041 consisting of 2.17 acres (Natmar/Sywak) for R1 L/PZ Zoning District.</p> <p>APN: 020-120-141,142, and 143 consisting of 5.16 acres for R1 L/PZ Zoning District (Kutz)</p> <p>APN: 020-120-114 consisting of 4.8 acres for R1 L/PZ Zoning District (Del Curto)</p> <p>APN: 020-120-144 consisting of 8.88 acres for R1 L/PZ Zoning District (Brigantino)</p> <p>APN: 020-120-145 consisting of 1.05 acres for R1 L/PZ Zoning District (Mermod)</p> <p>APN: 019-110-031, 019-120-013, and 019-120-011 consisting of 36.69 acres (Gonzalez and Borelli) for the R3 M/PZ Zoning District.</p> <p><u>Recently annexed:</u><br/>         APN: 020-006-011</p> |
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|  |  | <p>consisting of 22.38 acres (Infelise). Annexed in 2014</p> <p>APN: 020-280-002 consisting of 19.49 acres (Award Homes/Ladd Ranch). Annexed in 2014.</p> <p>In 2011, the City Council approved the prezone of 22.62 acres of which 5.98 acres are prezoned for R1 single family housing. LAFCo has approved the annexation and the city of Hollister Planning Commission approved 29 residential allocation units for the 5.98 acre residential portion of the site in 2013.</p> <p>In 2012 the city council approved resolutions to initiate proceedings with LAFCo for the annexation of territory of 41.14 acres located between Meridian Street to the north, Hillcrest Road to the south, McCray Street to the west and Highway 25 Bypass to the east into the City of Hollister. The land has been prezoned mostly for general commercial, however, there is a multifamily component. In June of 2013 LAFCo approved the annexation of the 41.14 acres into</p> |
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|   |                            |                | <p>the corporate limits of the City.</p> <p><b>Total acres approved by LAFCO for annexation to the corporate limits of the City of Hollister since 2011: 105.63 acres. (57.78 acres for GC General Commercial and 47.85 acres for future residential development).</b></p> |
| <p>H.X Publicize energy conservation programs</p> | <p>Energy conservation</p> | <p>Ongoing</p> | <p>Promote PG&amp;E programs. PG&amp;E sponsors a variety of programs designed to encourage energy efficiency by consumers and the building industry.</p>  |

2014 General Plan Annual Program Report  
 March 16, 2015

| Program Description (By Housing Element Program Names)  | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                    |  |
|---|---|--------------------|--|
| Name of Program   | Objective   | Name of Program    | Status of Program Implementation   |
| H. Z Conduct annual housing element review  | Review and evaluate housing programs  | April of each year | Ongoing  |
| H.AA Identify key sites for affordable rental and ownership units and use Redevelopment Agency funds to facilitate investments in projects. | Construction of affordable rental and ownership housing   | Ongoing            | The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.                                |
| H.BB Maintain a list of new sites for multi-family infill housing and special needs housing where opportunities are available               | Construction of diversity of housing types and affordable housing   | Ongoing            | Lists in Housing Element F, G and H were prepared in 2009 of multi-family sites, infill, lot consolidation and potential transitional housing sites. |

2014 General Plan Annual Program Report  
 March 16, 2015

| <b>Program Description (By Housing Element Program Names)</b>   | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                        |   |
|---|---|------------------------|---|
| <b>Name of Program</b>  | <b>Objective</b>  | <b>Name of Program</b> | <b>Status of Program Implementation</b>   |
| H.CC Maintain Monitoring Systems  | Evaluate effectiveness of housing programs  | Annual                 | ongoing   |
| H.DD Pursue and expand all obtained funding resources by working with non-profit and for-profit housing developers and supporting the RDA                         | Construct and support affordable and special needs housing  | Ongoing                | Housing Element was completed and certified in 2009. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.  |
| H.EE Link Code Enforcement with public information  | Maintain existing housing stock   | Ongoing                | Ongoing implementation  |
| H.FF Monitor special housing needs  | Adjust priorities for special housing needs from ongoing monitoring   | Ongoing                | City Council grant funding to special housing need providers for homeless, local food bank and abused persons. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.                          |
| H.GG Foster and maintain partnerships for special needs housing and affordable housing with programs for second units, rental assistance and rehabilitation loans | Develop special needs housing   |                        | Brochure available for second units.<br><br>On December 16, 2013 The City Council of the City of Hollister adopted Resolution No. 2013-211 a resolution of the City Council of the City of Hollister adopting a sewer treatment impact fee for age restricted |

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|  |  |  | <p>(55+) and one bedroom second units. This is a 47.5% reduction to sewer treatment impact fees collected on age restricted units.</p> <p>The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.</p> |
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2014 General Plan Annual Program Report  
 March 16, 2015

| Program Description (By Housing Element Program Names)                  | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                 |  |
|---|---|-----------------|--|
| Name of Program   | Objective   | Name of Program | Status of Program Implementation   |
| H.II Provide fair housing information and respond to complaints         | Assure equal housing opportunities  | Ongoing         | Ongoing. The City of Hollister collaborates with the San Benito County Housing Authority.  |
| H.IJ Operate Redevelopment Agency Owner Occupied Rehabilitation Program | Goal of assisting 33 homeowners   | Ongoing         | The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.  |
| H.IK Continue to implement Hollister Second Mortgage Program            | Goal of assisting 20 homeowners   | Ongoing         | The former Redevelopment Agency assisted with the purchase of 11 single family residences with the Hollister Second /First Time Home Buyer program of which three were very low income households, seven were low income households and one was a moderate income household. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. |
| H.LL Require new development to comply with Title 24 at a minimum       | Energy conservation   | Ongoing         | Building permits are reviewed on an ongoing basis for compliance with Title 24   |

2014 General Plan Annual Program Report  
 March 16, 2015

| Program Description (By Housing Element Program Names)   | <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                 |  |
|--|---|-----------------|--|
| Name of Program  | Objective   | Name of Program | Status of Program Implementation   |
| H.MM Make sites available to meet new construction needs | Provide housing for all income levels   | Ongoing         | Approved the following types of projects: <ul style="list-style-type: none"> <li>• <u>Vista Meadows</u>: 72 low income rental units (71 senior). Status: Constructed and occupied 2011</li> <li>• <u>Hillview I</u>: 25 low income single family self-help units. status: constructed and occupied in 2011</li> <li>• <u>Hillview II</u>: 30 low income single family self-help units. status: approved and currently under construction. Occupied in 2014.</li> <li>• <u>Gateway Palms</u>: 32 low income rental units. Status: constructed and occupied in 2011.</li> <li>• <u>Line Street Apartments</u>: Site and Architectural approval of 15 low income apartment units. Status: Approved S&amp;A expired.</li> <li>• <u>Rajkovich</u>: On December 19, 2013 the City of Hollister Planning Commission approved Resolution 2013-31 for 81 market single family dwelling units and a remainder parcel for future 100 multifamily affordable units.</li> </ul> |



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| <p>63 apartment units and 38 single family units. Status: applicant requires final map approval.</p> <ul style="list-style-type: none"> <li>• <u>Cerrato Estates</u> On March 27, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-5 subdividing approximately 42 acres of land located south of Meridian Road, north of Hillcrest Road, and east of the Highway 25 Bypass as follows: 241 single family lots on 27.14 net acres, 2.65 acres for common open space, 11.48 acres dedicated as public right-of-way, and a 0.53 acre lot dedicated as an open space easement for storm water retention/infiltration.</li> <li>• <u>The Villages</u> On May 22, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-3 subdividing approximately 32.36 acres of land located south of Santa Ana Road, west of Gardena Lane, and north of Brigantino Drive as follows: 155 lots for single family homes on 21.37 net acres; 3.33 acres for common open space and dedicated park site, and 7.46 acres of public right-of-way.</li> </ul> |  |  |  |
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| <p>• Sunnyslope Investments LLC: On December 19, 2013 the city of Hollister Planning Commission No. 2013-29, approving 29 residential allocation units in the 5.98 acre residential portion of the site</p> <p>• Valles: On December 19, 2013 the City of Hollister Planning Commission No. 2013-32 approving Site and Architectural Review 2013-8 for the construction of fifty (5) apartment units consisting of five buildings and one rental office building on a 2.7 acre site located at 1605 Cushman Street, near the intersection of Cushman Street and Nash Road. Construction is anticipated to commence in 2014.</p> <p>• North Florida Dev. On June 26, 2013 the City of Hollister Planning Commission approved Site &amp; Architectural Review Application No. 2013-3 and Tentative Map No. 2013-1 to subdivide an 8.51 acre parcel into forty-four (44) lots consisting of commercial and residential improvements. The residential improvements include</p> |  |  |  |
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|  |  |  | <ul style="list-style-type: none"><li>• <u>Mariottini:</u><br/>On June 25, 2014 the planning commission approved Site and Architectural Review No. 2014-7 for the construction of 15 multi-family residential rental units located between San Benito Street, Monterey Street and west of Park Street.</li><li>• <u>Ladd Ranch:</u><br/>On January 21, 2014 the city council adopted Ordinance 1097 rezoning 19.49 acres located south of Southside Road and east of San Benito Street for single family residential units. On August 28, 2014 the planning commission approved Tentative Map No. 2014-2 subdividing approximately 19.49 acres of land into 82 single family residential lots.</li><li>• <u>Infelise/Apricot Ln</u><br/>On December 18, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2014-4 subdividing approximately 21.16 acres of land located into 100 lots for single family homes with an area of approximately 2.12 acres for open space.</li></ul> |
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2014 General Plan Annual Program Report  
 March 16, 2015

| <b>Housing Programs Progress Report – Government Code Section 65583</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                                 |                        |   |
|---|---------------------------------|------------------------|---|
| <b>Name of Program</b>  | <b>Objective</b>                | <b>Name of Program</b> | <b>Status of Program Implementation</b>   |
| H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing   | Protect Affordable Housing      | Annual                 | The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.   |
| HOO Monitor Site and Architectural Review Process   | Reduce governmental constraints | August 2010 Annual     | <p>Ongoing. The city provides the public with the Site and Architectural (S&amp;A) submittal deadlines for the entire year. The calendar is online and at the office.</p> <ul style="list-style-type: none"> <li>-Once S&amp;A application is submitted staff prepares reports and provides reports to City of Hollister Development Review Committee (DRC) members within 7 days of S&amp;A deadline.</li> <li>-DRC members have one week to review reports before DRC meeting.</li> <li>-Staff provides comments from DRC to applicants and provides the applicant with up to one week to make any necessary revisions to the plans.</li> <li>-Public notice is submitted to the newspaper and it must be published at least 10 days prior to the public hearing planning commission meeting.</li> <li>-Total S&amp;A application processing time for categorically exempt CEQA S&amp;A projects is about 6 weeks.</li> </ul> |
| H.PP Annual review of growth allocation procedures  |                                 |                        | Ongoing   |

**RESOLUTION NO. 2015-39**

**A RESOLUTION OF THE CITY OF HOLLISTER CITY COUNCIL APPROVING THE CITY OF HOLLISTER ANNUAL 2014 GENERAL PLAN PROGRESS REPORT**

**WHEREAS**, Government Code Section 65400 mandates that the City of Hollister submit an Annual Progress Report on the status of the General Plan and its implementation to the Governor's Office of Planning and Research by April 1<sup>st</sup> of each year; and,

**WHEREAS**, the California Department of Housing and Community Development requires the City of Hollister to report on progress in meeting its share of regional housing needs and the status of Hollister's compliance with deadlines in the 2009-2014 Housing Element at a public hearing where members of the public may provide oral testimony or submit written comments as part of the Annual General Plan Progress Report; and,

**WHEREAS**, the guidelines from the Governor's Office and Planning and Research and forms from the California Department of Housing and Community Development were used to prepare the report; and,

**WHEREAS**, the City of Hollister has prepared the Annual 2014 General Plan Progress Report dated March 16, 2015; and,

**WHEREAS**, the Annual Progress Report has been reviewed by the City Council at a public meeting and accepted at a regular City Council meeting; and

**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Hollister that, the City Council has reviewed and accepted the City of Hollister Annual 2014 General Plan Progress Report at the March 16, 2015 Council meeting.

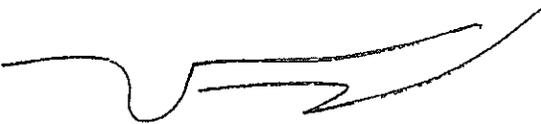
**PASSED AND ADOPTED**, by the City Council of the City of Hollister at a regular meeting held this 16th day of March, 2015, by the following vote:

**AYES:** Council Members Klauer, Gomez, Friend, Luna, and Mayor Velazquez.

**NOES:** None.

**ABSTAINED:** None.

**ABSENT:** None.

  
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Ignacio Velazquez, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Geri Johnson, MMC, City Clerk

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

