

CITY COUNCIL OF THE CITY OF HOLLISTER

SPECIAL MEETING AGENDA

August 28, 2017
375 Fifth Street - Hollister, CA 95023
6:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call: Mayor Ignacio Velazquez, Vice Mayor Karson Klauer, City Council Members Raymond Friend, Mickie Luna and Jim Gillio, City Manager William Avera, City Attorney E. Soren Diaz, Chief of Police David Westrick, and Deputy City Clerk Christine Black.

Verification of Agenda Posting

1. Resolution No. 2017-214, to adopt a Track One approach as required by the State Water Resources Control Board Statewide Trash provisions for Phase II MS4's. (Management Services)

DESCRIPTION: The City of Hollister, as required by the State Water Resources Control Board Statewide Trash Provisions, must choose a track to mitigate its trash impact on the Pajaro Valley Watershed.

2. Impact Fee Policy for Burn Down or Raised Residential Units. (City Manager)

DESCRIPTION: The City Council will consider an administrative policy to provide credit for homes destroyed by fire or demolished.

3. Report on a potential concept for Green and Complete Street Improvements on Fourth Street between West and Line Street and downtown Alleys.

DESCRIPTION: The City Council will receive a report at the request of the Mayor to introduce preliminary concepts for Green and Complete Street Improvements to a section of Fourth Street between West and Line Streets. This report also shows examples of Green Street retrofits to alleys in other communities. (Development Services)

4. Residential Growth Management Program.

DESCRIPTION: The City Council will receive an updated report on residential growth in the City and discuss the potential implementation of a Growth Management Program.

5. Council Code of Ethics, Protocols, Council Norms.

DESCRIPTION: The City Council will review versions of Code of Ethics, Council Norms, and Protocols. Staff has prepared drafts versions of the documents for the Council to review and comment. No action is required at this time.

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4300, extension 17. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (City Hall is closed between 12:00 and 1:00 p.m.)

Such documents may also be available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

Notice to anyone attending any public meeting: The meeting may be broadcast live and/or videotaped or photographed.



STAFF REPORT CITY COUNCIL AGENDA

DATE: August 18, 2017

STUDY SESSION DATE: August 28, 2017

AGENDA ITEM: # 4

MEETING DATE:

TITLE OF ITEM: Residential Growth Management Plan.

BRIEF DESCRIPTION: The City Council will receive an updated report on residential growth in the City and discuss the potential implementation of a Growth Management Program.

STAFF RECOMMENDATION: The City Council receives report.

DEPARTMENT SUMMARY:

Staff will provide the recent history of growth occurring within the City of Hollister and start to explore possible options for the Council to consider with new tentative map and site and architectural applications. These Growth Management practices do not pertain to any existing development with a tentative map or a valid Site and Architectural or Conditional Use Permit. Staff has provided two relatively generic options to start the conversation about implementing a Growth Management Program.

Option 1. Implement the Growth Management Program and Rating Scale: Limit the allocations for calendar year 2018 to 244 units in which 40 shall be affordable. The 244 allocations consist of all housing types with the exception of secondary units which are exempt by State Law. Therefore, whether the project is condos, single family, or apartments, each door requires an allocation. The application period shall be from January 1, 2018 to March 31, 2018. The City can alter the program to allow the City Council award allocations based on several criteria and public benefits. A Performance Agreement can be entered limiting the number of building permits pulled per month for a managed work load.

Option 2. Limit the number of Market Rate Single-Family Homes allocations in 2018 to 165 (approximately 1.50% growth rate), however, affordable and multifamily rental projects shall not count toward the allocation limit. The City can still conduct the rating system to ensure the highest quality residential projects with the largest community benefits. Projects can enter into performance agreements with build-out schedules approved by the City Council. In addition, the City can contemplate an urgency ordinance and suspension of allocations to coincide with the adoption of the new General Plan Update. This practice is common to ensure land use compatibility of projects prior to General Plan Adoption. However, timing is critical since these types of Ordinances can last no longer than 12 months.

Staff recommends that the Council when considering these types of options carefully consider the implications growth caps can have on the City. Generally, the State of California does not look favorably on community's that impose limits that may not

comply with the City's own housing element or the Regional Housing Needs. State Housing and Community Development may disqualify the City from applying for CDBG funds this next round for implementing what they may perceive as growth control limits.

With that said, if the City Council is convinced that the implementation of a growth management program is necessary, staff would recommend Option 2. It allows the City the most flexibility in trying to meet State mandated target housing needs.

ATTACHMENTS: N/A

FINANCIAL IMPACT: \$ 0

CEQA: N/A

DEPARTMENT: City Manager's Office

CONTACT PERSON: William B. Avera

PHONE NUMBER: (831) 636-4300

THIS REPORT WAS REVIEWED BY THE CITY MANAGER AND CONCURS WITH THE STAFF RECOMMENDATION: _____

William B. Avera, City Manager