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AMENDED AND RESTATED COMMUNITY DEVELOPMENT PLAN FOR THE
HOLLISTER REDEVELOPMENT PROJECT

Prepared by the
Hollister Redevelopment Agency

Adopted on _____, by Ordinance No. _____

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AMENDED AND RESTATED COMMUNITY DEVELOPMENT PLAN FOR THE HOLLISTER REDEVELOPMENT PROJECT AREA

PART I. INTRODUCTION

This is the Amended and Restated Community Development Plan ("Plan") as amended by the Second Amendment ("Amendment"), for the Hollister Redevelopment Project Area ("Project Area"). This Plan amends, restates, and supersedes in its entirety the Community Development Plan hereto adopted for the Hollister Redevelopment Project ("Project"), and all amendments to such Plan previously adopted. Nothing in this Plan is intended to or shall affect in any manner the base year valuation for the Project determined in accordance with Section 33670 of the California Community Redevelopment Law. This Plan consists of text (Part I through Part XIII), Boundary Map (Exhibit A), a Legal Description (Exhibit B), a Land Use Map (Exhibit C), a list of Initially Proposed Actions and Projects (Exhibit D) and an Eminent Domain Map (Exhibit F).

This Plan has been prepared by the Hollister Redevelopment Agency ("Agency") pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California ("Redevelopment Law"), and all applicable laws and local ordinances.

This Plan amends and supersedes the existing plan originally adopted on June 19, 1983, by Ordinance 611 and most recently amended on December 19, 1994 by Ordinance 856 to comply with AB 1290 ("Existing Plan"). The Amendment would amend the Existing Plan as follows: 1) Increase the Existing Plan's limit on the amount of tax increment revenue that may be collected by the Agency; 2) Increase the Existing Plan's existing limit on the amount of bonded indebtedness that may be outstanding at any one time; 3) Reestablish the Existing Plan's authority to acquire property by eminent domain; and 4) Update other technical provisions of the Existing Plan.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Hollister, as applied in accordance with local codes and ordinances. This Plan is based upon the Preliminary Plan formulated and adopted by the Planning Commission of the City of Hollister on August 24, 2000.

This Plan provides the Agency with powers, duties and obligations to implement the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions

may be changed from time to time. In the event that any such statutory changes affect this Plan's terms, and would be applicable to the Agency, the Project Area, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force and effect).

PART II. GENERAL DEFINITIONS

The definition of general terms contained in the Redevelopment Law shall govern the construction of this Plan, unless more specific terms and definitions therefore are otherwise provided in this Plan. In addition, the following specific definitions are used in this Plan:

A. "Agency" means the Hollister Redevelopment Agency.

B. "City Council" means the City Council of the City of Hollister, California.

C. "City" means the City of Hollister, California.

D. "Community Development or Community Redevelopment" means those activities provided for under the California Community Redevelopment Codes, included within the Health and Safety Codes Section 33000 et. Seq.

E. "County" means the County of San Benito, California.

F. "General Plan" means the City of Hollister General Plan, as it now exists or may hereafter be amended, and any specific plan(s) applicable to all or portions of the Project Area that may hereafter be in effect from time to time.

G. "Land Use Map" means the map setting forth the currently permitted land uses and major circulation routes in the Project Area. The Land Use Map is attached to this Plan as Exhibit C.

H. "Owner" means any person owning fee title to, or a long-term leasehold interest in Real Property (as defined below) within the Project Area.

I. "Owner Participation Rules" means the Rules for Business Tenant Preference and Owner Participation adopted by the Agency pursuant to the Redevelopment Law, as such Rules now exist or may hereafter be amended.

J. "Person" means any individual, or any public or private entity.

K. "Personal Property" means moveable property, chattels and any other property not part of real property.

L. "Plan", "Community Development Plan" or "Amended and Restated Community Development Plan" means this Community Development Plan for the Hollister Redevelopment Project, as it now exists or may hereafter be amended.

M. "Planning Commission" means the Planning Commission of the City of Hollister, California.

N. "Project" means the redevelopment activities undertaken in or for the benefit of the Project Area pursuant to this Plan.

O. "Project Area" means the area included within the boundaries of the Hollister Redevelopment Project Area, as shown on the Boundary Map (Exhibit A) and described in the Legal Description (Exhibit B).

P. "Real Property" means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise and right in land, including but not limited to rights-of-way, terms of years and liens, charges or encumbrances by way of judgment, mortgages or otherwise and the indebtedness secured by such liens.

Q. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code Section 33000 et seq.).

R. "State" means the State of California.

S. "Zoning Ordinance" means the Zoning Ordinance of the City of Hollister, California, as it now exists or may hereafter be amended.

PART III. PROJECT AREA BOUNDARIES

The Project Area consists of all properties within the boundaries shown on the Boundary Maps (Exhibit A) and described in the Legal Description (Exhibit B).

PART IV. COMMUNITY DEVELOPMENT AND REDEVELOPMENT GOALS AND OBJECTIVES

A. OVERVIEW OF GOALS AND OBJECTIVES

The purpose of redevelopment is to eliminate serious physical, economic and social blight that burdens the community and which cannot reasonably be expected to be reversed or alleviated by private enterprise or government action, or both, without redevelopment. The Project Area exhibits a number of these conditions, which require the powers of redevelopment to address.

The Community Development Plan is designed to provide an effective set of legal and financial tools and techniques that will enable the City, the Agency, to build upon the strengths of the area—its environmental, historic, social and cultural resources and heritage, while overcoming its adverse physical, economic, and social conditions, to achieve the fundamental goals of the City of Hollister General Plan.

The legal and financial tools and techniques authorized in this Plan shall be used in a manner that will preserve and capitalize upon the environmental, historic, social and cultural resources of the area to the maximum extent possible consistent with revitalization of the Project Area as envisioned in the General Plan.

B. SPECIFIC GOALS AND OBJECTIVES

The Agency will utilize the authority of this Plan to achieve the following specific goals and objectives in furtherance of the purposes of the Redevelopment Law and the General Plan:

1. Provide a stable, diversified and larger economic base for the Project Area and community.
2. Conserve and improve existing public facilities and to provide such new facilities as needed for the full and complete revitalization of the Project Area.
3. Provide safer, more efficient and economical movement of persons and goods within the Project Area and community.
4. Provide additional housing opportunities in the Project Area and community.
5. Enhance the physical environment of the Project Area and to emphasize its favorable environmental characteristics.
6. Elimination and prevention of conditions of physical, economic and social blight and deterioration in the Project Area.
7. Conservation, rehabilitation and redevelopment of the Project Area in accordance with the General Plan, future specific or area plans, this Plan, and the Zoning Ordinance, as they now exist or may hereafter be adopted or amended.
8. The elimination of substandard buildings and those that conflict with uses proposed in the General Plan and the applicable City standards and guidelines, as they now exist or may hereafter be adopted or amended.
9. Creation of a strong commercial and industrial incentive program to encourage upgrading of commercial industrial buildings and to attract new uses to the area.

10. Achievement of an environment reflecting a higher level of concern for architectural, landscape, urban design and land use principles appropriate for attainment of the objectives of this Plan and the General Plan, as they now exist or may hereafter be adopted or amended.

11. Control of unplanned growth by guiding revitalization, rehabilitation and new development in such a fashion as to meet the needs of the Project, the City and its citizens.

12. Elimination or amelioration of constraints to development, including, without limitation, accessibility constraints that interfere with proper development by providing, as may be appropriate, street, interchange, and railroad overpass or other public improvements.

13. Elimination or amelioration of deficient or substandard public infrastructure conditions including insufficient off-street parking; deficient, undersized, or poorly located utilities; inadequate water, sewer, or fire protection facilities; or other similar public improvement deficiencies adversely affecting the Project Area.

14. Provision of assistance, as may be appropriate, to property owners, businesses, and investors to facilitate the rehabilitation or construction of buildings suitable for job generating commercial or industrial, and service uses.

15. Provision, as may be appropriate, of assistance to public and private development entities in the mitigation of environmental conditions that interfere with property development.

16. Promotion of new and continuing private sector investment within the Project Area to prevent the loss of and to facilitate an increase in industrial, and commercial service activity.

17. Creation and development of local job opportunities and preservation of the Project Area's existing employment base consistent with the General Plan.

18. Provision of assistance, as may be appropriate, to ensure the development, by rehabilitation or new construction, of a range of housing types affordable to various segments of the community, within the Project Area and elsewhere in the City in a manner consistent with the provisions of the General Plan and the Redevelopment Law, as they now exist or may hereafter be amended.

PART V. LAND USE REGULATIONS

A. OVERVIEW OF REGULATIONS

The City has adopted a General Plan, which is in full conformance with the State requirements for general plans.

The permitted land uses, land use standards, development goals, objectives and policies, and other evaluation guidelines of this Community Development Plan shall be those set forth in the General Plan, together with the specific redevelopment goals and objectives outlined in Part

