



Design Guidelines

Section 7

Introduction

This section provides design guidelines for new development projects within Downtown Hollister, as well as Downtown projects that involve the rehabilitation of historic buildings. The purpose of these design guidelines is to coordinate and orchestrate the overall development of Downtown so that each development project exudes quality and contributes to a better, more livable, and vital Downtown. It is intended that these design guidelines will provide guidance to property owners, tenants, architects, designers, citizens, and City officials in the preparation, review, and approval of development plans. All development projects are strongly encouraged to follow all applicable design guidelines within this section. However, City staff, the Planning Commission and the City Council will use discretion in applying various provisions of the design guidelines to specific projects. Each guideline may not apply equally to every project. When implementing these guidelines, the overall objective is to ensure that the intent and spirit of the guidelines are followed and that the project respects its surroundings and fosters the desired character and image envisioned for Downtown.

In general, there are four types of buildings that are envisioned within Downtown:

- Main Street Commercial Buildings
- Apartment Flat Buildings
- Townhouse Buildings
- Detached House Buildings

Guidelines for each of the above buildings types are provided below. Some building types have more guidelines than others, but in general they all contain guidelines for site design, facades, roofs, projecting facade elements, and landscaping. In addition, this section includes guidelines for historic buildings that are proposed for rehabilitation and modifications and guidelines for promoting green building design and development.

Some exceptions may be made for certain conditions that require the building to be constructed or sited differently than recommended in these guidelines. Some examples of this include modified setbacks to comply with the requirements of the earthquake fault zone, existing building or site conditions that are maintained, or existing uses not discussed in these guidelines (i.e. gas stations). The Planning Commission and City Council will determine appropriate exceptions to these design guidelines.



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