



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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- Vice-Chair

Item Number: 7.5

MEETING DATE: 08/20/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

**RESOURCE MANAGEMENT AGENCY- A. PRADO, DIRECTOR OF PLANNING AND BUILDING-
Adopt the attached resolution that recommends that the Board of Supervisors adopt the attached
proposed draft ordinance provisions to amend and replace in its entirety San Benito County
Code Title 25 including but not limited to Chapters 25.01 (General Provisions and
Administration), 25.02 (Permits and Other Planning Actions), 25.03 (Zoning Map and Districts),
25.05 (Planned Unit Development), 25.07 (General Development Standards), 25.08 (Standards for
Specific Uses), and 25.09 (Glossary).**
SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

Public Hearing to review and provide recommendations to the Board of Supervisors on proposed text amendments to San Benito County Code Title 25 (Zoning), Chapter 01 (General Provisions and Administration), Chapter 02 (Permits and Other Planning Actions), Chapter 03 (Zoning Map and Zoning Districts), Chapter 05 (Planned Unit Development), Chapter 07 (General Development Standards), Chapter 08 (Standards for Specific Uses), Chapter 09 (Glossary).

The provisions of Title 25 divide the county into districts, within each of which land uses, building standards, building heights and bulk, and surrounding open spaces are regulated as specified. Proposed amendments include but are not limited to: requirements for the expansion of land including appeal regulations for nonconforming uses; updated development plan review thresholds for non-residential, agricultural, and industrial structures; the addition of recycling, and resource recovery as eligible uses in a Public/Quasi Public (PQP) District; removal of Single Family Residential (R1) district; added additional development standards for Residential Multiple (RM) zones to allow up to 25% of the development as

single family and at least 75% as mixed use, including a minimum 10% commercial component; updated development standards including requirements for corner lots to have duets or duplexes; regulations for recreational vehicle usage outside of a recreational vehicle park, storage of recreational vehicles, and requirements for recreational vehicle parks; regulations for the use of commercial and indoor sport shooting and range facilities; regulations for motor vehicle repair and storage in residential zones; standards for permanent and temporary outdoor storage activities; areas of use and definitions for brewery, distillery, winery, and tasting rooms; temporary event standards for block parties; maximum height standards for fences, walls, and screening in required yard area for residential zones; standards for fencing and parking for commercial cannabis activities; updated provisions for crowing fowl permits; regulations for the “good standing” of a business license holder for short-term rentals regarding Transient Occupancy Tax (TOT); regulations for resubmittal subsequent of a Board of Supervisors denial on an application; references to CBC ADA requirements for parking; inclusion of modular homes to Accessory Dwelling Unit (ADU) design standards and permitted up to two (2) ADUs per lot, requirements for permit posting, and provisions for sales tax; streamlining the processing of temporary event permits for small events; clarified battery storage not permitted in zoning districts, and commercial renewable energy sources not permitted in certain zoning districts; and the addition of themed architectural development standards to commercial zones that represent County heritage.

These additions aim to make the current code more clear, concise, and user friendly. These additions also aim to preserve the agricultural and rural nature of San Benito County while implementing regulations for residential, commercial, and industrial districts.

On June 4th, 2025, during a duly noticed public hearing the draft updated Zoning Code was reviewed by the San Benito County Planning Commission, and staff were directed to conduct additional research, including but not limited to, regulations for ADU's, battery storage, crowing fowl, commercial requirements in residential developments, RV space requirements, gun range surveillance regulations, among, and the item was continued to the August 20th, 2025 Regular Meeting. The presentation will be given by staff.

STRATEGIC PLAN GOALS: 1. Operational Development & Excellence

No

STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth

Yes

STRATEGIC PLAN GOALS: 3. Technology

No

STRATEGIC PLAN GOALS: 4. Community Engagement

Yes

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

Staff recommends the Planning Commission of the County of San Benito adopt the attached resolution that recommends that the Board of Supervisors adopt the attached proposed draft ordinance provisions

to amend the attached proposed draft ordinance provisions to amend San Benito County Code Title 25 including but not limited to Chapters 25.01 (General Provisions and Administration), 25.02 (Permits and Other Planning Actions), 25.03 (Zoning Map and Districts), 25.05 (Planned Unit Development), 25.07 (General Development Standards), 25.08 (Standards for Specific Uses), and 25.09 (Glossary).

ATTACHMENTS:

[PC Resolution](#)

[Draft BOS Ordinance](#)

[Redlined - 25.01 General Provisions and Administration.docx](#)

[Redlined - 25.02 Permits and Other Planning Actions.docx](#)

[Redlined - 25.03 Zoning Map and Districts.docx](#)

[Redlined - 25.05 Planned Unit Developments.docx](#)

[Redlined - 25.07 General Development Standards.docx](#)

[Redlined - 25.08 Standards for Specific Uses.docx](#)

[Redlined - 25.09 Glossary.docx](#)

[Free Lance Notice](#)

[Supporting Information for the Allium Solar and Storage Project](#)