



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

Dom Zanger  
District No. 1

Kollin Kosmicki  
District No. 2

Mindy Sotelo  
District No. 3  
Vice-Chair

Angela Curro  
District No. 4  
Chair

Bea Gonzales  
District No. 5

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**Item Number: 4.3**

**MEETING DATE:** 11/26/2024

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Arielle Goodspeed

**DEPT HEAD/DIRECTOR:** Abraham Prado

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY- A.PRADO, PLANNING AND BUILDING DIRECTOR**

(To Be Heard at 1:30 p.m. or soon thereafter as the matter may be heard)

Review and adopt ordinance amendments to delete and restate in their entirety portions of San Benito County code related to Zoning including Title 25 (Zoning) Chapters 25.01 (General Provisions and Administration), 25.02 (Permits and Other Planning Actions), 25.03 (Zoning Map and Districts), 25.07 (General Development Standards), 25.08 (Standards for Specific Uses), and 25.09 (Glossary) as recommended by the Planning Commission in Resolution No. 2024-22.

SBC FILE NUMBER: 790

ORDINANCE NO.: 1075

**AGENDA SECTION:**

PUBLIC HEARING

**BACKGROUND/SUMMARY:**

Hold a public hearing to review and provide recommendation to the Board of Supervisors on proposed text amendments 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), 25.07 (General Development Standards), 25.08 (Standards for Specific Uses), and 25.09 (Glossary). The zoning code codified in Title 25 provides for the division of the county into districts, within each of which the uses of land and buildings and the height and bulk of buildings and the open spaces about them are regulated and specified. Proposed amendments include but are not limited to the addition of landfills, recycling, and resource recovery as eligible uses in a Public/Quasi Public (PQP) District; 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

recreational 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; removal of provision for crowing fowl permits in unincorporated county and for Future Farmers of America/4-H projects; 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; inclusion of low-impact camping as an allowable use in non-residential zones; streamlining the processing of temporary event permits for small events; addition of themed architectural development standards to commercial zones that represent County heritage; and updating the crowing fowl ordinance to better address roosters. These revisions strive to make the code more clear, concise, and user friendly. The presentation will be given by staff.

**RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:**

Yes

**CONTRACT NEEDED FOR THIS ITEM:**

N/A

**RFP AND BID HISTORY:**

N/A

**LAST CONTRACT AMOUNT OR N/A:**

N/A

**CONTRACT HISTORY (Describe all amendments and previous contracts):**

N/A

**STRATEGIC PLAN GOALS: 1. Operational Development & Excellence**

Yes

**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**

No

**BUDGETED:**

N/A

**BUDGET ADJUSTMENT NEEDED:**

N/A

**SOURCE OF FUNDING:**

N/A

**UNFUNDED MANDATE:**

N/A

**SBC BUDGET LINE ITEM NUMBER:**

N/A

**CURRENT FY COST:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends the Board of Supervisors accept the first reading to review the recommended amendments to delete and restate in their entirety portions of code related to Zoning Title 25 (Zoning) Chapters 25.01 (General Provisions and Administration), 25.02 (Permits and Other Planning Actions), 25.03 (Zoning Map and Districts), 25.07 (General Development Standards), 25.08 (Standards for Specific Uses), and 25.09 (Glossary) as recommended by the Planning Commission in Resolution No. 2024-22. as recommended by the Planning Commission in Resolution No. 2024-22, and adopt said amendments on December 10, 2024 during the second reading.

**ATTACHMENTS:**

[Zoning Code Update Presentation](#)

[Zoning 25 Ordinance](#)

[Planning Commission Resolution 2024-22](#)

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

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

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

[Redlined - 25.07 General Development Standards](#)

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

[Redlined - 25.09 Glossary](#)

[Free Lance Notice and Summary of Ordinance](#)