



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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- Chair

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District No. 3

**Robert
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District No. 5
- Vice-Chair

Item Number: 7.3

MEETING DATE: 01/21/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Michael Kelly

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING - Review and provide recommendation to the Board of Supervisors on proposed text amendments to San Benito County Code Title 25 (Zoning) of the San Benito County Code, said amendments including San Benito County Code Chapters 25.01 (General Provisions and Administration), 25.02 (Permits and Other Planning Actions), 25.03 (Zoning Map and Zoning Districts), 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:

In 2022, staff worked with the San Benito County Planning Commission and the San Benito County Board of Supervisors to prepare a comprehensive zoning update, which resulted in the repeal and replacement of Title 25 of the San Benito County Zoning Ordinance. Since adoption of the updated code, both the Board of Supervisors and the Planning Commission have identified portions of the San Benito County Zoning Code that require further amendments to conform with recently enacted state law, implement the 2035 General Plan, improve clarity and usability, modernize land uses and development regulations, and streamline the development review process.

Work on the updated Zoning Code amendments commenced in late 2023. Draft revisions were made available for public review in March 2024, May 2024, and again in November 2024. The Zoning Code amendments returned to the San Benito County Board of Supervisors on March 11, 2025. At that meeting, the Board requested that the following items be brought back for further discussion: loopholes

related to projects returning for approval, thresholds for electric vehicle charging stations requiring Planning Commission review, cannabis security requirements, battery energy storage systems, concerns related to shooting ranges, and provisions of the Animal Code. In addition, the Board referred the topic of boutique hotels to the Tourism Advisory Committee for further review.

At the regular meeting of November 19, 2025, the Planning Commission requested that staff review the zoning amendments currently under development in coordination with the San Benito County Planning Commission and the San Benito County Board of Supervisors, and determine which amendments had been sufficiently vetted to return to the Planning Commission for consideration and advancement to the San Benito County Board of Supervisors for adoption. The zoning amendments identified in Exhibit A of the attached resolution represent those amendments proposed to move forward at this time. Staff anticipates bringing additional sections of Title 25 forward at a subsequent regular Planning Commission meeting.

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

No

STRATEGIC PLAN GOALS: 5. Health & Safe Community

Yes

STAFF RECOMMENDATION:

1. Staff recommends that the Planning Commission of the County of San Benito approve the attached resolution hereby recommending that the Board of Supervisors adopt the attached proposed ordinance provisions to amend the current Title 25 of the San Benito County Code including 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, and 25.09 (Glossary) as identified in Exhibit A of this resolution; and
2. Direct Staff to return with additional zoning amendments as discussed and recommended by the San Benito County Planning Commission to the San Benito County Board of Supervisors and discussed by the San Benito County Board of Supervisors during its regular meeting of March 11, 2025.

ATTACHMENTS:

Draft Resolution for Zoning Code Amendments
Draft Ordinance for Zoning Code Amendments
Visual Presentation re Title 25 Zoning Code Updates
Public Hearing Notice as Published in the Hollister Free Lance January 9, 2026