



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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- Chair

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District No. 5
- Vice-Chair

Item Number: 8.1

MEETING DATE: 02/18/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Michael Kelly

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING - Adopt resolution drafted in accordance with Planning Commission January 21, 2026, disapproval of County Planning file PLN250072, a use permit at 2200 San Juan Hollister Road, approximately 1 3/4 miles west of Downtown Hollister in unincorporated San Benito County, to construct a 100-foot monopine-style wireless communication tower with associated equipment on a 2,500-square-foot lease area. SBC FILE NUMBER: 790

AGENDA SECTION:

REGULAR AGENDA

BACKGROUND/SUMMARY:

At its regular meeting of January 21, 2026, the Planning Commission declined to adopt a motion that would have approved County Planning file PLN250072, a conditional use permit application for a wireless telecommunications monopine structure at 2200 San Juan Hollister Road (Assessor's Parcel 021-020-021). Three members voted against the approval motion while two voted in favor.

At the Planning Commission's request, Planning staff has prepared a resolution containing findings for denial of the proposed use permit.

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

No

STAFF RECOMMENDATION:

In accordance with the Planning Commission's January 21, 2026, discussion, acceptance of public comment, deliberation, and disapproval of a motion to approve the use permit, Planning staff recommends review of the attached resolution containing findings for denial of County Planning file PLN250072.

ATTACHMENTS:

[Draft Resolution for Denial](#)