



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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District No. 5  
- Vice-Chair

**Item Number: 9.2**

**MEETING DATE:** 11/19/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Stephanie Reck

**SUBJECT:**

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

**1. Conduct a public hearing; and**

**2. Review any written and oral comments; and**

**3. Approve Resolution 2025-\_\_\_ recommending approval of REF250003 General Plan Land Use Element and Map Amendment to the Board of Supervisors; and**

**4. Approve Resolution 2025-\_\_\_ recommending approval of REF250003 Subdivision and Zoning Code and Map Amendment to the Board of Supervisors; and**

**5. Direct staff to forward REF250003, to the Board of Supervisors for consideration on December 16th, 2025.**

**SBC FILE NUMBER: 790**

**AGENDA SECTION:**

PUBLIC HEARING

**BACKGROUND/SUMMARY:**

The California Department of Housing and Community Development ("HCD") issued findings that the County's 2023-2031 Housing Element met statutory requirements and would substantially comply with State Housing Element Law (Government Code Section 65580 et seq.) subject to the adoption of the Housing Element and approval of necessary zoning amendments. The County of San Benito Board of Supervisors adopted the 2023-2031 Housing Element Update on May 20th, 2025, and is now required to implement Program 3-2 (residential High Rezone and General Plan Amendment) of Chapter 6: Policy Plan of the Housing Element to achieve substantial compliance (certification).

This project implements Program 3-2 (Residential High Rezone and General Plan Amendment) of Chapter 6: Policy Plan of the Housing Element which is an update to the County of San Benito's General Plan Land Use Element, Land Use Element Map, Code of Ordinances Titles 23 (Subdivisions) and 25 (Zoning), and Zoning Map. The inventory of sites for regional housing needs portion of the Housing

Element focuses on those opportunities available for the County to accommodate and facilitate State law. A highly important component is the sites inventory in Appendix B: Candidate Housing Sites Analysis, which examines locations available to support new housing for persons on all income categories.

The RHNA for the period of 2023-2031 for the COG region is 2,194 new housing units. The table below shows the unincorporated County of San Benito's fair-share contribution.

Income Group	% of County Area Median Income	Total Housing Units allocated	Percentage of units
Extremely Low/Very Low	0-50%	246	32.7%
Low	51-80%	198	26.2%
Moderate	81-120%	103	13.6%
Above Moderate	120% and above	207	27.5%
Total	754		

The analysis concludes that after accounting for units constructed in the 6th Cycle projection period, projects currently in the pipeline, and projected ADU construction, the County has a remaining unmet RHNA of 168 lower-income units. To accommodate the shortfall or any potential unmet need, the County has identified a total of 12 parcels to be rezoned. Rezone sites include 12 parcels (2,044 total units) located in the unincorporated County area along Hollister's city boundaries. The methodology used by County staff for these estimations is provided in greater detail in draft Housing Element's Appendix B: Candidate Housing Sites Analysis. The amount of units that can be provided by these potential housing sites is approximate only and based on density and development standards for the rezone of Residential Multiple zone to 20-45 du/acre; actual housing unit numbers may vary depending on each project proposal. APN's of the 12 sites include: 020-170-037, 020-170-038, 020-170-039, 020-040-059, 020-280-007, 019-140-008, 019-230-032, 020-170-025, 020-080-022, 020-040-036, 020-060-014, 025-350-067.

The following actions will take place as part of Housing Element Program 3-2 (Residential High Rezone and General Plan Amendment):

**General Plan text and map amendments** for implementation of the 6th Cycle Housing Element Program 3-2 (Residential High Rezone and General Plan Amendment). Program 3-2 includes amending text within the General Plan Land Use Element to include a new Residential High (RH) land use district permitting residential density of 20 to 45 dwelling units per acre (du/ac) and amending mapping in the Land Use Element to include 12 candidate parcel sites within the RH land use district.

**Zoning text amendments** to San Benito County Code Title 25 (Zoning) Chapters 25.03 (Zoning Map and Zoning Districts), 25.05 (Planned Unit Development), 25.07 (General Development and Design Standards), and 25.08 (Standards for Specific Uses) to include a new Residential High (RH) zoning district permitting residential density of 20 to 45 du/ac. The provisions of Title 25 provide 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 as specified.

**Zoning map amendments** to rezone the said 12 candidate housing sites from Rural Residential (RR) and Agricultural Productive (AP) to the new proposed Residential High (RH) zoning district. This proposed rezoning would increase allowable residential densities and establish new development standards to increase housing opportunities in the County and improve the County's ability to achieve its Regional Housing Needs Allocation (RHNA).

**Subdivision code amendments** to San Benito County Code Title 23 (Subdivision) Chapters 23.27 (Fire

Design Standards) and 23.31 (Improvement Designs). The provisions of Title 23 implement and supplement provisions of the Subdivision Map Act and are intended to regulate and control the design and improvement of subdivisions, the form and content of all required maps, and the procedures to be followed in securing the official approval of the county regarding the maps.

For more background and summary information please refer to the Staff Report dated November 19th, 2025 attached to this packet as well as the entirety of the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update and (REF250003) Program 3-2 Residential High Rezone and General Plan Amendment in Current Major Planning Projects and Notices page of the County Website <https://www.sanbenitocountyca.gov/departments/resource-management-agency/planning-and-land-use-division/current-major-planning-projects> and in the Accela Citizens Portal: <https://aca-prod.accela.com/SANBENITO/Default.asp>

Additional links provided in attachments:

**HCD Statutory Compliance Letter Dated April 1, 2025:**

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14306/638858601723300000>

**Adopted 2023-2031 Housing Element 6th Cycle:**

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14304/638858592378200000>

**Notice of Intent to adopt a Mitigated Negative Declaration for the Housing Element Implementation Project:**

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14826/638975182063396896>

**Final IS/MND:**

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14907/638985493041034156>

**Errata to IS/MND:**

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14905/638985493031481186>

**Public Comments to IS/MND:**

1. San Benito High School District dated October 10, 2025:  
<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14824/638975173167303703>
2. Monterey Bay Economic Partnership dated October 13, 2025:  
<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14822/638975172995954569>

**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**

Yes

### **STAFF RECOMMENDATION:**

#### **Staff recommends that the Planning Commission:**

1. Conduct a public hearing; and
2. Review any written and oral comments; and
3. Approve Resolution 2025-\_\_ recommending approval of REF250003 General Plan Land Use Element and Map Amendment to the Board of Supervisors; and
4. Approve Resolution 2025-\_\_ recommending approval of REF250003 Subdivision and Zoning Code and Map Amendment to the Board of Supervisors; and
5. Direct staff to forward REF250003, to the Board of Supervisors for consideration on December 16th, 2025.

### **ATTACHMENTS:**

[Presentation 11-19-2025](#)

[Staff Report 11-19-2025](#)

[PC Resolution GPLU Amendment 11-19-2025](#)

[PC Resolution Code Amendments 11-19-2025](#)

[Draft BOS Resolution GPLU Amendment 12-16-2025](#)

[Draft BOS Ordinance Code Amendments 12-16-2025](#)

[San Benito County Housing Element FINAL ISMND](#)

[San Benito County HEU ISMND Errata Responses to Comments Final](#)

[Free Lance Proof 10-31-2025](#)