



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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District No. 3
- Vice-Chair

**Robert
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District No. 4
- Chair

**Celeste Toledo-
Bocanegra**
District No. 5

Item Number: 5.3

MEETING DATE: 11/06/2024

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), 25.07 (General Development Standards), 25.08 (Standards for Specific Uses), and 25.09 (Glossary).

SBC FILE NUMBER: 790

ORDINANCE NO.:

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

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.

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), 25.07 (General Development Standards), 25.08 (Standards for Specific Uses), and 25.09 (Glossary).

ATTACHMENTS:

[Planning Commission Resolution](#)

[Board of Supervisors 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 - 25.07 General Development Standards.docx](#)

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

[Redlined - 25.09 Glossary.docx](#)