



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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Item Number: 7.1

MEETING DATE: 05/20/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Stephanie Reck

SUBJECT:

RESOURCE MANAGEMENT AGENCY - A. PRADO, DIRECTOR OF PLANNING AND BUILDING - County Planning File PLN260023 proposes that the San Benito County Planning Commission consider an appeal of the Director of Planning and Building's April 13, 2026 decision regarding the approval of an Administrative Use Permit for BLD25-00339. The permit authorizes the construction of a 2,400-square-foot metal building within the Single-Family Residential (R-1) zoning district, to be used as a personal garage for storage of personal belongings and as a personal workshop, located at 6860 F Street, Tres Pinos, CA 95075 (APN: 022-210-007). Staff recommends adoption of a Resolution denying the appeal (PLN260023) and upholding the Director of Planning and Building's approval of the Administrative Use Permit for BLD25-00339. The Director of Planning and Building has determined that the proposed accessory structure constitutes a permitted use and is consistent with all applicable building and zoning regulations. SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

County Planning File PLN260022 involves an appeal of the Planning Director's determination of compliance and issuance of an Administrative Use Permit related to Building Permit No. BLD25-00339, which authorized the demolition of an existing approximately 430-square-foot structure and the construction of a new 2,400-square-foot (30' x 80') prefabricated metal accessory building on an approximately 0.84-acre parcel located at 6860 F Street in Tres Pinos (APN: 022-210-007). The project site is developed with a single-family residence in the R-1 zoning district, and the new structure is located toward the rear of the primary residence, replacing the previously existing accessory structure in accordance with permit conditions. The proposed building is intended for use as a personal garage and workshop for storage of personal items, consistent with residential accessory uses identified in San Benito County Code Table 25.02-A, and is subject to a recorded deed restriction limiting use to non-commercial, non-habitable residential purposes.

Although accessory structures are permitted in the R-1 district, County Code Section 25.07.007 limits such structures to 1,000 square feet unless an Administrative Use Permit (AUP) is approved. Because the proposed 2,400-square-foot structure exceeds this threshold, staff determined after permit issuance that an AUP was required, and corrective processing was initiated to address this procedural oversight. The Planning Director subsequently determined that, with approval of the AUP and recordation of the required deed restriction under Section 25.07.006, the project complies with applicable zoning standards. The matter is before the Commission due to an appeal of that determination.

The project also includes fire protection considerations due to the size of the structure. While a fire sprinkler system was recommended by the Fire Department, installation is currently constrained by the Tres Pinos Water District's moratorium on new water service connections, resulting in the system being deemed non-operational until an approved water supply becomes available. The project qualifies for Class 3 and Class 4 categorical exemptions under CEQA for small accessory structures and minor land alterations, as it involves replacement of an existing accessory building on a developed residential parcel with no significant environmental impacts anticipated.

See Staff Report dated May 20, 2026 for additional information and an in-depth discussion.

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 adoption of a Resolution denying the appeal (PLN260023) and upholding the Director of Planning and Building's approval of the Administrative Use Permit for BLD25-00339.

ATTACHMENTS:

[Staff Report - 6868 F Street - Appeal - 2026.05.20](#)
[Fire Department - F street Garage Memo Amended](#)
[Planning Commission Resolution](#)
[Free Lance Page \(Frusetta Appeal\)](#)