



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

**Dom Zanger**  
Board of Supervisor

**Kollin Kosmicki**  
Board of Supervisor

**Roxanne  
Stephens**  
City of Hollister

**Leslie Jordan**  
City of San Juan  
Bautista Council  
Member

**Jill G Pagaran**  
San Juan Bautista  
Tourism  
Organization

**Christian  
Pillsbury**  
Wine Industry

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**Item Number: 6.b**

**MEETING DATE:** 05/28/2025

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Arielle Goodspeed

**SUBJECT:**

Receive and accept presentation from San Benito County Planning Department regarding Title 25 zoning code amendments to promote agrotourism activities in agricultural and rural zoning districts.

**AGENDA SECTION:**

**REGULAR AGENDA**

**BACKGROUND/SUMMARY:**

The draft updated Zoning Code was made available for public review in March 2024, May 2024, November 2024, and then again in May 2025, each time with additional amendments as requested by the Planning Commission and the Board of Supervisors.

The Planning Commission recommended amendments to Title 25 Zoning Code to the Board of Supervisors on November 6th, 2024, via Resolution Number 2024-22.

Staff presented this recommendation to the Board of Supervisors on March 11th, 2025. There was discussion among the board and staff regarding various aspects of the code. Staff were directed to conduct further amendments to the code and bring back the additional points of discussion to the Tourism Advisory Committee, specifically focusing on updating Title 25 zoning code amendments that will help promote agrotourism.

**STAFF RECOMMENDATION:**

1. Receive and accept presentation regarding provisions of Title 25.
2. Discuss and provide staff direction if desired.

**ATTACHMENTS:**

Presentation - Zoning Code Draft Update  
25.02 Permits and Other Planning Actions - Redlined  
25.07 General Development Standards - Redlined  
25.03 Zoning Map and Districts - Redlined