



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

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District No. 4

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District No. 5
- Vice-Chair

Item Number: 7.2

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 - Review and provide recommendation to the Board of Supervisors on proposed text amendments to San Benito County Code Title 25 (Zoning) of the San Benito County Code, said amendments including San Benito County Code Chapters 25.01 (General Provisions and Administration), 25.02 (Permits and Other Planning Actions), 25.03 (Zoning Map and Zoning Districts), 25.07 (General Development Standards), 25.08 (Standards for Specific Uses), and 25.09 (Glossary). SBC FILE NUMBER: 790

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

In 2022, staff commenced work with the San Benito County Planning Commission and Board of Supervisors to prepare a comprehensive zoning update, resulting in the repeal and replacement of Title 25 of the San Benito County Zoning Ordinance. Since adoption of the updated code, both the Planning Commission and Board of Supervisors have identified additional portions of the Zoning Code requiring amendment to conform with recently enacted State laws, implement the 2035 General Plan, improve clarity and usability, modernize land use and development regulations, and streamline development review processes.

Work on the current Zoning Code amendments commenced in late 2023 and includes revisions to Chapters 25.01, 25.02, 25.03, 25.07, 25.08, and 25.09 of the San Benito County Code. Proposed amendments address a broad range of land use and development topics, including revisions to recreational vehicle regulations, accessory dwelling unit (ADU) standards, outdoor storage requirements, short-term rental compliance provisions, zoning definitions and use classifications, fencing and screening standards, development standards for kennels and pet-related uses, accessibility references, and application resubmittal procedures. Additional updates include allowing recycling and resource recovery uses within the Public/Quasi-Public (PQP) District and incorporating provisions related to modular ADUs

and sales tax considerations.

Draft revisions were made available for public review in March 2024, May 2024, November 2024, and March 2025, with revisions incorporated following direction from the Planning Commission and Board of Supervisors. On November 6, 2024, the Planning Commission recommended amendments to Title 25 through Resolution No. 2024-22. The Board of Supervisors reviewed the draft amendments on November 26, 2024, directing staff to conduct additional stakeholder outreach, evaluate consistency with the Agricultural Element, compare definitions with neighboring counties, and prioritize completion of the Agricultural Element.

The Board continued discussion of the amendments on January 14, 2025, and again on March 11, 2025. At the March 11, 2025 meeting, the Board requested additional analysis and discussion regarding loopholes related to projects returning for approval, thresholds for electric vehicle charging stations requiring Planning Commission review, cannabis security requirements, battery energy storage systems, concerns related to shooting ranges, and provisions of the Animal Code. The Board also referred the topic of boutique hotels to the Tourism Advisory Committee for further review.

Staff subsequently presented the proposed amendments to the Tourism Advisory Committee on May 28, 2025, and to the Planning Commission on June 4, 2025, where additional research was requested regarding ADUs, battery storage, crowing fowl, recreational vehicle standards, and surveillance requirements for gun ranges. On August 20, 2025, the Planning Commission directed formation of an ad hoc committee for further review; however, the item was not reconsidered during the remainder of 2025.

At its regular meeting of November 19, 2025, the Planning Commission directed staff to review the zoning amendments currently under development in coordination with the Planning Commission and Board of Supervisors and determine which amendments had been sufficiently vetted to return for consideration and advancement to the Board of Supervisors for adoption. The zoning amendments identified in Exhibit A of the attached resolution represent those amendments proposed to move forward at this time. Staff anticipates bringing additional sections of Title 25 forward at a subsequent regular Planning Commission meeting.

On January 21, 2026, staff presented a reduced and more focused set of amendments to the Planning Commission, which recommended additional revisions and stakeholder outreach regarding kennel regulations and continued the item to March 18, 2026. That hearing was subsequently continued due to improper noticing of the January 21, 2026 meeting. Staff thereafter re-noticed the proposed amendments for a public hearing on May 20, 2026, in accordance with Government Code Section 65854 through publication in the April 24, 2026 edition of the Hollister Free Lance, satisfying the required 20-day noticing period.

See Staff Report dated May 20, 2026 for an in-depth history of the Zoning Code Changes.

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 that the Planning Commission of the County of San Benito approve the attached resolution hereby recommending that the Board of Supervisors adopt the attached proposed ordinance provisions to amend the current Title 25 of the San Benito County Code including 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, and 25.09 (Glossary) as identified in **Attachment A** of this resolution; and
2. Direct Staff to return with additional zoning amendments as discussed and recommended by the San Benito County Planning Commission to the San Benito County Board of Supervisors and discussed by the San Benito County Board of Supervisors during its regular meeting of March 11, 2025.

ATTACHMENTS:

[Staff Report - History of Zoning Code Amendments - 2026.05.20](#)
[Summary of Key Changes Since January 2026](#)
[Planning Commission Resolution](#)
[Board Ordinance - Draft](#)
[Free Lance Page \(Title 25\)](#)