



**SAN BENITO COUNTY
AGENDA ITEM
TRANSMITTAL FORM**

Dom Zanger
District No. 1
Vice-Chair

Kollin Kosmicki
District No. 2
Chair

Mindy Sotelo
District No. 3

Angela Curro
District No. 4

Ignacio Velazquez
District No. 5

Item Number: 1.12

MEETING DATE: 04/22/2025

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Victor Tafoya

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

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

Adopt Resolution Authorizing the County Planning Director to Sign and Accept a Deed Restriction for a Detached Cabana with a Full Bathroom and Wet Bar at 155 Hilltop Road (BLD24-00552, APN 021-220-010) in the Unincorporated Area of San Benito County south of Hollister

SBC FILE NUMBER 790

RESOLUTION NO.: 2025-20

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

The County requests, as part of the approved building permit BLD24-00552, for a detached 390 sq. ft. cabana with a full bathroom and wet bar located at 155 Hilltop Road (APN 021-220-010) in the unincorporated area of San Benito County, east of Hollister.

Pursuant to San Benito County Ordinance 1043 (Zoning) Section 25.07.006(G), an attached or detached accessory structure that contains more than one room, a bathroom, and/or a wet bar must have a deed restriction recorded. This restriction ensures that the structure shall not be altered or used as a dwelling unit or business without obtaining County approval.

Planning staff has prepared the deed restriction document, and the property owners have signed it with notary public acknowledgment. Since this restriction grants the County an interest in real property, the Board of Supervisors must authorize the Planning Director to sign and accept the restriction on behalf of the County.

Upon approval, Planning staff will provide the signed deed restriction to the property owners, who will be responsible for recording the document with the County Recorder's office.

RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:

Yes

CONTRACT NEEDED FOR THIS ITEM:

No

RFP AND BID HISTORY:

N/A

LAST CONTRACT AMOUNT OR N/A:

N/A

CONTRACT HISTORY (Describe all amendments and previous contracts):

N/A

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

No

BUDGETED:

N/A

BUDGET ADJUSTMENT NEEDED:

N/A

SOURCE OF FUNDING:

N/A

UNFUNDED MANDATE:

N/A

SBC BUDGET LINE ITEM NUMBER:

N/A

CURRENT FY COST:

N/A

STAFF RECOMMENDATION:

Staff recommends that the Board of Supervisors adopt the resolution to authorize the County Planning Director to sign and accept the deed restriction for 155 Hilltop Road in compliance with San Benito County Ordinance 1043.

ATTACHMENTS:

[Resolution - Deed Restriction 155 Hilltop Rd.](#)

[Deed Restriction - 155 Hilltop Rd.](#)