



**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: 1.18

MEETING DATE: 04/08/2025

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 Pool House with a Covered Patio and Full Bathroom at 568 Mount Diablo Lane (BLD24-00756, APN 016-110-054) in the Unincorporated Area of San Benito County

SBC FILE NUMBER 790

RESOLUTION NO.: 2025-16

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

The County requests, as part of the approved building permit BLD24-00756, for a detached 768 sq. ft. pool house with a 216 sq. ft. covered patio and full bathroom located at 568 Mount Diablo Lane (APN 016-110-054).

Per San Benito County Ordinance 1043 (Zoning) Section 25.07.006 (G), when an attached or detached accessory structure is designed, arranged, or may be occupied for use as a residence or business (i.e., contains more than one room, a bath, and/or a wet bar), a deed restriction must be 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, Kyle Dickerson & Paige E. Dickerson, 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 568 Mount Diablo Lane in compliance with San Benito County Ordinance 1043.

ATTACHMENTS:

[Resolution - 568 Mount Diablo Lane](#)

[Declaration of Deed Restriction - 568 Mount Diablo Lane](#)