



# SAN BENITO COUNTY ZONING CODE UPDATE

San Benito County Board of Supervisors  
June 28, 2022



# Role of the Planning Commission

- Consists of (5) members appointed by the Board of Supervisors
- Holding public hearings and meetings; required (1) meeting per month;
- Reviewing and recommending any proposed Master or General Plan or Development agreements;
- Reviewing and recommending zoning code regulations;
- Reviewing and recommending the zoning amendments;
- Reviewing and approving subdivision maps;
- Reviewing and approving variances, use permits, site plan and architectural reviews, and other types of planning applications;
- The Planning Commission shall have such further duties and responsibilities as may be assigned to it from time to time by the Board of Supervisors.

# Types of Approval

- Development Plan Review (S,PC,B)
- Administrative Use Permit (S)
- Conditional Use Permit (PC)
- Temporary Use Permit (S)
- Temporary Event Permit (S)
- Crowing Fowl Permit (S)
- Minor Modification (S)
- Variance (PC)
- Reasonable Accommodation (S)
- Zoning Clearance (S)
- Revocation and Modification (S,PC,B)
- Change of Zone (B)
- Zoning Code Amendment (B)

S: Staff

PC: Planning Commission

B: Board of Supervisors

## Minor Subdivisions vs Design Review

Two types of subdivisions, per State Law and County Code Title 23:

- Parcel Map (Minor)
- Tract Map (Major)

Minor Development Review of the design of new homes applies to tracts of up to 10 homes.

Major Development Review applies to tracts of 11 or more homes.

## 20 Homes Per Acre?

- The General Plan provides for density up to 20/acre in the R-1 zone.
- To accommodate this, the Zoning Code requires that some units be multi-family. This wording was inadvertently left out of the draft Zoning Code.
- The draft Zoning Code has been amended as shown on the following slide:

## 20 Homes Per Acre?

|                                                               | RR | R1       | RM |                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------|----|----------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Multiple-family dwellings, <u>condominiums and apartments</u> | -- | See Note | P  | A mix of residential development types is required in the R-1 for projects of more than 5 units where public water and sewer are available. Project must meet General Plan density requirements for the RM land use designation (Land Use Table 3-1) |

# Water-Conserving Landscaping

# Hotel Approval in Ag Zones

- Draft Zoning Code has been updated to provide for Planning Commission approval of hotels in agricultural zones:

| Land Use Classification          | Agricultural Rangeland (AR) | Agricultural Productive (AP) | Rural (R) | Rural Transition (RT) | Notes and Additional Regulations |
|----------------------------------|-----------------------------|------------------------------|-----------|-----------------------|----------------------------------|
| residents of the premises.       |                             |                              |           |                       |                                  |
| Wholesale Plant Nursery          | P                           | P                            | P         | P                     |                                  |
| <b>Commercial Uses</b>           |                             |                              |           |                       |                                  |
| Bed and breakfast establishments | C                           | C                            | C         | --                    |                                  |
| Hotel or motel                   | C                           | C                            | C         | --                    |                                  |

# Food Truck Parking

## Draft Zoning Code has been revised as shown:

The following standards apply to the operation of food trucks:

- 1) Food trucks shall operate with all required health and other permits as required by the San Benito County Code and other applicable state and local regulations.
- 2) Food trucks and any associated improvements or accessories (such as picnic tables or seating) shall not occupy parking which is required to meet the needs of permanent uses on the parcel, and shall not block vehicle circulation or emergency access.
- 3) Restroom and other facilities shall be provided as required by the County Department of Environmental Health.
- 4) Food trucks shall be parked safely and out of the public right of way.

## Planning Commission Recommendation

The Planning Commission on June 1 voted 4-0 to recommend that the Board of Supervisors adopt the updated Zoning Code.

The Board can make staff's recommended changes as part of a motion to approve.

A complete package of approval documents is ready for Board action.

PRESENTED BY



# THANK YOU



# QUESTIONS?