



## SAN BENITO COUNTY PLANNING COMMISSION

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Vice-Chair Robert J Rodriguez II District No. 1	Julio Rodriguez District No. 2	Robert Scagliotti District No. 3	Chair Robert Gibson District No. 4	G.W. Devon Pack District No. 5
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*County Administration Building - Board of Supervisors Chambers, 481 Fourth Street, Hollister,  
California*

### REGULAR MEETING AGENDA April 21, 2021 6:00 PM

**6 P.M. ~ CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**DEPARTMENT ANNOUNCEMENTS**

**PUBLIC COMMENT**

**The San Benito County Planning Commission welcomes you to this meeting and encourages your participation.**

- If you wish to speak on a matter which does **NOT** appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Please complete a Speaker Card and provide to the Clerk prior to the meeting. Except as otherwise provided by law; no action shall be taken on any item NOT appearing on the Agenda or items that have been continued to a future public hearing date. When addressing the Commission, **please state your name for the record**. Please address the Commission as a whole through the Chair. This open forum period is provided to allow members of the public an opportunity to address the Planning Commission on general issues of land use planning and community development. It is not intended for comments on items on the current agenda, any pending items.
- If you wish to speak on an item contained in the Agenda, please complete a Speaker Card identifying the Item(s) and provide it to the Clerk prior to consideration of the item.
- **Each individual speaker will be limited to a three (3) minute presentation.**

**CONSENT AGENDA**

**ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING**

**1. Acknowledgement of Certificate of Posting**

- These items will be considered as a whole without discussion unless a particular item is requested

by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

- If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

## **ADOPTION OF ACTION MINUTES**

2. Adoption of Action Minutes for March 17, 2021.

## **REGULAR AGENDA**

3. **RESOURCE MANAGEMENT AGENCY - B. YOUNG**  
**Zoning Ordinance Update Report and Presentation:** This is a presentation of the County's progress work on the Zoning Ordinance and Zoning Map Update to write an updated zoning ordinance that achieve the vision and goals outlined in the 2035 General Plan. The final product will include priorities outlined in the Housing Element 2014-2015, Specific Plans, Hollister Urban Area Water and Wastewater Master Plans, and current state law. The presentation will be given by staff and the County's consultant, Interwest Consulting Group, Inc. and include a study session on portions of the San Benito County zoning code. ENVIRONMENTAL REVIEW: The report and presentation are not subject to CEQA under State CEQA Guidelines, but the eventual completed Zoning Ordinance and Zoning Map Updates are subject to CEQA under State CEQA Guidelines and an appropriate CEQA document will be included at that time when brought to Planning Commission and Board of Supervisors for action. PLANNER: Arielle Goodspeed / Presenter: Interwest Consulting Group Inc. ([agoodspeed@cosb.us](mailto:agoodspeed@cosb.us))
4. RESOURCE MANAGEMENT AGENCY - B. YOUNG Planning Commission Training - Quasi-adjudicatory matters: Due Process, fair hearing, ex parte communication.

## **DISCUSSION**

5. Cannabis Permit Status Update

## **COMMISSIONER ANNOUNCEMENTS**

## **ADJOURN**

**NOTE:** A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at [www.cosb.us](http://www.cosb.us). All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description. As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department, 2301 Technology Parkway, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department.

**APPEAL NOTICE:** Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the

Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 2301 Technology Parkway, Hollister.

**NOTE:** In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.



# SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

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Eduardo Navarro  
District No. 1

Valerie Eglund  
District No. 2

Robert Eggers  
District No. 3

Robert Gibson  
District No. 4

Robert Rodriguez  
District No. 5

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**Item Number: 2.**

**MEETING DATE:** 4/21/2021

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**DEPT HEAD/DIRECTOR:** Benny J. Young

**AGENDA ITEM PREPARER:** Dana Serpa-Ostoja

**SBC DEPT FILE NUMBER:** 790.2

**SUBJECT:**

Adoption of Action Minutes for March 17, 2021.

**AGENDA SECTION:**

ADOPTION OF ACTION MINUTES

**BACKGROUND/SUMMARY:**

**BUDGETED:**

No

**SBC BUDGET LINE ITEM NUMBER:**

**CURRENT FY COST:**

**STAFF RECOMMENDATION:**

**ADDITIONAL PERSONNEL:**

**ATTACHMENTS:**

Description	Upload Date	Type
Draft Meeting Minutes from March 17, 2021	4/14/2021	Minutes



# SAN BENITO COUNTY PLANNING COMMISSION

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Vice-Chair  
Robert J  
Rodriguez II  
District No. 1

Julio Rodriguez  
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Robert  
Scagliotti  
District No. 3

Chair Robert  
Gibson  
District No. 4

G.W. Devon Pack  
District No. 5

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*County Administration Building - Board of Supervisors Chambers, 481 Fourth Street,  
Hollister, California*

## REGULAR MEETING MINUTES March 17, 2021 6:00 PM

### 6 PM ~ CALL TO ORDER

This meeting was called to order at 6:00 p.m by Chair Commissioner Robert Gibson. All commissioners were present; Chair Robert Gibson, Vice Chair Robert J. Rodriguez II, Julio Rodriguez, Robert Scagliotti and G.W. Devon Pack. County staff members present included County Counsel Joel Ellinwood, Principal Planner Taven M. Kinison Brown, Senior Planner Arielle Goodspeed, Office Assistant II Dana Serpa-Ostojka, RMA Director Benny J. Young, and Assistant Director Building and Planning Robin Bolster-Grant.

### 1. NOTICE OF TEMPORARY PROCEDURES FOR PLANNING COMMISSION MEETINGS

**The March 17, 2021 Special Planning Commission meeting will be available through Zoom (<https://zoom.us/join>) per the instruction stated below, and other methods as described further below. Webinar**

**ID: 974 0805 3639 Webinar**

**Password: 343209**

#### **Public Comment Guidelines**

- The San Benito County Planning Commission welcomes your comments.
- If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, state your first name, last name, and county you reside in for the record.
- Each individual speaker will be limited to a presentation total of three (3) minutes.
- Please keep your comments, brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

**Members of the public may participate in Planning Commission meetings in**

**the following ways:**

**1. Participating by Zoom:**

Three ways to attend Zoom meetings: **over the phone, on a web browser, or through the Zoom App.** Each webinar will have a webinar ID and password, which is a unique number associated with an instant or scheduled meeting (found at the top of this text).

**A. Zoom on Web-browser or Zoom app for Tablet or Smartphone:**

If joining through web-browser, launch the address <https://zoom.us/join> or open the web browser <https://zoom.us/s/97408053639?pwd=OU94NmIFTTZGNHhZZjhtS1hkS2V4Zz09>

Or launch the Zoom app on your Tablet or Smartphone:

1. Select **“JOIN A MEETING”**
2. The participant will be prompted to enter **Webinar ID: 974 0805 3639 and Webinar Password: 343209** and name to join the meeting. The meeting agenda can be found at <https://www.cosb.us/>
3. The participant can launch audio through their computer or set it up through the phone.
4. **Public Comment:** Select the **“Participants Tab”** and click **“Raise hand”** icon, and the Zoom facilitator will unmute you when your turn arrives.

**B. Zoom Audio Only (phone):**

If you are **calling in as audio-only**, please dial **US: +1 669 900 6833 or +1 408 638 0968 or +1 346 248 7799 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923.**

1. It will ask you to enter the **Webinar ID, 974 0805 3639**, followed by the **“#” key** (pound key), then enter **Webinar Password, 343209** which can be found at the top page of the agenda. The meeting agenda can be found at <https://www.cosb.us/>
2. It will then ask for a **Participant ID**, press the **“#” key** (pound key) to continue.
3. Once you enter the Zoom meeting, you will automatically be placed on mute.
4. **Public Comment:** If you are using a phone, please press **“\*9”** (star-nine) to raise your hand, and the Zoom facilitator will unmute you when your turn arrives.

**2. Remote Viewing:**

Members of the public who wish to watch the meeting can view a livestream of the meeting online through either the:

**A. San Benito County Facebook Page:**<https://www.facebook.com/sbccalifornia>

**B. Community Media Access Partnership (CMAP) YouTube**

**Page:** [https://www.youtube.com/channel/UCLj3iW3\\_dsDzbYqnY1KdCvA](https://www.youtube.com/channel/UCLj3iW3_dsDzbYqnY1KdCvA).

**3. Written Comments & Email Public Comment**

Members of the public may submit comments via email by 5:00 PM on the Tuesday prior to the Planning Commission meeting to the Resource Management Agency at [sbcplan@cosb.us](mailto:sbcplan@cosb.us). Regardless of whether the matter is on the agenda, every effort will be made to provide Planning Commission members with your comments before the agenda item is heard.

**If you have any questions, please contact the Resource Management Agency at 831 637-5313 or at [sbcplan@cosb.us](mailto:sbcplan@cosb.us).**

**Pursuant to California Governor Gavin Newsom’s Executive Order N-29-**

**20 issued on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic, members of the County Planning Commission are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present. For the safety of public and County employees, please note the following. As of December 6, 2020 new Regional Stay at Home Order the County Planning Commission meeting of March 17, 2021, will not be open to the public, and will be re-evaluated monthly, all are welcome to participate virtually as discussed above.**

**FAILURE TO COMPLY WITH THE ABOVE GUIDELINES:**

- 1) The individual will be asked to leave the Board Chamber.**
- 2) The Chair will call a recess of the Planning Commission meeting.**
- 3) If the recess does not result in the individual complying with the above requirements or leaving the meeting, the Planning Commission may close the meeting to the public and resume the meeting exclusively through Zoom and phone-in participation, at any point during the March 17 meeting.**

Dana Serpa-Ostoja, Office Assistant II, provided instructions on how to access the Planning Commission meeting through Zoom and how to make a public comment through zoom.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to be led by Chair Commissioner Robert Gibson, District #4.

**ROLL CALL**

All Commissioners were present including Chair Robert Gibson, Vice-Chair Robert J. Rodriguez II, Julio Rodriguez, Robert Scagliotti, G.W. Devon Pack.

**DEPARTMENT ANNOUNCEMENTS**

There were two department announcements. First announcement was the New Staff Coming to RMA Planning Division. The second announcement was an update on the APA American Planning Association.

**2. New Staff Coming to RMA Planning Division**

New Staff Coming to RMA Planning Division.

Principal Planner, Taven M. Kinison Brown introduced The RMA Planning Divisions new staff.

Assistant Director of Planning and Building -Robin Bolster-Grant Started March 15, 2021.

Office Assistant - Dana Serpa-Ostoja Started March 8, 2021

Associate Planner - Himangi Mutha Starting March 22, 2021.

Assistant Director of Planning and Building, Robin Bolster-Grant, briefly introduced herself and background.

**3. Update / APA American Planning Association Membership**

Senior Planner Arielle Goodspeed informed the Commissioners that their APA membership was active and that those who had requested to attend the APA National Planning Conference in May



were now registered.

## **PUBLIC COMMENT**

There was only one public comment made by Valerie Egland who briefly stated that she was presently surprised about the new video quality of the Planning Commission meeting and also happy with the new staff.

## **CONSENT AGENDA**

### **1. ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING**

MOTION:

Motion: Made by **Robert J. Rodriguez II** and seconded by **G.W. Devon Pack**

**5 - 0**

For (5):

Against (0):

*Ayes: Gibson, Pack, Rodriguez, Rodriguez II, Scagliotti*

### **4. ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING**

MOTION:

Motion to approve certificate of posting: Made by **Robert J. Rodriguez II** and seconded by **G.W. Devon Pack**

**Passed 5 - 0**

For (5):

Against (0):

*Ayes: Gibson, Pack, Rodriguez, Rodriguez II, Scagliotti*

### **ADOPTION OF ACTION MINUTES**

MOTION:

Motion to approve action minutes.: Made by **Robert J. Rodriguez II** and seconded by **G.W. Devon Pack**

**Passed 5 - 0**

For (5):

Against (0):

*Ayes: Gibson, Pack, Rodriguez, Rodriguez II, Scagliotti*

### **5. Draft Meeting Minutes from February 17, 2021**

MOTION:

Motion to approve action minutes.: Made by **Robert J. Rodriguez II** and seconded by **G.W. Devon Pack**

**Passed 5 - 0**

For (5):

Against (0):

*Ayes: Gibson, Pack, Rodriguez, Rodriguez II, Scagliotti*

## REGULAR AGENDA

6. RESOURCE MANAGEMENT AGENCY - B. YOUNG Review and report on proposed vacation of the south half of Nash Road between Monterey and West Streets for conformance with the 2035 San Benito County General Plan.

County Counsel Joel Ellinwood presented staff report, power point slides and briefly discussed the project.

Chair Commissioner Gibson asked if there was any public comment.

No public comment.

Chair Commissioner Gibson asked if there are any Commissioner questions or comments.

Commissioner Julio Rodriquez stated that there is public concern regarding traffic.

County Counsel Joel Ellinwood responded, The RMA is addressing those concerns and brought up RMA Director Benny J. Young to speak more in depth on the matter and let the Commissioners know the goal of the vote taking place.

Commissioner Scagliotti asked a question about the new stop sign being installed stopping the flow of traffic.

RMA Director Benny J. Young answered it is a interim traffic control mechanism and is not a long term plan.

Commissioner Scagliotti voiced concern about people using alternate routes to avoid traffic caused by stop sign.

RMA Director Benny J. Young responded it can be resolved in the continuing discussions on the closing of Nash Road.

Commissioner Pack asked two questions regarding Policy ED-1.5 "Quality of Life Improvements." What has been the traffic impact analysis on results of re routing traffic, and what has been the communications between emergency service and Hollister Police Department on response times to affected neighborhoods.

Benny J. Young responded by reminding the Commissioners they are not making a finding on the public safety aspect, but that it will be a continued discussion between The City and The School District.

Chair Commissioner Gibson asked commissioners if there are any more questions or comments.

Commissioner Julio Rodriquez reiterated Commissioner Scagliottis question on the stop sign and clarified its temporary not permanent solution.

RMA Director Benny J. Young reassured the Commissioners it is a temporary solution.

MOTION:

Motion to approve proposed Resolution of the vacation of the south half of Nash Road between Monterey and West Streets for conformance with the 2035 San Benito County General Plan.:

Made by **Robert Scagliotti** and seconded by **G.W. Devon Pack**

**Passed 5 - 0**

For (5):

Against (0):

*Ayes: Gibson, Pack, Rodriguez, Rodriguez II, Scagliotti*

**7. RESOURCE MANAGEMENT AGENCY - B. YOUNG Planning Commission Training - The Open Public Meetings Act (Brown Act) and Public Hearing Due Process / Fair Hearing Procedures**

County Counsel Joel Ellinwood presented the Planning Commission training with a PowerPoint on Open Public Meetings Act(Brown Act) and Public Hearing Due Process/Fair Hearing Procedures.

Chair Commissioner Gibson asked if this satisfied as their ethics training.

County Counsel Joel Ellinwood answered no and explained in detail why.

Chair Commissioner Gibson asked if the Commissioners will be signed up for the ethics training in the next couple months.

County Counsel Joel Ellinwood answered there are online classes and mentions the Commissioners need to turn in the certificate of completion once completed.

Chair Commissioner Gibson thanked County Counsel Joel Ellinwood and the CAO's office.

No Public comment.

**8. RESOURCE MANAGEMENT AGENCY - B. YOUNG Consider establishing an ADHOC Committee with two Planning Commissioners as part of the scoping work to support the planning and development of a county-wide Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP) known as the San Benito County Conservation Plan (SBCCP).**

Senior Planner Arielle Goodspeed presented staff report and briefly discussed proposed ADHOC Committee.

Principle Planner Taven K. Brown elaborated on subject.

No Public Comment.

No Commissioner comment or questions.

Chair Commissioner Gibson asks if any Commissioners wished to serve on the ADHOC Committee.

Chair Commissioner Gibson took one seat on the committee. Julio Rodriguez recommends Commissioner G.W. Devon Pack, because of his background in land use law, Commissioner Devon Pack accepted the second seat on the committee.

## **COMMISSIONER ANNOUNCEMENTS**

Chair Commissioner Gibson asked if there were any Commissioner questions, comments, or other items.

Commissioner Scagliotti asked if he can get his packet mailed to him the Thursday before the meeting so he has more time to review everything in the packet. Coming the Monday before doesn't give enough time.

Principle Planner Taven K. Brown answered the Planning Department is hoping to soon be able to distribute electronic copies. If hard copy is preferred we will do our best to get it in commissioner hands sooner.

Chair Commissioner Gibson Shared his concern on topic of packet distribution.

Principle Planner Taven K. Brown responded commissioners would have packets before the public.

## **ADJOURN**

Motion to adjourn carried 5-0

MOTION:

Motion to adjourn meeting: Made by Julio Rodriguez and seconded by G.W. Devon Pack

**Passed 5 - 0**

For (5):

Against (0):

*Ayes: Gibson, Pack, Rodriguez, Rodriguez II, Scagliotti*



## SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

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Eduardo Navarro  
District No. 1

Valerie Eglund  
District No. 2

Robert Eggers  
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**Item Number: 3.**

**MEETING DATE: 4/21/2021**

**DEPARTMENT: RESOURCE MANAGEMENT AGENCY**

**DEPT HEAD/DIRECTOR: Benny J. Young**

**AGENDA ITEM PREPARER: Arielle Goodspeed / Interwest Consulting Group**

**SBC DEPT FILE NUMBER: 790.2**

**SUBJECT:**

**RESOURCE MANAGEMENT AGENCY - B. YOUNG**

**Zoning Ordinance Update Report and Presentation:** This is a presentation of the County's progress work on the Zoning Ordinance and Zoning Map Update to write an updated zoning ordinance that achieve the vision and goals outlined in the 2035 General Plan. The final product will include priorities outlined in the Housing Element 2014-2015, Specific Plans, Hollister Urban Area Water and Wastewater Master Plans, and current state law. The presentation will be given by staff and the County's consultant, Interwest Consulting Group, Inc. and include a study session on portions of the San Benito County zoning code. ENVIRONMENTAL REVIEW: The report and presentation are not subject to CEQA under State CEQA Guidelines, but the eventual completed Zoning Ordinance and Zoning Map Updates are subject to CEQA under State CEQA Guidelines and an appropriate CEQA document will be included at that time when brought to Planning Commission and Board of Supervisors for action. PLANNER: Arielle Goodspeed / Presenter: Interwest Consulting Group Inc. ([agoodspeed@cosb.us](mailto:agoodspeed@cosb.us))

**AGENDA SECTION:**

REGULAR AGENDA

**BACKGROUND/SUMMARY:**

**BUDGETED:**

No

**SBC BUDGET LINE ITEM NUMBER:**

**CURRENT FY COST:**

**STAFF RECOMMENDATION:**

**ADDITIONAL PERSONNEL:**

**ATTACHMENTS:**

Description	Upload Date	Type
Zoning Code Update PowerPoint Presentation	4/14/2021	Presentation



# SAN BENITO COUNTY ZONING CODE UPDATE: Home Occupations and Rural Home Enterprises

San Benito County Planning Commission  
April 21, 2021



# Zoning Code Update Overview

- Why a Zoning Code Update?
- Purpose of Zoning Regulation
- Components of a Zoning Code
- Topics to be Addressed in Code Update
- Project Timeline
- Next Steps





## Why Update the Zoning Code?

- Code was last comprehensively updated in 1984
- Make the code more clear, concise, and user-friendly
- Implement the 2015 General Plan
- Modernize land uses and regulations
- Streamline development review
- Comply with changes in state law

## Home Occupations and Rural Home Enterprises

The County allows residents to run limited businesses from their homes as a **Home Occupation** or a **Rural Home Enterprise**.

This is separate from, for instance, farming operations that may be permitted in a zoning district.

The Zoning Code update is an opportunity to fine-tune the County's existing regulations.

# Home Occupations

- Allowed in all zones that allow residences
- Must be operated by a resident
- No employees who don't live at the location
- Generally limited in scope to what a “normal” home looks like
- Some specifically prohibited uses (animal hospital, insurance offices)
- Must be operated in the residence



# Rural Home Enterprises

- Only in Ag and Rural Zones (AR, AP, R)
- Must be operated by a resident
- Up to two non-resident employees
- Limited, but broader range of uses (machine shop, auto repair, other commercial and industrial uses)
- Requires Administrative Use Permit (discretionary, can impose conditions on operation)
- Can be in an accessory structure



# Comparison: Zoning Districts

Zoning Districts:	AR	AP	R	RR	R1	RM
Home Occupation	✓	✓	✓	✓	✓	✓
Rural Home Enterprise	✓	✓	✓			

# Comparison: Operations

	Offsite Employees	Minimum Parcel Size	Expanded List of Businesses	Admin. Use Permit with Conditions
Home Occupation	NO	None	No	No
Rural Home Enterprise	YES	5 Acres	Yes	Yes

# Comparison: Operations

	Residence Only	In Accessory Structure
Home Occupation	✓	X
Rural Home Enterprise		✓



## Don't Ever Do These in a Home Occupation:

- Generate traffic “beyond that normal to the district”
- Store materials outdoors
- Create noise, smoke, odors, etc.
- Sell **anything** to customers who come to the location
- Repair vehicles
- Real estate or insurance office
- Teach music or dance to more than one student at a time





## Don't Ever Do These in a Rural Home Enterprise:

- Employ more than 2 offsite people
- Store materials outdoors
- Create noise, smoke, odors, etc.
- Sell anything onsite *not related to the onsite business*
- Open before 8 am, stay open after 9 pm
- Store flammable or hazardous materials
- Teach music or dance to more than one student at a time



## Planning Commission Questions

- Allow Rural Home Enterprise to be operated by a non-resident? (Would require a General Plan amendment)
- Allow more than two offsite employees?
- Allow RHE to open before 8 am?
- Remove minimum 5-acre parcel size for RHE?
- Staff is also proposing simplifying the list of permitted uses (e.g., no need to specify “floral arrangement”) and replacing with performance standards that apply to all types of HO and RHE

# Schedule

Anticipated Dates	Milestone
Oct. 2020	Project Initiation
Nov.-Jan. 2020	Review of Existing Zoning Code and Stakeholder Meetings
Jan. 27, 2021	Zoning Kickoff Presentation
Jan.-Apr. 2021	Draft Zoning Code Document
Apr.-May 2021	Public Review Zoning Code Draft
<b>Apr. 21, 2021</b>	<b>Study Session on Home Occupations and Rural Home Enterprises</b>
Jun.- Jul. 2021	Workshop to Discuss Public Review Draft Code
Jul.-Sep. 2021	Final Draft Zoning Code
Jul.-Sep. 2021	Study Session on ADU Program
Oct.-Dec. 2021	Zoning Code Adoption Hearings

PRESENTED BY



THANK YOU



QUESTIONS?



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

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District No. 1

Valerie Eglund  
District No. 2

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**Item Number: 4.**

**MEETING DATE:** 4/21/2021

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**DEPT HEAD/DIRECTOR:** Benny J. Young

**AGENDA ITEM PREPARER:** Joel Ellinwood

**SBC DEPT FILE NUMBER:** 790.2

**SUBJECT:**

RESOURCE MANAGEMENT AGENCY - B. YOUNG Planning Commission Training - Quasi-adjudicatory matters: Due Process, fair hearing, ex parte communication.

**AGENDA SECTION:**

REGULAR AGENDA

**BACKGROUND/SUMMARY:**

**BUDGETED:**

No

**SBC BUDGET LINE ITEM NUMBER:**

**CURRENT FY COST:**

**STAFF RECOMMENDATION:**

**ADDITIONAL PERSONNEL:**



## SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

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**Item Number: 5.**

**MEETING DATE:** 4/21/2021

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**DEPT HEAD/DIRECTOR:** Benny J. Young

**AGENDA ITEM PREPARER:** Robin Bolster-Grant

**SBC DEPT FILE NUMBER:** 790.2

**SUBJECT:**

Cannabis Permit Status Update

**AGENDA SECTION:**

DISCUSSION - REGULAR MEETING

**BACKGROUND/SUMMARY:**

Status of all cannabis-related use permit processing

- Four proposals reviewed by the Development Review Committee (DRC)
- Two proposal ripened into Use Permit Applications
- PLN200045 (manufacturing, distribution): incomplete pending technical reports submittal to address mapped biotic and cultural resources
- PLN200054 (cultivation, manufacturing and distribution) : 30-day review in process. Preliminary issues raised regarding drainage and fire safety.

RMA efforts to streamline Use Permit processing

- CEQA review/Initial Study to be performed by RMA staff rather than 3rd party vendor
- Proposed changes to allowed use chart to include addition of self-distribution
- Clarification of setback requirements

Other Considerations

- Processing delays due to Covid-19 protocols
- Lack of access to banking and insurance
- Significant market fluctuations and economic uncertainty

**BUDGETED:**

No

**SBC BUDGET LINE ITEM NUMBER:**

**CURRENT FY COST:**

**STAFF RECOMMENDATION:**

**ADDITIONAL PERSONNEL:**