



# County of Monterey Planning Commission

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

**Agenda Item No. 3**  
**Legistar File Number: PC 23-002**

January 11, 2023

**Introduced:** 1/4/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

## **PLN160401 - Moss Landing Commercial Park, LLC**

Continued from December 7, 2022 - Public hearing to consider a General Development Plan and after-the-fact approval of existing commercial cannabis activities in 23 structures, the establishment of commercial cannabis activities in 5 existing structures, and the allowance of on-going multi-tenant commercial, industrial, and commercial cannabis use within 34 structures.

**Project Location:** 7697 Highway 1, Moss Landing, North County Land Use Plan/Moss Landing Community Plan area (APN: 133-172-013-000)

**Proposed CEQA Action:** Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan.

### PROJECT INFORMATION

**Property Owner:** Moss Landing Commercial Park, LLC

**Agent:** Paul Hart, Hart and Associates

**APN:** 133-172-013-000

**Zoning:** Heavy Industrial, Coastal Zone [HI (CZ)]

**Parcel Size:** 183.74 acres

**Flagged and Staked:** No

### SUMMARY/RECOMMENDATION

The subject property is located at the intersection of Dolan Road and Highway 1, in Moss Landing. From the mid-1900s until 2002, the subject property was used by Kaiser Aluminum Refractories and then the National Refractories and Minerals Corporation to produce magnesium oxide, specialties containing magnesium oxide and refractory brick. In 2003, the parcel was purchased by the Moss Landing Commercial Park, LLC. The project site contains 34 existing industrial and warehouse structures. In 2015, commercial cannabis operations began to occur within 23 of the existing 34 structures without the benefit of a Coastal Development Permit. These existing cannabis operations are currently operating under Department of Cannabis Control provisional licenses. The remaining 11 structures are vacant warehouses (7), used for office space (1), industrial workshops (1), or research and development facilities (2). The proposed project includes legalizing the existing cannabis operations, allowing commercial cannabis activities in 5 vacant buildings, and establishing multi-tenant commercial, industrial, and commercial cannabis activities to occur within the existing structures.

On December 7, 2022, the Planning Commission considered the proposed project. Questions regarding the allowed uses of the underlying zoning district, as well as the proposed General Development Plan, were raised by Commission members. After receiving public testimony, the Planning Commission motioned to continue the public hearing to January 11, 2023 to allow the

applicant to work with HCD-Planning staff to revise and clarify the existing and proposed uses of the General Development Plan (GDP). A revised GDP has not been received. Therefore, staff recommends the Planning Commission continue the public hearing to January 25, 2023 to provide the applicant additional time to provide the necessary information.

Prepared by: Fionna Jensen, Associate Planner, Ext. 6407

Reviewed by: Anna Quenga, AICP, Principal Planner

Approved by: Craig Spencer, HCD Chief of Planning

cc: Front Counter Copy; California Coastal Commission; Craig Spencer, HCD Chief of Planning; Anna Quenga, AICP, Principal Planner; Fionna Jensen, Associate Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; North County Fire Protection District; Moss Landing Commercial Park, LLC, Applicant/Owner; Paul Hart, Agent; Kevin Ponce; Department of Cannabis Control; Molly Erickson (Friends, Artists, and Neighbors of Elkhorn Slough); California Department of Fish and Wildlife (Region 4); The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160401