

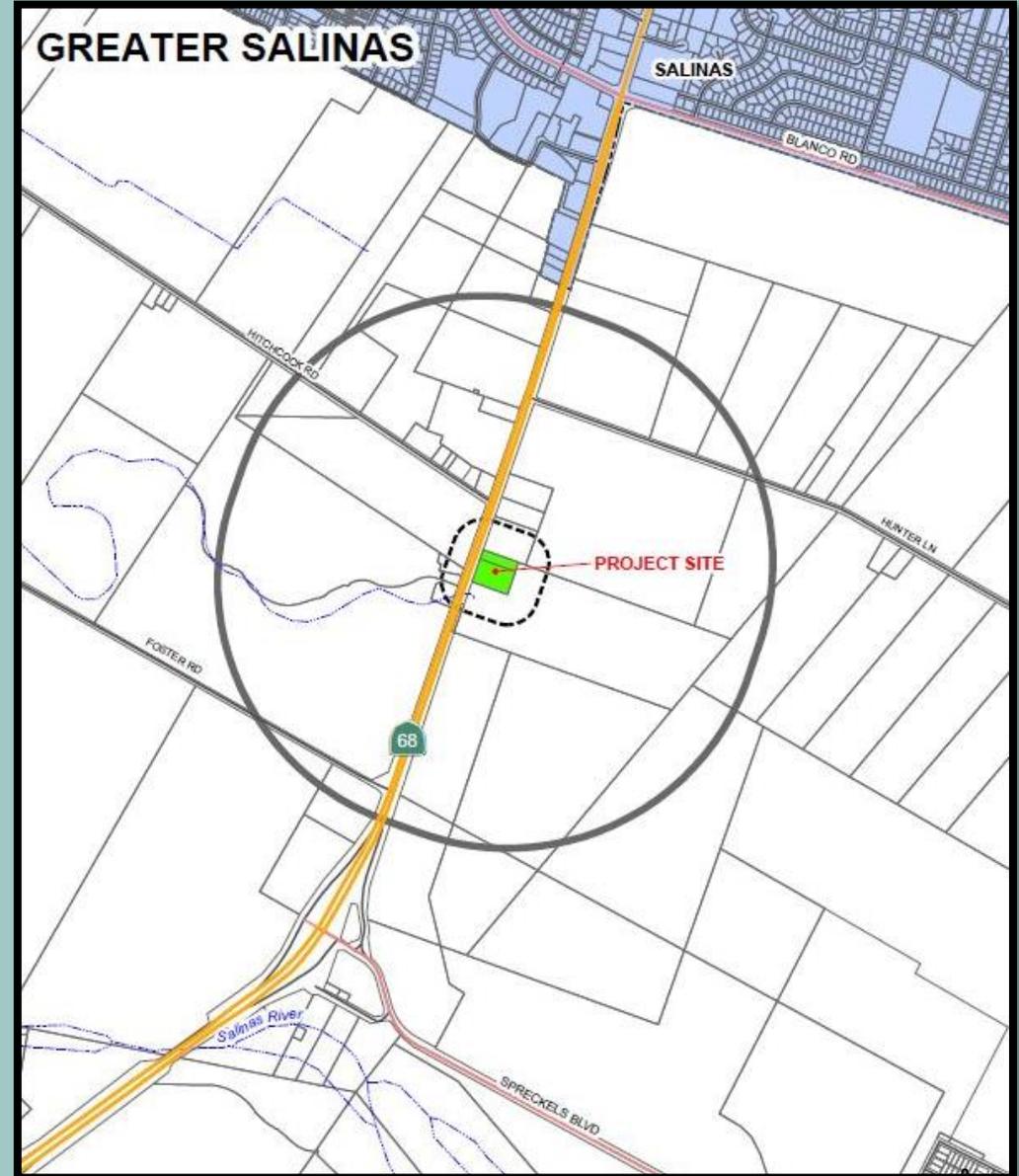


PLN170296 — CABRERA (CHAPIN LIVING TRUST)

January 12, 2021
Board of Supervisors
Agenda Item No. 27

LOCATION

- 115 & 115 A Monterey Salinas Highway
- Farmland/40 acres per unit
- Greater Salinas Area Plan



PROJECT HISTORY

- October 20, 2020: Board Continued item to allow staff discussions with applicant

ALTERNATIVES

- 1. Zoning Code Amendment (Section 21.67)
- 2. Rezone the Property
- 3. Special Treatment Area

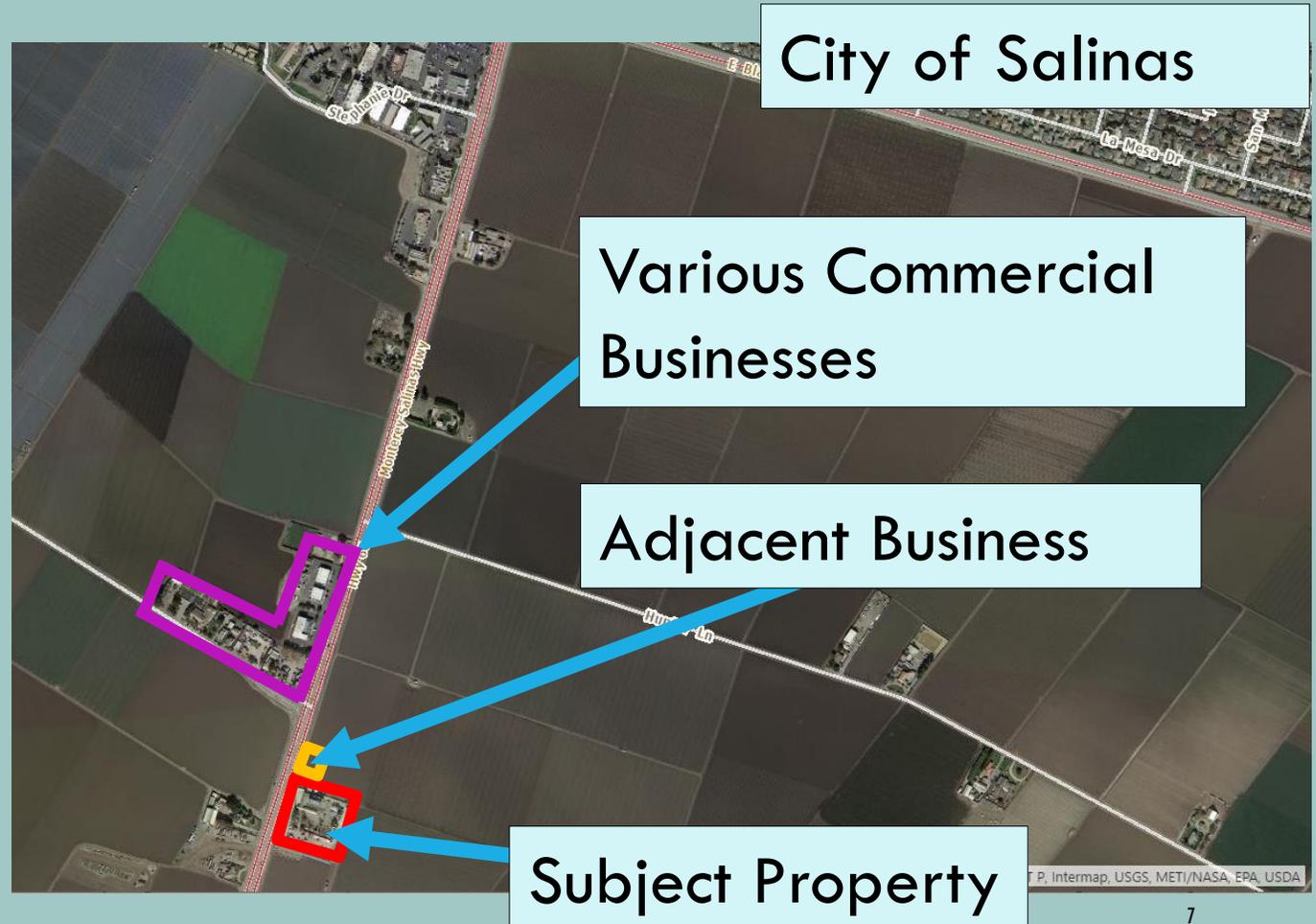
3. SPECIAL TREATMENT AREA

- Allow different uses in a specific area due to unique conditions from what is otherwise allowed in the surrounding land use designation
- General Plan Amendment
- Zone Change
- CEQA Review

SPECIAL TREATMENT AREA: PROCESS

- Planning Commission Recommendation (February 2021)
- Board of Supervisors initiates process (April):
 - Planning Analysis/CEQA Review
- Planning Commission (August)
- Board of Supervisors (October)
 - General Plan Amendment (2 per year)
 - Zoning Amendment
 - Amend Ch 21.67

SPECIAL TREATMENT AREA



OPTIONS: SPECIAL TREATMENT AREA

- Subject property



Subject Property

OPTIONS: SPECIAL TREATMENT AREA

- Subject property
- Subject Property and additional existing businesses



RECOMMENDATION

- Receive an update from staff on options for amendment of the General Plan and zoning for an application (PLN170296/Cabrera/The Chapin Living Trust)
- Provide direction on pursuing a General Plan Amendment and Zoning Amendment to add a Special Treatment Area Overlay for parcel(s) along State Route 68, including the subject parcel; and
- Remand the application to the Planning Commission

