

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:
**CHAPIN DONALD D & BARBARA A CHAPIN
TRS & TANIMURA LAND COMPANY
(PLN170296)
RESOLUTION NO. 26-005**

Resolution of the County of Monterey Planning
Commission recommending that the Board of
Supervisors:

- 1) Find that the project is Categorical Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2;
- 2) Adopted a Resolution to amend the 2010 General Plan, adding Policy GS-1.15 to the Greater Salinas Area Plan, attached hereto as Attachment 1.

The CHAPIN DONALD D & BARBARA A CHAPIN TRS & TANIMURA LAND COMPANY (PLN170296) application came before the County of Monterey Planning Commission on February 25, 2026, at a public hearing. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission hereby makes a recommendation to the Monterey County Board of Supervisors with reference to the following facts and findings:

RECITALS

1. The subject properties located at 111/115/117 Monterey Salinas Highway (APNs: 207-131-004-000 and 207-131-005-000, 207-121-014-000) have historically been designated and zoned Farmland but have been occupied by commercial uses since the 1980s.
2. In 2017, the property owner submitted PLN170296, which originally proposed to amend a General Development Plan (PLN090138) and Use Permit PLN050366 (as amended by PLN060174) that were previously approved for the property located at 115/117 Monterey Salinas Highway (APNs: 207-131-004-000 and 207-131-005-000). The original application requested to allow commercial cannabis retail activities, commercial cannabis non-volatile manufacturing activities, and cannabis cultivation within the existing greenhouse and associated buildings. Chapter 21.67 of the County Code does not allow for cannabis retail sales in the Farmland Zoning District. The subject property is designated and zoned Farmland. Therefore, on August 12, 2020, the Planning Commission denied this application due to inconsistencies with the Zoning Ordinance.

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3. In January 2021, the Board of Supervisors considered the appeal, remanded the item back to the Planning Commission, and directed staff to proceed with processing a Special Treatment Area (STA) over 115/117 Monterey Salinas Highway. Following that decision, Chapin Trust modified the application to remove the proposed cannabis retail and only sought legalization of the existing commercial uses. Adjacent to the Chapin property is a Farmland zoned and designated property (111 Monterey Salinas Highway) that is primarily used for agricultural purposes but also has a small legal non-conforming tattoo parlor on the southwest corner of the property that has existed since the 1980s/1990s. Tanimura Land Company agreed to be included in the STA in 2025.
4. On February 25, 2026, in accordance with Government Code section 65854 – 65857, as well as Monterey County Code Chapter 21.91, the Planning Commission held a duly noticed hearing to consider recommending that the Board of Supervisors amend the Central Salinas Valley Area Plan (text) by adding Policy GS-1.15, which would create a Special Treatment Area over the Chapin and Tanimura properties (APNs: 207-131-004-000 and 207-131-005-000, 207-121-014-000), and allow the historic and ongoing commercial uses to continue but not expand.
5. The proposed General Plan amendment would amend the text of the Greater Salinas Area Plan by adding Policy GS-1.15: *“Special Treatment Area: Chapin and Tanimura- The Chapin and Tanimura properties located at 111/115/117 Monterey Salinas Highway shall be designated a Special Treatment Area. The Special Treatment Area recognizes the historic and ongoing commercial use of the properties despite the agricultural land use designations. On APNs: 207-131-004-000 and 207-131-005-000, the historical existing retail and commercial uses include: 1) the sale of aggregate materials, landscaping, and associated products, 2) rental of agricultural support equipment, 3) hosting of seasonal/promotional events, 4) storage of vehicles, 5) a small concrete batch plant, 5) sale of limited food and drink within the existing market building, and 6) on-site landscaping and other site improvements, and these uses shall be allowed but shall not be expanded to occupy a greater area than the existing use. On APN: 207-121-014-000, the tattoo parlor shall be allowed within the existing structure but shall not be expanded. This Special Treatment Area allows all uses of a similar intensity, density, and character as those listed in this Policy, subject to the granting of a Use Permit.”*
6. When the 2010 General Plan was adopted, these properties continued to be designated and zoned Farmland despite the historical commercial uses that continue to exist today. Therefore, the Board of Supervisors recognizes an error or oversight in the adopted General Plan and modifies the Greater Salinas Area Plan to add Policy GS-1.15.
7. The Board of Supervisors finds that adoption of the General Plan amendment is Categorical Exempt pursuant to CEQA Guidelines section 15301, as the STA only recognizes the existing legal non-conforming commercial uses and limits future expansion, and none of the exceptions of Section 15300.2 apply; and
8. At least 10 days before the public hearing before the Planning Commission, notices of the hearing were published in the Monterey County Weekly, provided to all those who requested notice, and were also posted on and near the project site; and

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9. The Planning Commission consists of ten members, and accordingly, a motion to recommend approval of the amendment requires an affirmative vote of at least six members of the Commission to pass and otherwise fails.

DECISION

Based on the above recitals, the written and documentary evidence, the staff reports, oral testimony, and the administrative record as a whole, that the Planning Commission does hereby recommend that the Board of Supervisors:

1. Find that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301, and that none of the exceptions apply pursuant to Section 15300.2;
2. Adopted a Resolution to amend the 2010 General Plan, adding Policy GS-1.15 to the Greater Salinas Area Plan, attached hereto as Attachment 1.

PASSED AND ADOPTED on this 25th day of February 2026, upon motion of Commissioner Roberts, seconded by Commissioner Monsalve, by the following vote:

AYES: Getzelman, Gomez, Hartzell, Work, Monsalve, Diehl, Roberts
NOES: None
ABSENT: Mendoza, Shaw, Gonzalez
ABSTAIN: None

DocuSigned by:
Melanie Beretti
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Melanie Beretti, AICP
Planning Commission Secretary

GREATER SALINAS VALLEY AREA PLAN

SUPPLEMENTAL POLICIES

1.0 - Land Use

GS-1.15 Special Treatment Area: Chapin and Tanimura - The Chapin and Tanimura properties located at 111/115/117 Monterey Salinas Highway shall be designated a Special Treatment Area. The Special Treatment Area recognizes the historic and ongoing commercial use of the properties despite the agricultural land use designations. On APNs: 207-131-004-000 and 207-131-005-000, the historical existing retail and commercial uses include: 1) the sale of aggregate materials, landscaping, and associated products; 2) rental of agricultural support equipment; 3) hosting of seasonal/promotional events; 4) storage of vehicles; 5) a small concrete batch plant; 5) sale of limited food and drink within the existing market building; and 6) onsite landscaping and other site improvements. These enumerated uses shall be allowed but shall not be expanded to occupy a greater area than the existing use. On APN: 207-121-014-000, the tattoo parlor shall be allowed within the existing structure but shall not be expanded. This Special Treatment Area allows all uses of a similar intensity, density, and character as those listed in this Policy, subject to the granting of a Use Permit.