



## Administrative Permit

Legistar File Number: AP 25-011

February 19, 2025

**Introduced:** 2/6/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN240059 - LUKSIK DANIEL & JANET S TRS**

Administrative hearing to consider allowing the establishment of commercial cannabis activities consisting of mixed-light cultivation, nursery, self-distribution, self and third-party processing and non-volatile manufacturing within existing greenhouses (approx. 145,576 square feet) and an existing 3,200 square foot storage building.

**Project Location:** 50 Zabala Road, Salinas, CA

**Proposed CEQA action:** Consider an Addendum together with a previously adopted Initial Study/Mitigated Negative Declaration per California Environmental Quality Act (CEQA) Guidelines section 15164.

### RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Consider an Addendum together with a previously adopted Initial Study/Mitigated Negative Declaration per California Environmental Quality Act (CEQA) Guidelines section 15164; and
- b. Approve an Administrative Permit to allow the establishment of commercial cannabis activities consisting of mixed light cultivation, nursery, self-distribution, self and third-party processing and non-volatile manufacturing within existing greenhouses (approx. 145,576 square feet) and an existing 3,200 square foot storage building.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 18 conditions of approval.

### PROJECT INFORMATION

**Agent:** Trinh Retterer, JRG Attorneys at Law

**Property Owner:** Luksik Daniel & Janet S TRS

**APN:** 107-011-006-000

**Parcel Size:** 39.76 acres (1,731,746 square feet)

**Zoning:** Farmland, 40 acres per unit or "F/40"

**Plan Area:** Greater Salinas Area Plan

**Flagged and Staked:** N/A

### SUMMARY

Staff is recommending approval of a Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit

conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On February 19, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, February 18, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

#### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services  
Environmental Health Bureau  
HCD-Environmental Services  
Monterey County Regional Fire Protection District

Prepared by: Hya Honorato, Assistant Planner, x5173  
Reviewed and Approved by: Fiona Jensen, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Operations Plans  
Exhibit C - Initial Study/Negative Declaration  
Exhibit D - Initial Study Addendum  
Exhibit E - Staff's Cannabis CEQA Checklist  
Exhibit F - Applicant's CEQA Checklist  
Exhibit G - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District;  
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Fiona Jensen, Acting Principal Planner; Daniel & Janet Luksik, Property Owners; Trihn Retterer, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240059