

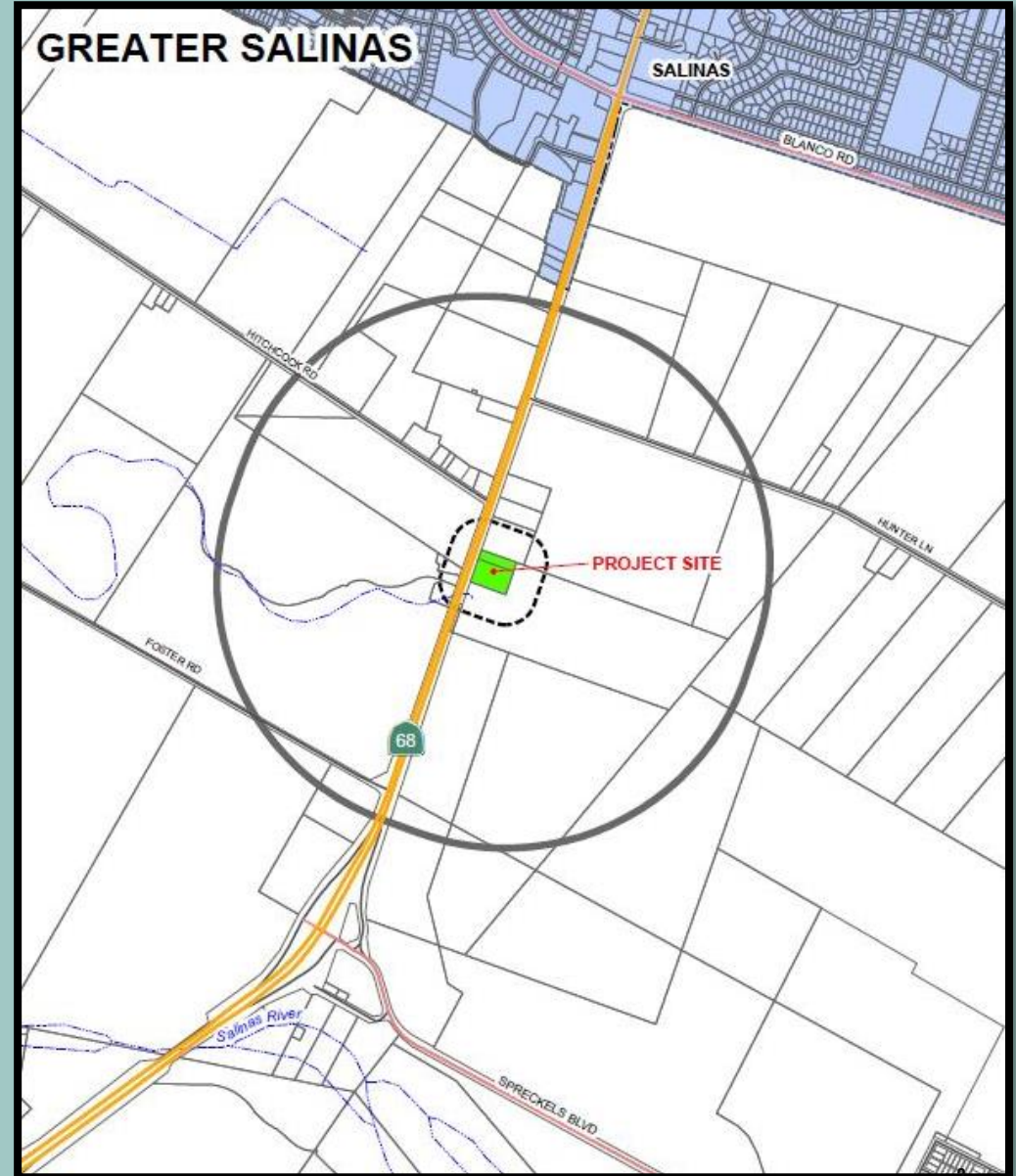


PLN170296 — CABRERA (CHAPIN LIVING TRUST)

October 20, 2020
Board of Supervisors

LOCATION

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



PROJECT COMPONENTS

- Amendment to a General Development Plan to allow
 - Commercial cannabis retail
 - Commercial cannabis processing
 - Cannabis cultivation within an existing greenhouse

PROJECT HISTORY

- September 5, 2017: Development Review Committee
 - Identified zoning conflict, technical matters
- May 2, 2019: Application Submitted
 - Did not include request for zoning change
- August 12, 2020: Planning Commission denied the application
- August 22, 2020: Appeal by property owners Don and Barbara Chapin

SITE PLAN

Existing Greenhouse to be used for Cultivation

Overflow dispensary

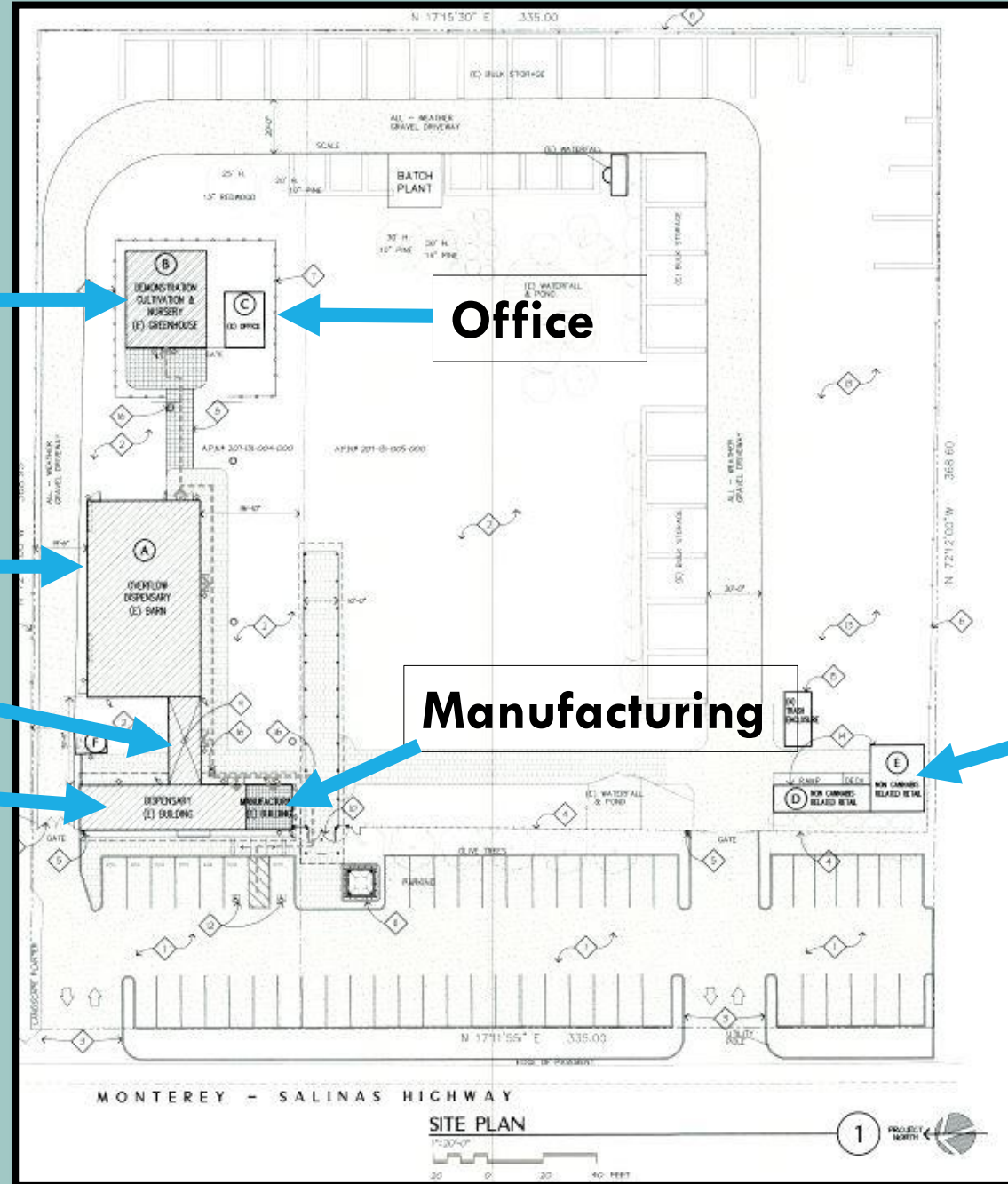
New covered walkway

Dispensary

Office

Manufacturing

Non-cannabis retail



CANNABIS REGULATIONS (21.67.040)

- Cannabis Retailers allowed in:
 - Light Commercial
 - Heavy Commercial
 - Mixed Use
- “Cannabis retailers shall not be allowed in any other zoning district.”

SITE HISTORY

- 1984: Use Permit 3402
- 1996: Use Permit PC 95110
- 2005: Use Permit PLN050366
- 2006: Amendment PLN060174

SITE HISTORY

- 2012: PLN090138 – General Development Plan to clear a code case, allow a produce stand, authorize a lighting plan and a sign program.
 - No commercial retail uses outside nursery related operations
 - Specified no retail space would be added

ZONING INCONSISTENCY

- F/40 zoning regulations do not include retail uses



AGRICULTURAL ADVISORY COMMITTEE

- June 27, 2019
- Voted 4:2 to support staff recommendation for denial

ALTERNATIVES

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

1. ZONING CODE AMENDMENT

- Amendment (Section 21.67)
 - Would allow commercial cannabis retail sales in all Farmland Zoned Properties
 - Countywide implications
 - Conflicts with developed Cannabis regulations

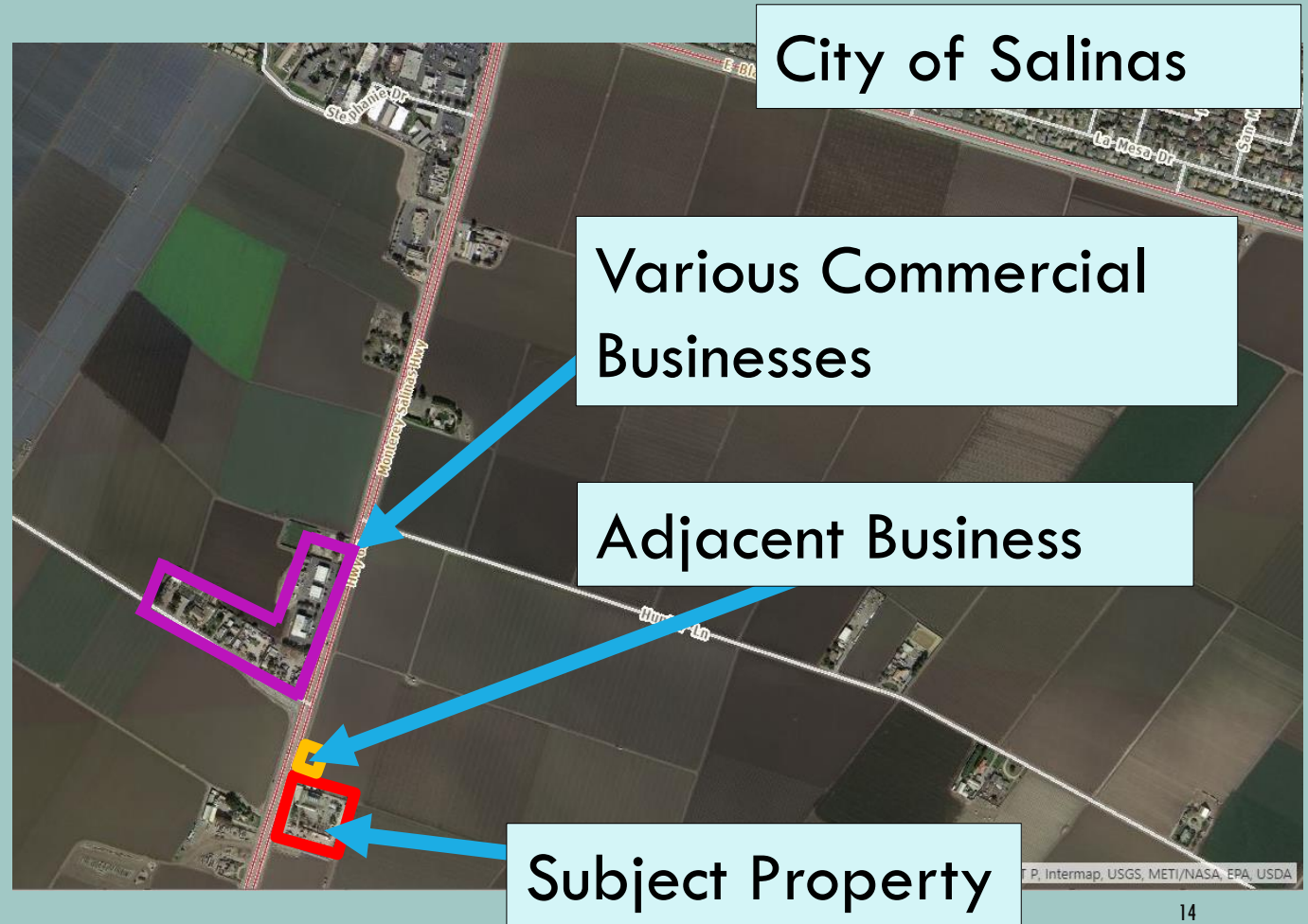
2. REZONE THE SUBJECT PROPERTY

- Farmland → Heavy Commercial, Light Commercial, or Mixed Use
- Requires:
 - General Plan Amendment
 - Amendment to Zoning Map
- Concerns
 - Spot Zoning
 - Conflicts with Greater Salinas MOU



3. SPECIAL TREATMENT AREA

- General Plan Amendment, Zone change
- CEQA Review
- 1-2 year timeline for completion



ADDITIONAL ANALYSIS

- Additional Traffic Study
- Health Risk Assessment
- Coverage Limitations

RECOMMENDATION

- Find that denial of the project is statutorily exempt pursuant to Section 15270 of the CEQA Guidelines; and
- Deny an application requesting to amend a previously approved General Development Plan (PLN090138) and Use Permit PLN050366 (as amended by PLN060174) to allow a commercial cannabis retailer with commercial cannabis processing (edibles), and cannabis cultivation within the existing greenhouse

