



# Monterey County Planning Commission

## Agenda Item No. 2

Legistar File Number: PC 21-013

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

March 10, 2021

Introduced: 3/2/2021

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

### PLN190352 - KIND REAL ESTATE LLC

Public hearing to consider a Use Permit for the demolition of 272,659 square feet of greenhouse (equating to 81.06% of existing coverage) and construction of 215,540 square feet of greenhouse for a total building site coverage of 57.63%, in excess of the 50% maximum coverage allowed in the Farmlands Zoning District. There is an existing permitted commercial cannabis use at the site and the greenhouse replacement would not change that use.

**Project Location:** 2346 Alisal Rd, Salinas, CA 93908

**Proposed CEQA Action:** Categorical Exemption per Section 15302 of the California Environmental Quality Act (CEQA) Guidelines.

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- a. Find that the project, reconstruction of greenhouses, qualifies as a Class 2 Categorical Exemption per Section 15302 of the California Environmental Quality Act (CEQA) Guidelines and none of the exceptions under Section 15300.2 apply; and
- b. Approve a Use Permit to allow:
  1. The demolition of 272,659 square feet of greenhouse (equating to 81.06% of existing coverage) and construction of 215,540 square feet of greenhouse for a total building site coverage 57.63%, in excess of the 50% maximum coverage allowed in the Farmlands Zoning District.
  2. The greenhouse replacement would not change the existing permitted commercial cannabis use at the site.

The attached draft resolution includes findings and evidence for approval of the project subject to four conditions (**Exhibit A**).

### PROJECT INFORMATION:

**Planning File Number:** PLN190352

**Owner:** Kind Real Estate LLC

**Agent:** Salvador Soto

**APN:** 137-141-007-000

**Zoning:** F/40

**Plan Area:** Greater Salinas Area Plan

**Flagged and Staked:** N/A

SUMMARY/DISCUSSION:

The applicant, Kind Real Estate LLC, has submitted plans to redevelop and reconstruct greenhouses at 2346 Alisal Road, Salinas. The existing greenhouses, warehouses, and accessory buildings at the site maintain a non-conforming 63% building site coverage. The site is zoned Farmlands and the Farmlands zone permits a maximum 50% building site coverage for greenhouse properties. Additions to coverage on greenhouse properties are subject to a Use Permit (and not a Variance).

As proposed, the building site coverage will be approximately 58%, which represents a four (4) percent reduction from the current 63% building site coverage. However, the proposed 58% coverage still exceeds the maximum 50% building site coverage under the Farmland (F) Zoning District. Therefore, a Use Permit is required for the proposed construction. Staff has reviewed the Use Permit and is recommending approval because the project reduces the overall coverage at the site, the new greenhouse layout is more efficient, drainage will be controlled on-site, and fire access will be improved.

The site is currently used for commercial cannabis cultivation. On July 25th, 2018, the Planning Commission adopted a resolution approving 272,659 square feet for mixed-light commercial cannabis cultivation, approximately 26,000 square feet for nursery operation, and approximately 6,589 square feet for indoor drying and trimming processing within the greenhouses and warehouses on site (Resolution No. 18-030). The approved cannabis uses will not change other than the reconfiguration of greenhouse space on the site. Because the project reduces the overall size of the greenhouses on the property, this project will not result in any potential intensification in the previously permitted use.

ENVIRONMENTAL REVIEW:

The project qualifies as a Class 2 Categorical Exemptions per the California Environmental Quality Act (CEQA) Guidelines Section 15302 as the project includes replacement or reconstruction of greenhouses without changing or intensifying the use of the property. None of the circumstances described in Section 15300.2 apply. The project has a reduction in the overall size and capacity of operations at the site. There are no historic resources, hazardous waste sites, or other significant environmental impacts that would disqualify this project from a categorical exemption.

OTHER AGENCY INVOLVEMENT:

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

- ✓ Environmental Health Bureau
- ✓ Public Works
- ✓ HCD-Environmental Services
- ✓ Monterey County Regional Fire Protection District

The proposed project was not referred to a Land Use Advisory Committee because there is no Land Use Advisory Committee for the Greater Salinas Area where the project is located.

Prepared by: Michelle Huang, Assistant Planner x5730

Reviewed by: Craig Spencer, Planning Services Manager x5233

Approved by: Erik Lundquist, AICP, Chief of Planning x5154

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The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan

cc: Front Counter Copy; Planning Commission; Craig Spencer, Planning Services Manager; Michelle Huang, Project Planner; Kinds Real Estate LLC, Applicant/Owner; Salvador Soto, Agent; The Open Monterey Project; LandWatch; John H. Farrow; Project File PLN190352.