



3880 Industrial Way, Unit B
Blunt Brothers
Cannabis Microbusiness
20PLN-00104

THE CITY OF
BENICIA
CALIFORNIA

Benicia Planning Commission

March 11, 2021

Project Location

- Benicia Industrial Park
- Site is accessible from Industrial Way
- Existing 2-Unit Structure
- Unit A is occupied by 454 Distribution, a Cannabis Distributor



Zoning

General Industrial

General Plan

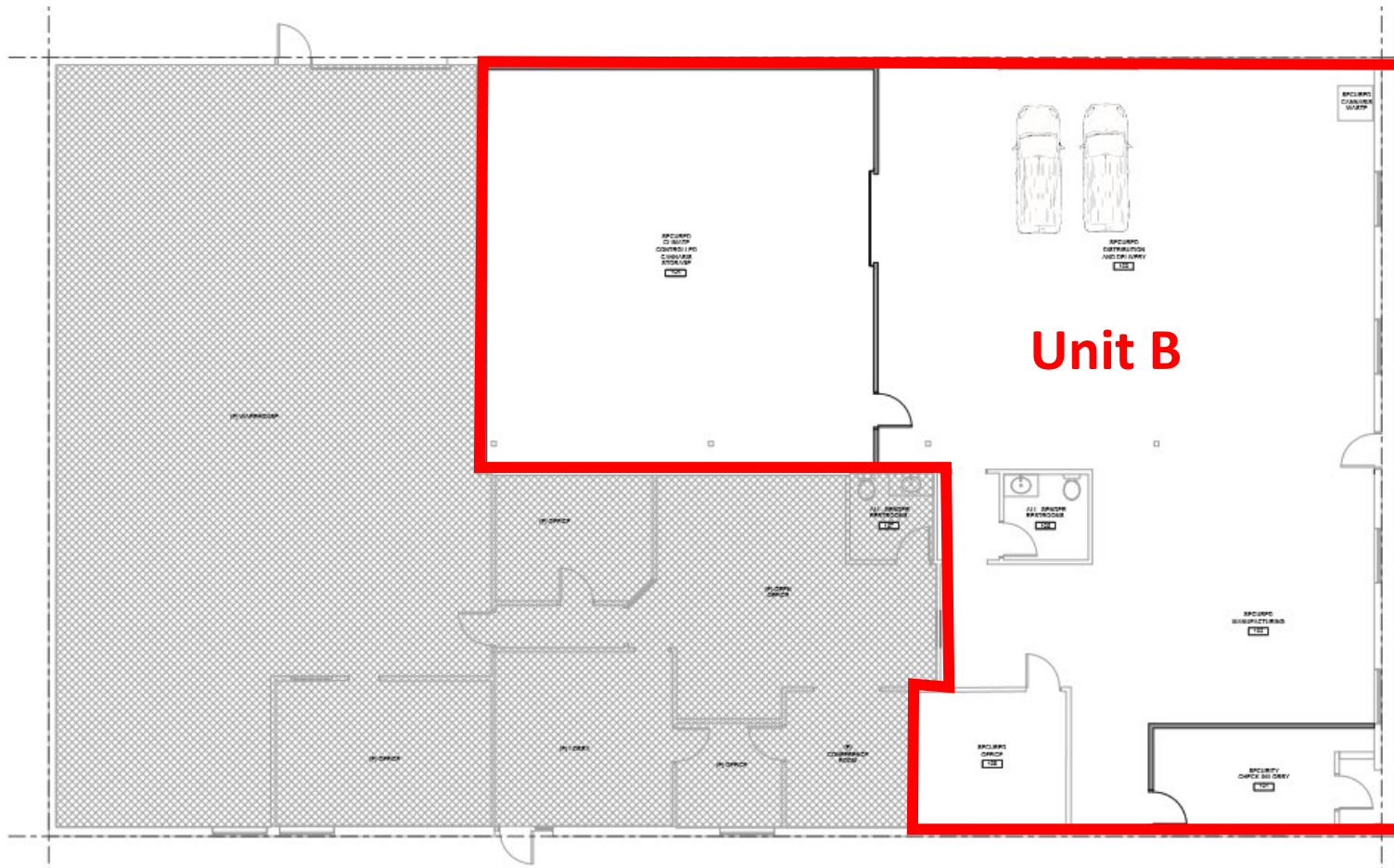
General Industrial



Blunt Brothers - Cannabis Microbusiness

- A **microbusiness** is comprised of at least three of the four types of commercial cannabis businesses:
 - Manufacturing
 - Distribution
 - Cultivation
 - Retail (Delivery or Storefront)
- Proposed Uses: manufacturing, distribution, and delivery
- Initially, they propose mechanical manufacturing, but in the future they do intend to use extraction techniques that would involve the use of volatile or non-volatile solvents

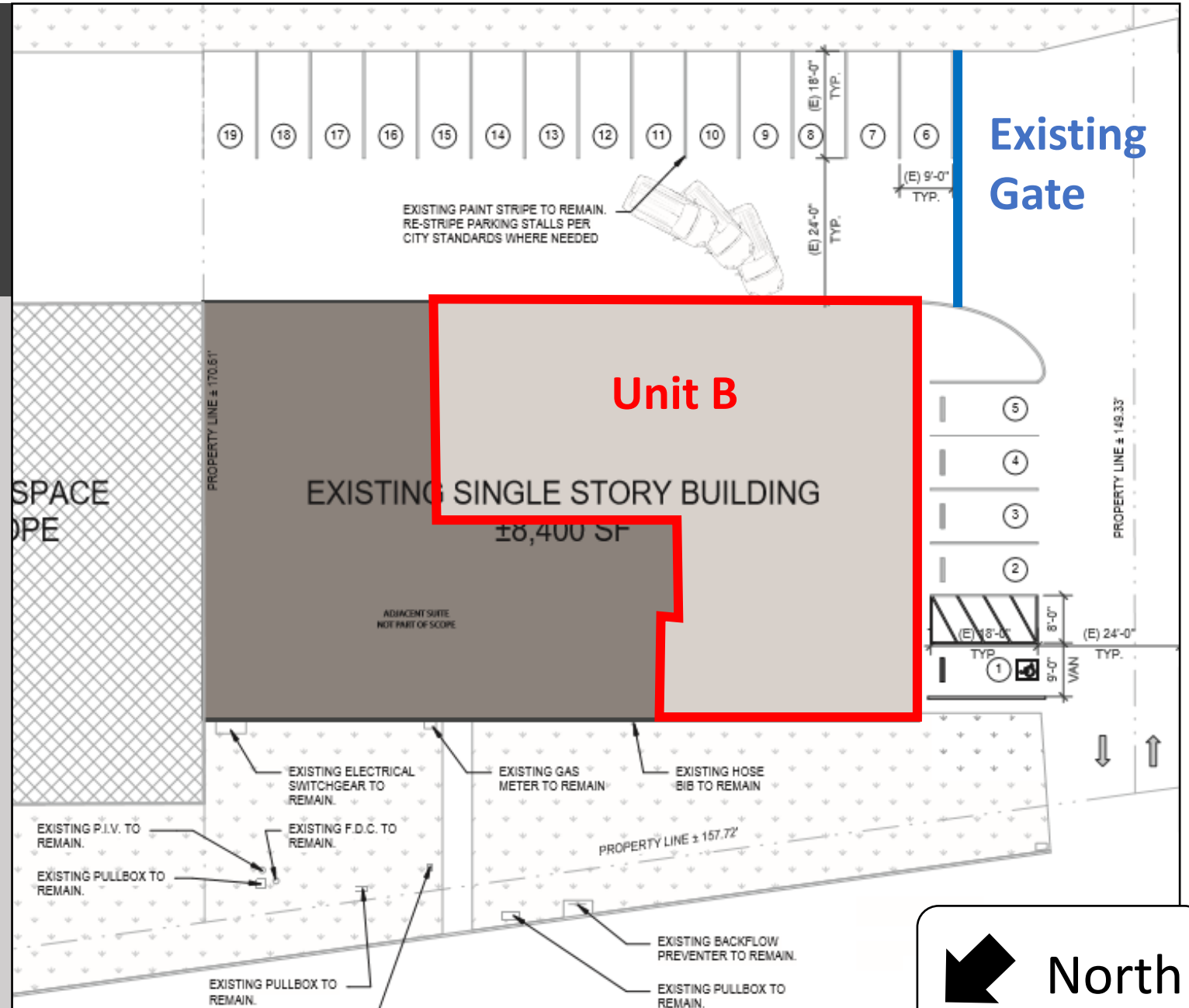
Floor Plan



- Unit B is approximately 4,300 sq.ft.
- Building is approximately 8,400 sq.ft. total
- Includes lobby for screening visitors
- Secured loading area and separate secured storage area

Parking & Circulation

- Applicant proposes 19 parking spaces, including one accessible space, to serve Units A and B
- Only 11 parking spaces are required to serve the existing and proposed uses
- Units A & B share a secured parking area
- Shared driveway (not parking) with property to the south



Southern Elevation of 3880 Industrial Way



Operational Features

- Approximately 18 employees across multiple shifts
- Microbusiness hours: 6 a.m. to 10 p.m.
- Delivery hours: 8 a.m. to 8 p.m.
- Cannabis odors will be confined to the project site (condition)

Public Safety

- Project received tentative Public Safety License approval from Benicia Police Department, which included background checks, review of security plan and operation
- Public Safety License is reviewed annually
- Cannabis Conditions of Approval include operational requirements for delivery use, such as limiting quantities of cash and sharing vehicle information with the Police Department

Manufacturing Recommendation

- Within the next five years, the applicant intends to use extraction manufacturing techniques, which requires the use of specialized equipment and limited quantities of hazardous materials
- Staff recommends that prior to this change in operation the applicant submit information regarding proposed use of hazardous materials and equipment to the City for review and approval at the staff level.

Required Findings of Approval

Cannabis Findings

- **Security and background review** has been completed by Benicia Police Department.
- **Conditions of approval** include requirements for operations and licensing.
- **Proposed location is eligible by zoning.** It is not within 600 feet of a school.
- **Aesthetically and operationally compatible** with surrounding development.

Unlikely to create a public nuisance or present new safety concerns

Use Permit Findings

- **Complies with Benicia Municipal Code & General Plan**, which allows the most intensive industrial uses in this location, and establishes site design standards.
- **Unlikely to result in adverse impacts** as conditioned.

Public Notification & Comment



February 26, 2021 – Notice was mailed to property owners within 500 feet



March 1, 2021 – Notice was posted at property and City Hall

All public comment received by 3pm on March 11, 2021 will be provided to the commissioners and posted online at www.ci.benicia.ca.us/planning.

Any comment received after this time will be read into the record.

California Environmental Quality Act

This project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) which applies to projects involving minor alterations of land with negligible or no expansion of use. The proposed cannabis microbusiness would occupy an existing industrial/warehouse space within the Benicia Industrial Park, which has been used for industrial purposes comparable to those proposed as a part of the cannabis microbusiness (manufacturing, distribution, delivery). Additionally, no expansion of the existing structure or site improvements is proposed. The project would not constitute an expansion of an existing facility or a significant alteration to land use.

Recommendation

Adopt the resolution approving a cannabis use permit for a 4,300 square-foot Cannabis Microbusiness which shall include Manufacturing, Distribution, and Delivery, based on the findings and subject to the conditions listed in the proposed resolution, after a public hearing and determination that the project is exempt from CEQA.