



Legislation Text

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Planning Commission Staff Report

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SUBJECT: Commercial Cannabis Business Permits #24-01 and #24-02, initiated by Oktay Senvardarli, on behalf of Moak, Inc., property owner. This application is to permit the manufacturing and distribution of cannabis on a 43,045 square-foot-vacant lot at 847 Beechcraft Ave. The property is zoned Light Industrial (I-L), with a General Plan designation of Manufacturing Industrial (IND). **PUBLIC HEARING**

ACTION: Approve/Disapprove/Modify

- 1) Environmental Review #24-06 (*Categorical Exemption*)
- 2) Commercial Cannabis Business Permits #24-01 (Manufacturing)
- 3) Commercial Cannabis Business Permits #24-02 (Distribution)

SUMMARY

This application is for two permits to utilize the property at 847 Beechcraft Avenue, for cannabis-related business activities. The permits seek to allow Moak, Inc. to operate a manufacturing and distribution facility for cannabis-related products. The project proposes to construct a new facility on an existing vacant lot. Staff is recommending approval with conditions.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-06 (*Categorical Exemption*), and Commercial Cannabis Business Permits (CCBP) #24-01 and #24-02, per the Draft Resolution at Attachment A and subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

DISCUSSION

Moak, Inc. seeks to construct and operate their cannabis-related business on an existing vacant lot at 847 Beechcraft Avenue.

Project Description

The proposed project will be a cannabis manufacturing facility with the ability to distribute and transport their products. They are proposing to extract oil in addition to producing, packaging and labelling a variety of edible products.

The facility is planned to be approximately 26,000-square-foot 1.5-story concrete tilt-up building. The first floor is planned to be 17,919 square feet in area and the second floor is planned to be about 8,500 square feet in area.

Moak, Inc. shall not sell to the public. They will sell to businesses that are legally allowed to sell their products. The hours of operation are proposed from Monday to Friday, 8:00 a.m. to 5:00 p.m.

The applicant proposes to employ 6 staff members at start-up increasing to up to 22 within a year of operation.

Surrounding Uses

<i>Surrounding Land</i>	<i>Existing Use of Land</i>	<i>City Zoning Designation</i>	<i>City General Plan Land Use Designation</i>
North	Rolling Frito-Lay Sales, LP	Light Industrial (I-L)	Manufacturing/Industrial (IND)
South	Vacant	Light Industrial (I-L)	Manufacturing/Industrial (IND)
East	Vacant	Light Industrial (I-L)	Manufacturing/Industrial (IND)
West	Merced City School District Facilities	Light Industrial (I-L)	Manufacturing/Industrial (IND)

Background

The City adopted its Cannabis Ordinance in 2018 (current Ordinance #2532, revised in 2023). Since then, nineteen (19) CCBPs for non-retail uses (Cultivation, Distribution, Manufacturing, and Testing) have been considered by the Planning Commission. These permit applications would bring our total up to 21, though some of the permits have since been abandoned.

In August 2022, the Planning Commission heard and approved Commercial Cannabis Business Permit #21-05 to cultivate cannabis for medicinal cannabis-based products at this same location. The license was abandoned in October 2023, due to the interest in pursuing the current application.

Findings/Considerations

Please refer to Exhibit B of the Draft Planning Commission Resolution #4135 (Attachment A).

ATTACHMENTS

- A. Draft Planning Commission Resolution #4135
- B. Location Map
- C. Site Plan
- D. Floor Plan
- E. Elevations
- F. Sensitive Use Map
- G. Merced Municipal Code Section 20.44.170
- H. City of Merced Commercial Building Permit Application Submittal Requirements
- I. Environmental Review #24-06 (Categorical Exemption)
- J. Presentation