BENICIA ZONING ADMINISTRATOR HEARING
ZONING ADMINISTRATOR HEARING AGENDA

March 16, 2026
3:00 PM

City Hall Council Chambers

COURTESY ZOOM PARTICIPATION
https://us02web.zoom.us/j/86894967001?pwd=f8nYltbKKqbfENmG6XWLaWYG7anPs2.1
Meeting ID: 868 9496 7001
Password: 365073
Phone: 1 669 444 9171

1. INTRODUCTIONS

2. REVIEW OF AGENDA

3. REFERENCE TO FUNDAMENTAL RIGHTS OF PUBLIC

The fundamental rights of each member of the public can be found in the municipal code posted on the City's website per section 4.04.030 of the City of Benicia's Open Government Ordinance.

4. PUBLIC HEARING

4.A Use Permit Application to Establish Cannabis Testing Laboratory and Determination that Project is Exempt from the California Environmental Quality Act (CEQA)

RECOMMENDED ACTION: The applicant seeks Use Permit approval for a cannabis testing laboratory at 685 Stone Road, Units 9 and 10. The requested Use Permit would allow for the testing of cannabis product in a location that already operates as a full service analytical testing laboratory for non-cannabis materials. The existing facility occupies approximately 2,000 square feet of floor area, with a dedicated entrance and no internal access to adjacent units.
RECOMMENDATION: A DECISION OF THE ZONING ADMINISTRATOR OF THE CITY OF BENICIA APPROVING A USE PERMIT FOR A CANNABIS TESTING LABORATORY AT THE EXISTING LABORATORY BUSINESS LOCATED AT 685 STONE ROAD, UNITS 9-10 (APN 0080-060-100) (PLN-26-4)
Staff Report - 685 Stone Road, Units 9-10
1. Applicant's Plans and Narrative
2. Planning Commission Resolution 20-02; Cannabis Testing Laboratory
PowerPoint Presentation - PLN-26-4

5. COMMUNICATIONS FROM AUDIENCE

6. ADJOURNMENT

Public Participation

The City of Benicia welcomes your interest and involvement in the City's legislative process. Persons wishing to address the Council, Board, Commission or Committee (CBCC) are asked to voluntarily complete a speaker request form, available at the entrance of Council Chambers, and submit it to the meeting Secretary/City Clerk. Speakers, addressing the CBCC at the time the item is considered, are requested to restrict their comments to the item as it appears on the agenda and stay within the three-minute time limit. The Brown Act does not permit the CBCC to take action on items brought up during the Public Comment period.

As a courtesy, and technology permitting, members of the public may participate remotely. Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. Meetings will not be cancelled due to technical difficulties. The meeting can also be observed on Cable T.V. Broadcast - Check with your cable provider for your local government broadcast channel, or livestream online at www.ci.benicia.ca.us/agendas.

Americans with Disabilities Acts

The City of Benicia is committed to providing meeting facilities that are accessible to persons with disabilities. Meeting materials in alternative formats, a sign language interpreter, real-time captioning, assistive listening devices or other accommodations can be requested by calling (707) 746-4200 or by emailing ADACoordinator@ci.benicia.ca.us, at least four working days prior to a meeting. Assistive listening devices may be obtained at the meeting.

Meeting Procedures

Pursuant to Government Code Section 65009, if you challenge a decision of the CBCC in court, you may be limited to the issues raised during the meeting or in written correspondence delivered to the CBCC by the meeting. You may also be limited to a ninety (90) day statute of limitations when challenging certain administrative decisions, including any final decisions regarding planning or zoning.

The decision of the CBCC is final as of the date of its decision unless judicial review is initiated pursuant to Code of Civil Procedure Section 1094.5. Any such petition for judicial review is subject to the provisions of Code of Civil Procedure Section 1094.6

Public Records and Writings Received After Agenda Posting

A printed version of the agenda packet for this meeting is available at the Benicia Public Library during regular working hours. To the extent feasible, the agenda packet and any writing or documents related to an agenda item for this meeting provided to the CBCC, will be made available for public inspection on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." A complete recording of each meeting is available online at www.ci.benicia.ca.us/agendas.

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