

Commercial Cannabis Permit Workshop Questions and Answers

The following questions were asked at the Commercial Cannabis Permit workshop conducted at City Hall on Tuesday, January 8, 2019.

1. What Zoning is required for delivery services? Light Industrial?

Response: Commercial Cannabis businesses in the City, such as delivery businesses (also referred to as “Nonstorefront Retail”) are permitted in a specific area within the General Industrial zoning district shown in green on the “Buffer Zone” map on the City’s Cannabis website. Cannabis businesses within the allowable zoning area are subject to approval of a Commercial Cannabis Permit, Conditional Use Permit, and a Business License.

In accordance with State Law, a business that delivers cannabis to customers in American Canyon may be located outside the City. These businesses require approval of a Commercial Cannabis Permit and a Business License before operating in the City of American Canyon.

2. Given the lack of inventory for available real estate in the Green Island (General Industrial zoning district) zone, will consideration be given to an application for an undeveloped property?

Response: An application for a Commercial Cannabis Permit may be submitted for an undeveloped property. The Commercial Cannabis Permit application would need to be accompanied with a Design Permit application. The Design Permit application would address all site-planning issues related to construction of a new building and site for the Commercial Cannabis business. The Design Permit application process is described in the zoning code (American Canyon Municipal Code Chapter 19.41).

Commercial Cannabis Permit and associated Design Permit applications would be limited to the General Industrial zoning district shaded green on the “Buffer Zone” map on the City’s Cannabis website.

3. Is a pre-existing lease necessary for the permit application process? (ie: Petaluma did not require applicants to have leases as they knew those approved would have little to no problem leasing space).

Response: The Commercial Cannabis Permit application requires the applicant to identify a specific location. A pre-existing lease necessary is not necessary, but the property owner must authorize the application submittal.