

**SPECIAL PLANNING COMMISSION MEETING
THURSDAY, JANUARY 27, 2022**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PH 22-002

Proposed Cannabis Cultivation, Manufacturing, and Distribution Facility Requiring Approval of Conditional Use Permit and Administrative Use Permit (Application No. 202101300) Located at 2459 Radley Court (Assessor Parcel Number 439-0058-061-00). Alberto Giannecchini, Mijosa LLC dba G3 Consumables, Inc. (Applicant); Giannecchini Holdings, LLC (Owner).

Conditional Use Permit & Administrative Use Permit

Proposed Cannabis Facility with Cultivation,
Manufacturing, and Distribution Activities

Planning Commission Public Hearing
January 27, 2022
Elizabeth Blanton, AICP, Senior Planner





Winton Ave.

Project Site ★

Cabot Blvd.

Railroad

Clawiter Rd.

Depot Rd



Project Location

- ✓ 2459 Radley Ct.
- ✓ 1.08 acre

Zoning District

- ✓ Industrial Park (IP)

General Plan Land Use Designation

- ✓ Industrial Corridor (IC)

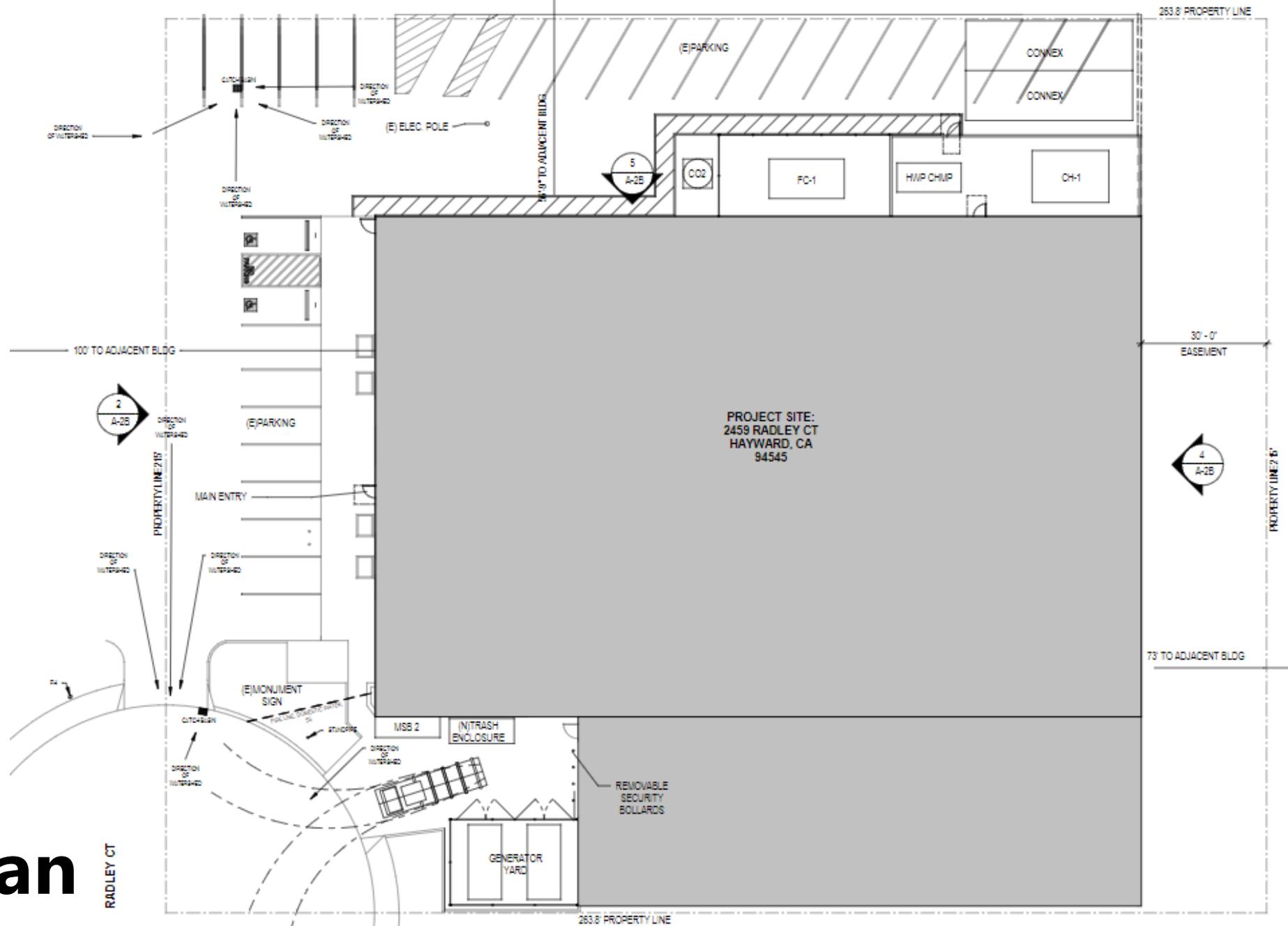
Project Site



Existing Conditions



Surrounding Area



Site Plan

RADLEY CT



Business Operations

Business Components

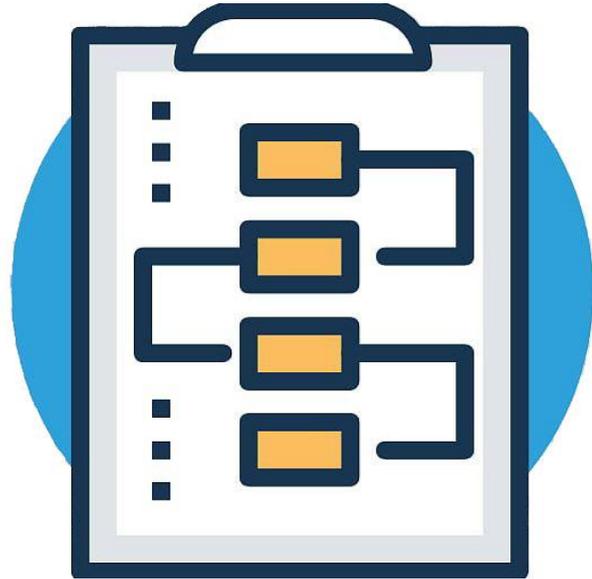
- ✓ Cultivation
- ✓ Manufacturing
- ✓ Distribution

Hours of Operation

- ✓ Cultivation & Manufacturing: 24/7, with human input generally occurring 8:00 a.m. - 5:00 p.m.
- ✓ Distribution component: 8:00 a.m. - 5:00 p.m. Monday through Friday

Safety and Security Plan

- ✓ On-site security guard
- ✓ Alarm system and security cameras
- ✓ Controlled entry for visitors
- ✓ Interior vehicle loading/unloading area



Business Operations

Environmental Plan

- ✓ Odor Mitigation Plan prepared by a licensed professional
- ✓ Sustainability
 - ✓ *Water capture, recycling, and water filtration system*
 - ✓ *Automated drip irrigation system*
 - ✓ *LED grow lights*

Community Benefits

- ✓ Local hiring preference
- ✓ Partnerships with local nonprofits
- ✓ Community donations



The application is consistent with the following General Plan goals & policies:

- ✓ Policy LU-2.16: Uses to Attract the Creative Class
- ✓ Policy ED – 1.4: Emerging and Growing Business Sectors
- ✓ Goal ED-2: Local Entrepreneurship

Consistency with General Plan

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approve the Conditional Use Permit and Administrative Use Permit for the proposed cannabis facility to allow cultivation, manufacturing, and distribution activities based on the required Findings and subject to the Conditions of Approval



2459 Radley Ct

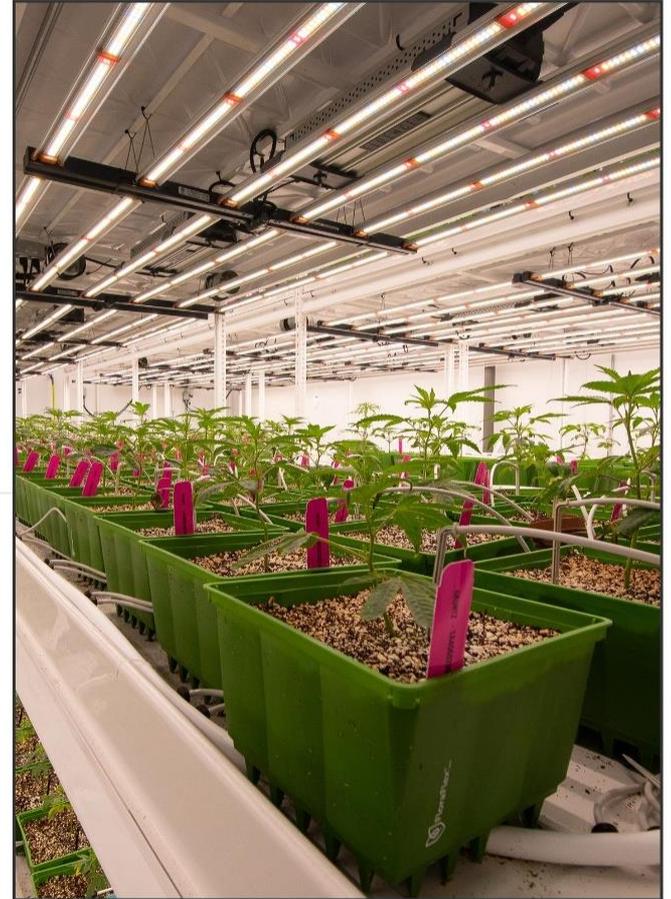
MIJOSA LLC

2459 Radley Ct., Hayward CA 94552

MIJOSA'S COMMITMENT

Mijosa is committed to providing safe access to Adult-Use Cannabis products for our legal consumers. We treat our customers with integrity, respect and honesty. In doing so, we SET A HIGHER STANDARD and continually strive to exceed our industry expectations.

We are dedicated to keeping our business private and discrete, while providing safe, comfortable, and affordable access to the highest quality Cannabis products to meet individual needs. Our mission is to run a legal and socially responsible Cannabis Cultivation Site. We will not sell any products to direct consumers at the site. We sell directly to dispensaries, distributors or manufacturers. Our site will be primarily occupied by employees.





ALBERTO GIANNECCHINI, CEO

ALBERTO GIANNECCHINI

Alberto Gianneccchini, is a Castro Valley native. He and his family have run businesses out of the current proposed cannabis cultivation site for the past 30 years. The real estate and commercial pharmaceutical facility operational expertise that Alberto brings to the table ensures that all neighbors' rights to quiet enjoyment are managed and maintained.

- **25 YEARS WORKING IN BIO/PHARMA CONTROLLED ENVIRONMENTS.**
- **REPRESENTED JOHNSON & JOHNSON IN FDA & EU AUDITS.**
- **MANAGED BILLION DOLLAR COMMERCIAL ASSETS FOR THE LAST 10 YEARS.**
- **HVAC DESIGN AND OPERATION SUBJECT MATTER EXPERT.**
- **DEMONSTRATED TRACK RECORD OF EXCELLENCE IN CONSTRUCTION MANAGEMENT & DESIGN**
- **OWNED MIJOSA'S CULTIVATION SITE FOR 30 YEARS.**

BRANDON LEVINE

Brandon Levine, a Santa Rosa native has been in the cannabis industry for over 20 years and has become respected in the community for his knowledge and the manner in which his facilities operate. Brandon owns three cannabis retail dispensaries, a distribution license as well as an active cultivation facility and is under going construction for another two grows.

- **20 YEARS OF COMMERCIAL CANNABIS CULTIVATION SUPPLYING CANNABIS RETAILERS FROM SANTA ROSA TO L.A.**
- **18 YEARS OF BUSINESS MANAGEMENT.**
- **FLAGSHIP MERCY WELLNESS OPENED IN JUNE 2010, 11 YEARS OF CANNABIS RETAIL EXPERIENCE AS AN OWNER/OPERATOR.**
- **11 YEARS OF DISTRIBUTION AND PACKAGING EXPERIENCE.**
- **3 YEARS OF OPERATING FLEURON, INC. A LICENSED TECH-ADVANCED COMMERCIAL CULTIVATION FACILITY.**
- **CONSTRUCTION BACKGROUND.**



BRANDON LEVINE, PARTNER

SAFETY & SECURITY



OVER 70 CAMERAS PLACED IN AND AROUND THE FACILITY WITH 24/7 MONITORING AND FEED TO THE CITY OF HAYWARD POLICE DEPT.



REMOTE LOCATION WITH ONE WAY IN AND OUT COURT ACCESS.



SECURE AND STRONG CONCRETE AND METAL BUILDING CONSTRUCTION



INTERIOR ROOM AND ACCESSIBILITY DESIGNED TO CREATE MULTIPLE RINGS OF SECURITY



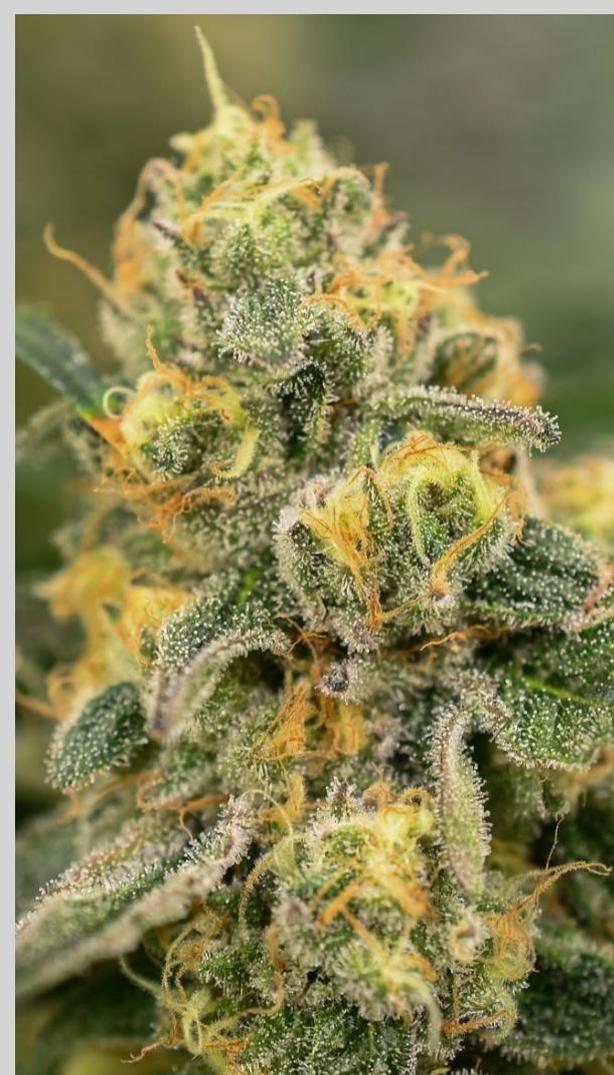
SECURITY PLAN REVIEWED AND APPROVED BY THE CITY OF HAYWARD POLICE DEPARTMENT



BUILDING IS PLAIN AND OBSCURE OF ANY USE INDICATORS. THE ONLY THING VISIBLE WILL BE THE CAMERA SYSTEM.



DELIVERIES AND PICKUPS ARE INFREQUENT AND NOT CONSISTENT.



ODOR

- **HVAC**

High end HVAC carbon filtration for the entire facility to eliminate all odors from air exiting the building

- **AIR TIGHT**

Compartmentalization of rooms with odors to avoid any leakage within or out of the facility.

- **CONTROLS**

Pharmaceutical manufacturing plant design to ensure compartmentalization of odors into specific rooms.

- **SAFETY**

Clean agricultural operation produces no toxic or hazardous chemical fumes or vapors

NEIGHBORHOOD COMPATIBILITY

• INDUSTRIAL ZONING

Mijosa's site is located at the end of a cul-de-sac surrounded by large commercial industrial buildings.

• INCREASE SECURITY

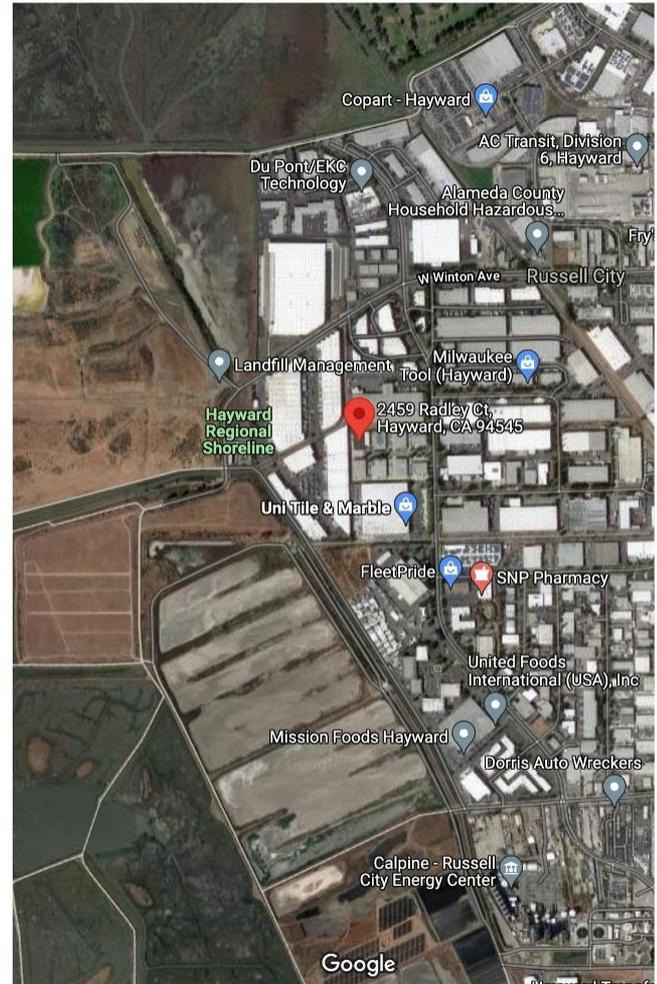
Increased security presence, video cameras and 24/7 monitoring will increase the safety of the neighborhood.

• NEIGHBORS

Walked door-to-door and spoke with business neighbors about the project and gave contact info should any problems arise.

• NEARBY USE

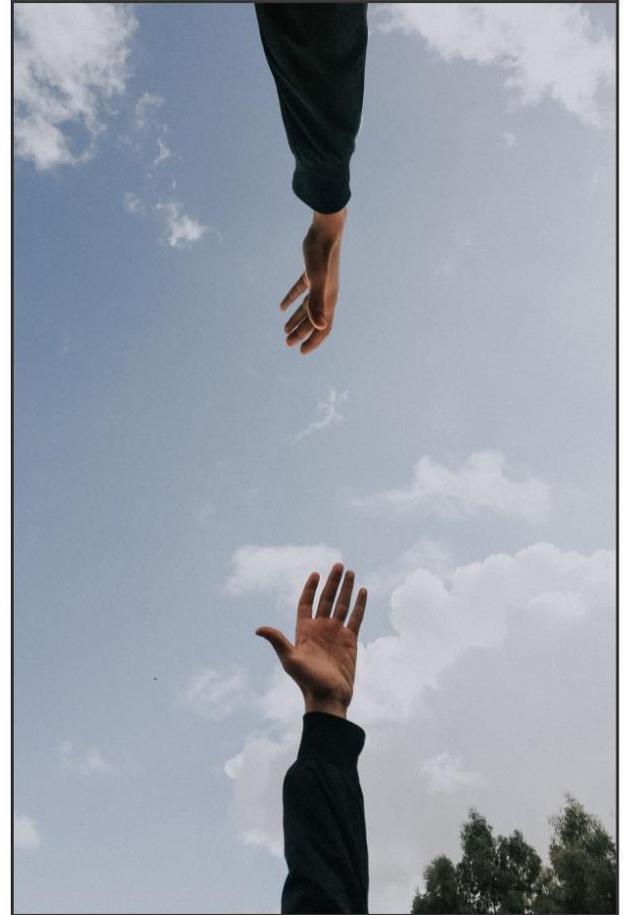
There is an existing approved cannabis facility in the neighborhood.



EDUCATION OUTREACH

Health Education and Prevention Strategies for Youth and Adult Education and Substance Abuse Prevention

Mijosa and its management team is committed to combating and preventing both youth and adult substance abuse in the City of Hayward through the development of actionable measures to be enforced during all stages of commercial cannabis operations. To expand the impact of Mijosa's commitment to the mitigation of substance abuse in the City of Hayward beyond the store, Mijosa has reached out to several existing local substance abuse treatment and education organization to discuss educational partnerships and community involvement.



COMMUNITY BENEFIT

Mijosa, LLC will have a unique opportunity to become a major employer in Hayward across multiple disciplines and skill levels, including: production, cultivation, processing and sanitation. Thus, with tremendous respect this opportunity and responsibility, Mijosa, LLC will focus on employing local Hayward residents, including individuals and businesses. Mijosa, LLC will prioritize diversity when hiring employees and contractors, and promote a socially inclusive workforce.





THANK YOU!

QUESTIONS?