

Benbow Properties Inc
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November 25, 2019

Benbow Properties Inc (BPI) is petitioning to request a zoning change from C-1 to C-2. Our purpose is to adapt this property to the same zoning as the adjacent parcels allowing for similar uses. The current General Plan designation is Commercial Recreation (CR) which will need no change.

Recitals

Recently Chris Anderson received permits and a zoning change to C-2 allowing for a cannabis dispensary and distribution facility at the entrance to the Benbow Valley adjacent to the land we own. The freeway access, surrounding growers and tourist attractions were considered to be a model for the counties desire to include tourism in their cannabis planning.

BPI owns two adjacent parcels, 2.87 acres, APN# 033-101-035 borders Chris on two sides and a portion of APN# 033-041-038, +/- 3.0 Ac. which is across Benbow Drive.

Public Interest

We believe that the zoning changes requested are in the public interest. As part of Chris's permit process, the Planning Commission determined that the Benbow Valley was "the perfect spot" for a dispensary in Southern Humboldt County. Chris is about to open his business in temporary buildings. Rezoning the BPI parcels will allow for the same uses. Farmers and manufactures will need quality assurance and ease of transportation during the paradigm shifts our community is undertaking. The additional space provided by BPI's properties adjacent to and near Chris's operations will ensure that enough space is available with the proper zoning to accommodate success for all.

Sincerely,

A handwritten signature in blue ink that reads "Charles Benbow".

Charles Benbow