



ILUDC Amendment 1-22 Cannabis Land Use Updates

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Process



- ▶ Community Development Committee Deferral to Council
- ▶ Council Direction Provided
- ▶ Council Direction Confirmed
- ▶ Staff Prepared Draft Ordinance and Initial Study
- ▶ Initial Study circulated
- ▶ **Planning Commission - review and recommendation**
- ▶ City Council (possible revisions and) Introduction
- ▶ City Council Adoption
- ▶ Amended Codes take effect

Project Scope



It is critical to note that the scope of the project in the Negative Declaration/Initial Study includes the amendments to Chapter 9.30 Cannabis Businesses, however, as this chapter is in the Municipal Code, the Planning Commission does not make recommendations to City Council on Municipal Code Amendments. The draft amendment Chapter 9.30 are provided for reference purposes only because they are integral to the regulation of cannabis businesses in the City limits.



Inland
Central
Business
District



The core of the downtown which is the civic, cultural, and commercial center of the City. The CBD zone is intended to accommodate retail stores, government and professional offices, theaters, and other similar and related uses in the context of pedestrian-oriented development.

Inland
Highway
Visitor
Commercial



CH - Applied to sites along Highway 1 and arterials at the entry points to the community. Allowable land uses include lodging, restaurants, and retail stores.

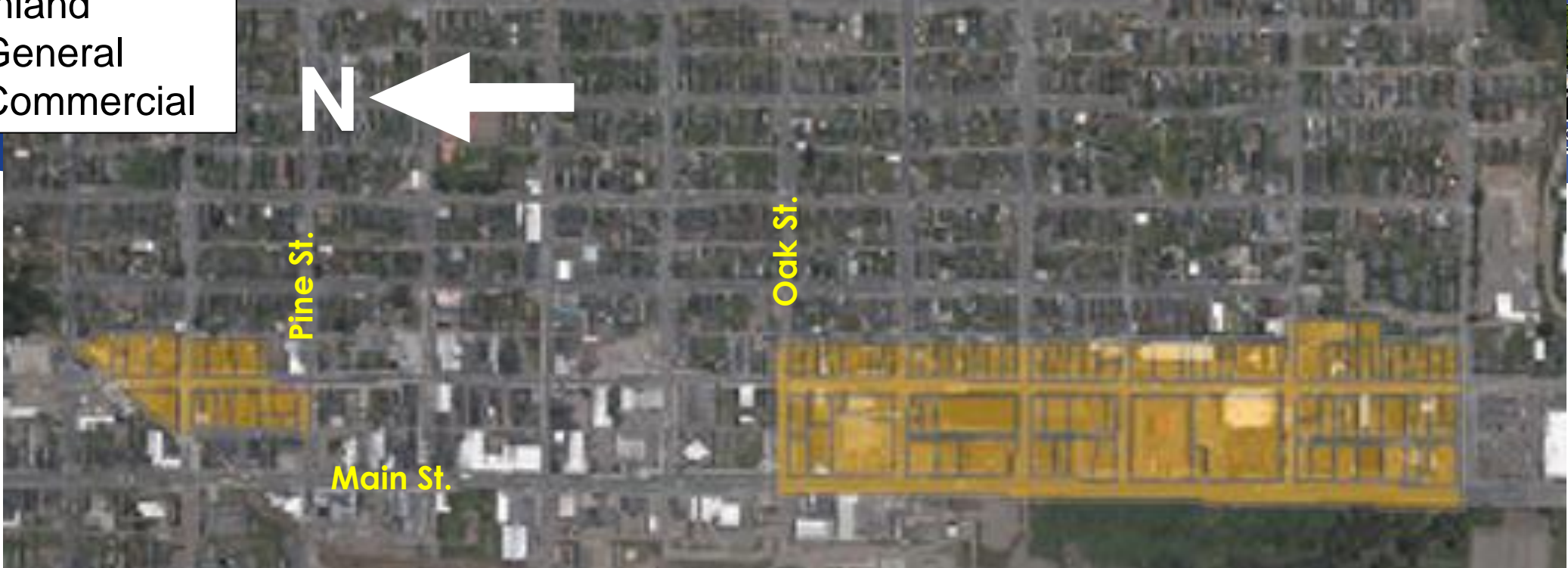
Inland
General
Commercial



Pine St.

Oak St.

Main St.



Less compact and intensive commercial uses than those accommodated within the CBD zone... more auto-oriented than pedestrian-oriented, and may include automotive and service-related uses, a wide range of retail stores, including those selling large products

Inland
Industrial
Zones



IL zoning district is applied to areas of the City that are appropriate for a variety of commercial, manufacturing, wholesale and distribution, and industrial uses that do not generate significant customer traffic or high levels of noise, dust, odors, or other potential off-site nuisance characteristics. IH zoning district is applied to areas of the City that are appropriate for a range of heavy industrial including manufacturing, assembly and processing, the storage and distribution of raw materials, aggregate plants, and related industrial uses that are generally compatible with and require locations removed from residential and visitor serving uses.

Existing (not changing) Cannabis Retail



- ▶ Must have a (discretionary) Cannabis Business Permit
- ▶ State requires that IDs are checked to confirm 21 and over
- ▶ No on-site consumption of cannabis allowed
- ▶ No consumption allowed within parking lot or the public right of way
- ▶ Must leave the store in sealed opaque packaging
- ▶ Must provide a security plan and pass a background check

Existing Cannabis Cultivation



- ▶ Requires state license and discretionary City Cannabis Business Permit
- ▶ Indoor only – requires fully enclosed and secure structure
- ▶ Must provide a water usage plan and use on-site recycling
- ▶ Shall either enroll in a community choice aggregate energy provider or install solar panels
- ▶ Subject to CEQA

Commercial Cultivation and Retail



- ▶ Commercial Cultivation of Mature Plants in Industrial Areas only with provisions for water and energy usage.
 - ▶ Accessory store front retail allowed
- ▶ Retail Cannabis
 - ▶ 100 ft buffer zone around schools and youth centers
 - ▶ Cannabis dispensaries (with one accessory use) allowed by right in Commercial with a discretionary Cannabis Business Permit
 - ▶ Maximum of three dispensaries in the CBD, no limit elsewhere

Commercial Cultivation



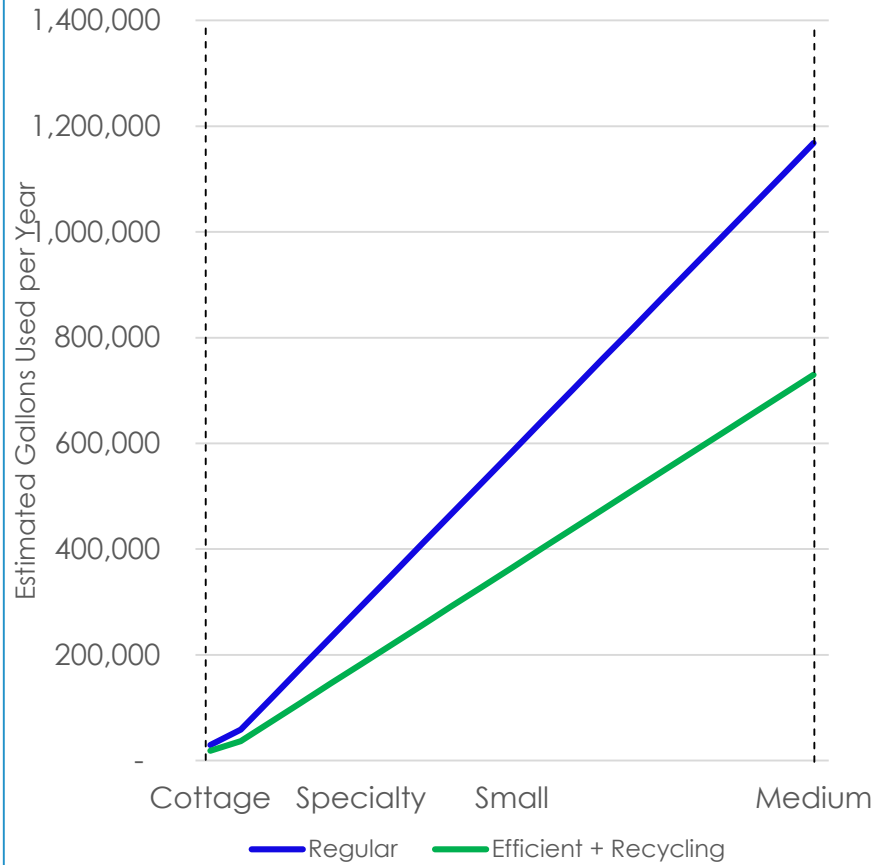
- ▶ Outdoor is prohibited
 - ▶ Includes plastic sheeting green houses or hoop houses
- ▶ Indoor allowable with Minor Use Permit in the industrial zone



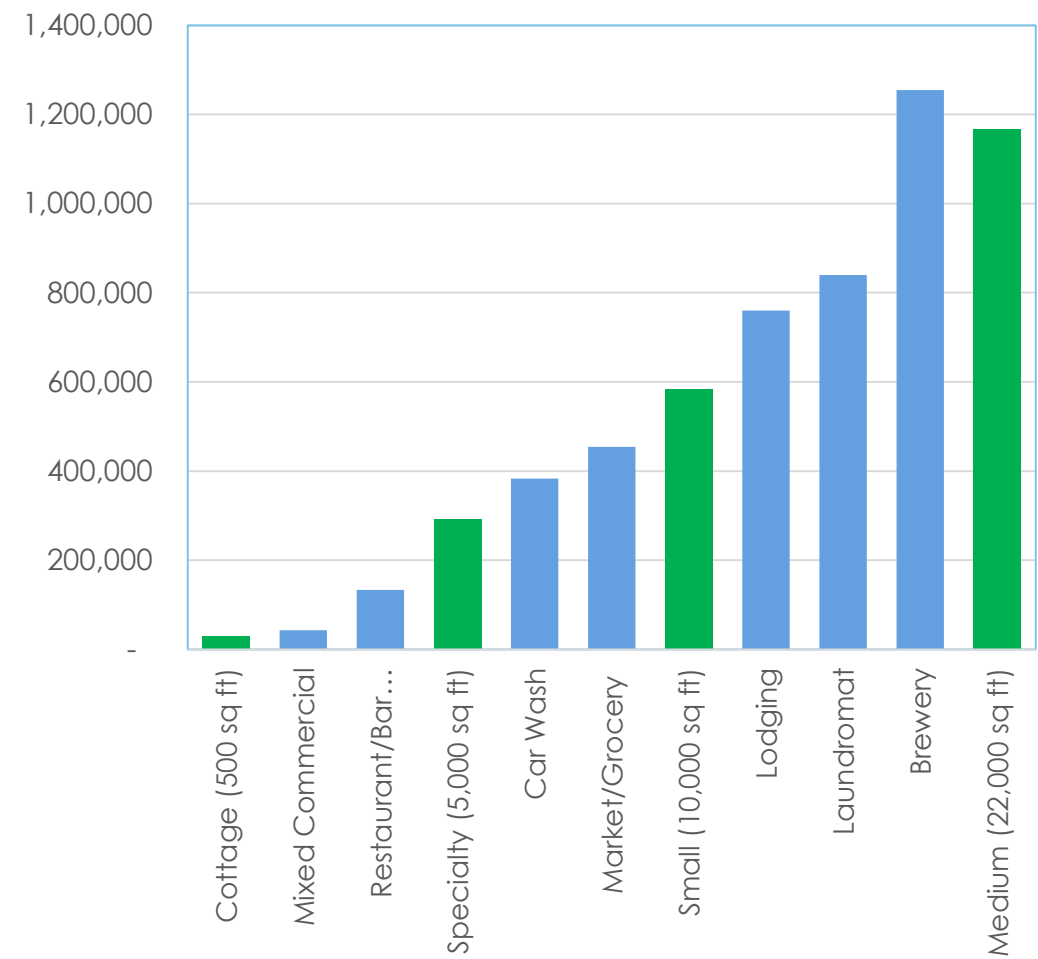


Cannabis Cultivation - Water Usage

Range of Potential Water Usage by Cannabis Cultivation



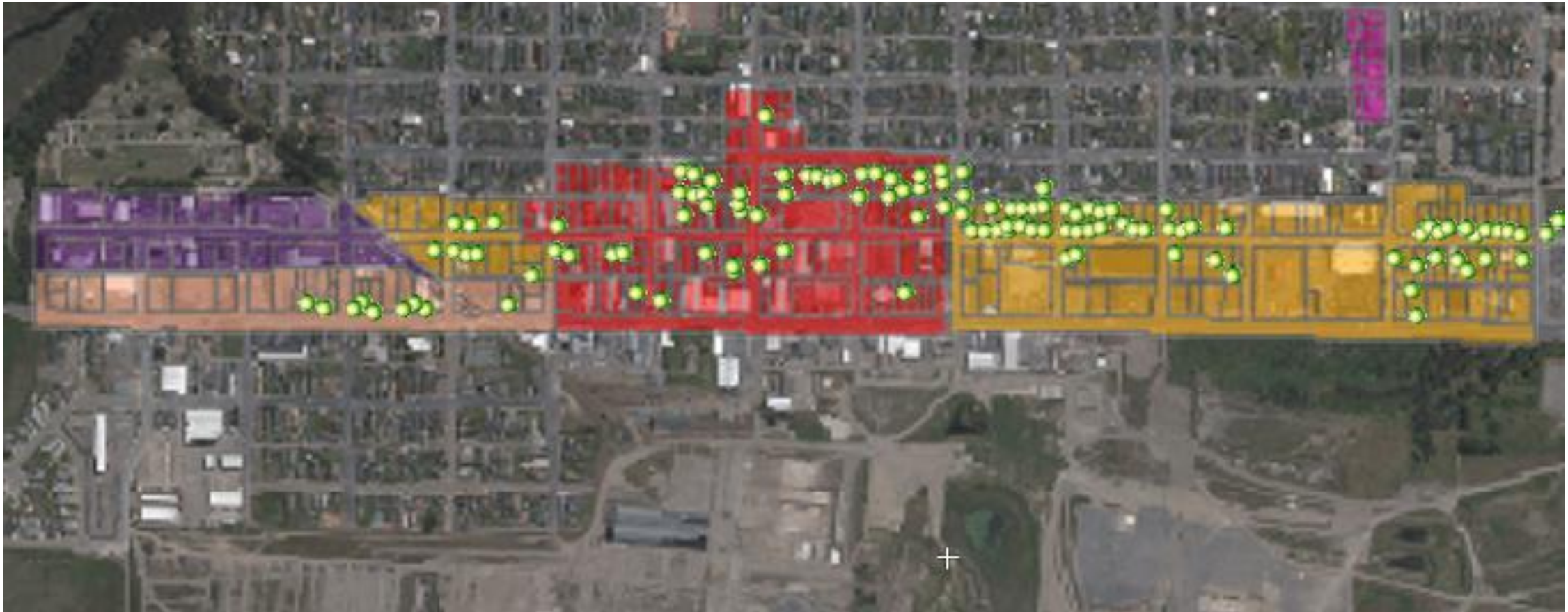
Comparison with Other Business Types



Youth Center Buffer



Residential in Inland Commercial



Combination of 300' Youth buffer and 25' Residential buffer



Council Direction – Accessory Uses



- ▶ Accessory Uses
 - ▶ Non-flowering/nursery cultivation in all commercial zones
 - ▶ On-site Distribution allows movement of product from nursery/manufacturing to retail sale onsite only.
 - ▶ Distribution and wholesale in Highway Visitor and General Commercial
 - ▶ Artisan manufacturing in CBD
 - ▶ Manufacturing in Highway Visitor and General Commercial

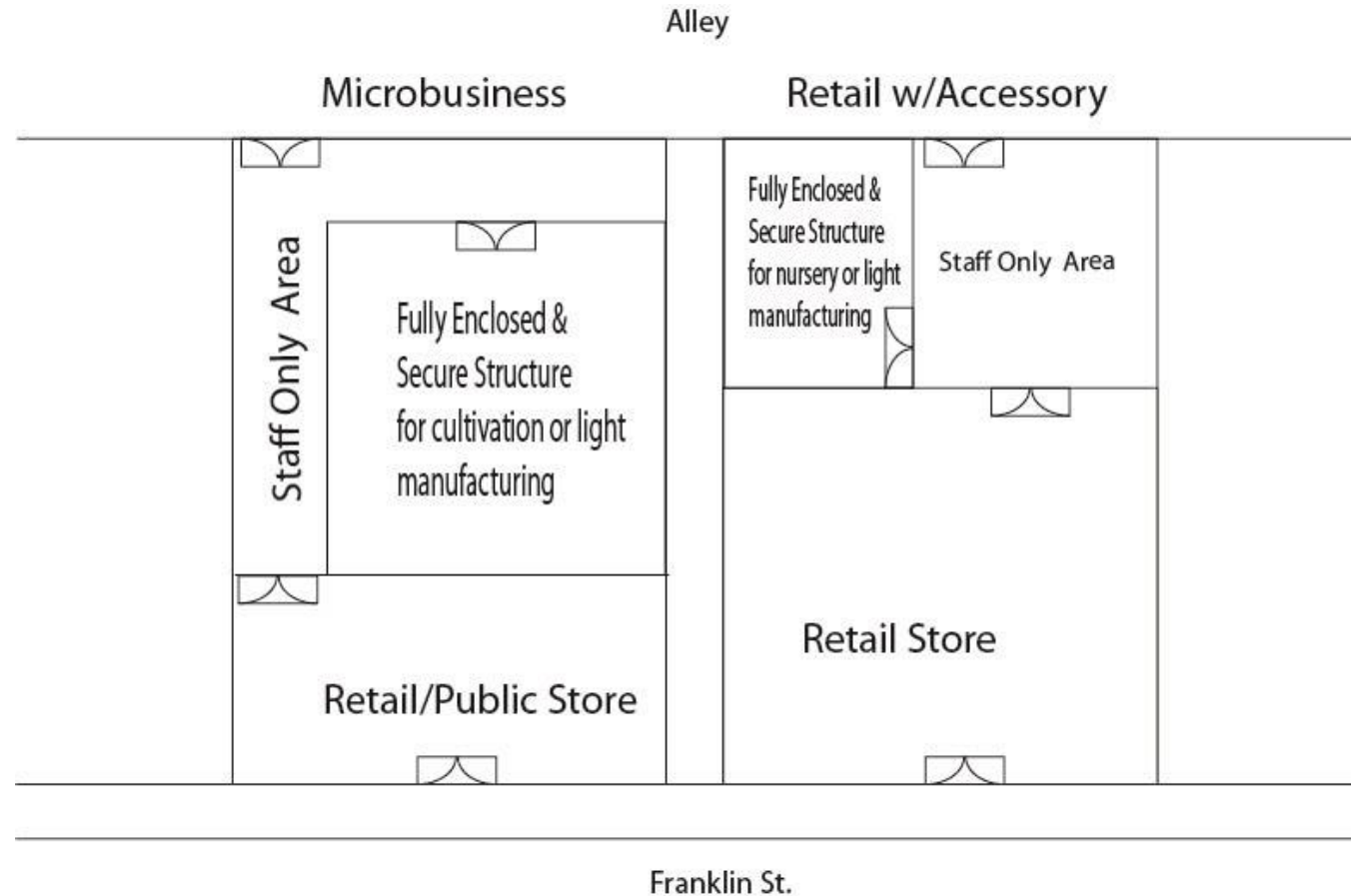
Council Direction - Microbusiness



▶ Microbusiness

- ▶ More than two types of cannabis activity = microbusiness, or two if neither is accessory (except on-site distribution)
- ▶ Uses for microbusiness are the same as allowable accessory uses, the difference is the size of operation and the number.
- ▶ Requires a minor use permit as well as a cannabis business permit

Example Microbusiness v. Retail w/Accessory Use



Negative Declaration – Initial Study



- ▶ Additional consistent use in (Inland) Industrial Zones
- ▶ Minor modifications to existing Land Use Regulations for commercial zones
- ▶ No change in location or size of zones
- ▶ No proposed physical development
- ▶ **NO SPECULATION**



Planning Commission Recommendation



- ▶ Recommend approval
- ▶ Recommend approval with recommended changes
- ▶ Recommend not to approve

