



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

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June 19, 2019

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE19-062 and approve a Conditional Use Permit (CUP19-009) for adult-use cannabis distribution within an existing 4,599 square-foot building located at 1664 Seabright Avenue in the General Industrial (IG) District. (District 1)

APPLICANT: Derrick Kravitz
KMMK Distribution
9130 Jordan Ave.
Chatsworth, CA 91311
(Application No. 1902-30)

DISCUSSION

The project site is located on Seabright Avenue (Exhibit A – Location Map) and is approximately 9,750 square-feet developed with a 4,599 square-foot industrial building. The site has a General Plan Designation of Land Use District (LUD) #9G for General Industry. It is surrounded by industrial uses. The 710 Freeway is to the east and Pacific Coast Highway is to the north. The nearest residential district (R-2-N) is to the northeast on the other side of the Pacific Coast Highway (Exhibit B – Plans & Photos). The applicant proposes to establish adult-use cannabis distribution within the existing building.

In June 2017, Governor Jerry Brown signed into law the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), which merged state regulations for medicinal and adult-use commercial cannabis activity into a single framework. MAUCRSA has given local governments the ability to regulate and/or prohibit adult cannabis activity within their jurisdictions.

In 2018, the City of Long Beach adopted changes to portions of Long Beach Municipal Code (LBMC) Title 21 – Zoning and Title 5 – Regulation of Businesses, Trades, and Professions, pertaining to the regulation of adult-use cannabis.

Cannabis facilities are regulated through LBMC Title 5, specifically, newly adopted Chapter 5.92 – Adult-Use Cannabis Businesses and Activities. LBMC Chapter 5.92 consists of general operating conditions such as building design, location requirements, and security. LBMC Title 5 building design standards are implemented to minimize impacts associated with remodeled or new adult-use cannabis facilities. Title 5 conditions addressing the security of adult-use cannabis facilities cover a wide range of

requirements such as digital surveillance and alarm systems, security records, barriers, and secure transportation areas. Additionally, California Building Code and Fire Code regulates the storage and handling of chemicals associated with crop cultivation.

Pursuant to LBMC Title 21, distribution facilities require the approval of a Conditional Use Permit (CUP) (Table 1). Positive findings are required to approve the requested CUP for the proposed cannabis distribution facility (Exhibit C – Findings & Conditions). These findings include the requirement that the use is not detrimental to the surrounding community and that it carries out the intent of the General Plan.

Table 1: Planning Process Requirements for Adult-Use Cannabis Businesses

Adult-Use Cannabis Businesses			Zone							
Business Type	Land Use Category	SIC Code	Residential	Institutional	Park	Commercial	Industrial (Light)	Industrial (Medium)	Industrial (General)	Industrial (Port)
Dispensary	Retail	59	N	N	N	Y	Y	C	C	N
Cultivation	Industrial	072	N	N	N	N	Y	Y	C	N
Manufacturing	Industrial	283	N	N	N	N	Y	Y	Y	N
Distribution	Industrial	42	N	N	N	N	C	C	C	N
Testing	Professional Service	873	N	N	N	Y	Y	AP	AP	N
N = Not permitted Y = Permitted			C = Conditional Use Permit AP = Administrative Use Permit							

The project site is located within the General Industrial (IG) District. LBMC Title 5 sets forth a comprehensive list of operational and safety standards with which the applicant will be required to comply. LBMC Title 21 does not include special development standards specific to adult-use cannabis facilities, so Conditions of Approval will be incorporated to support the requirements of LBMC Title 5; including security measures, lighting, hours of operation, prohibition of loitering, and proper interior and exterior maintenance.

The proposed adult-use cannabis distribution facility is an opportunity for the applicant to enhance the overall quality of the site, while also meeting the General Plan's intent of businesses conducting industrial activities inside the existing structure. Site improvements to be completed by the applicant include painting the building exterior, re-landscaping, and dedicating a five foot setback area from the rear property line to the alley, resulting in an improved 15 feet-wide right-of-way alley adjacent to the project site. Staff recommends that the Planning Commission approve the CUP, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

In accordance with provisions of the Long Beach Municipal Code, 523 public hearing notices were mailed on May 31, 2019. At the time of preparation of this report, no public comments have been received in response to the public hearing notice regarding this project.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15301 – Existing Facilities, as the project consists of the operation of an adult-use cannabis distribution facility within an existing building. (CE19-062).


JENNIFER LY

Chintan Kumar


ALEXIS OROPEZA

Linda F. Jatum

LINDA TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photos
Exhibit C – Findings & Conditions