



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor

Long Beach, CA 90802

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August 1, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE18-205 and approve a Conditional Use Permit (CUP18-022) for adult-use cannabis distribution within an existing 1,580 square-foot building located at 5820 Paramount Boulevard in the Light Industrial (IL) Zoning District. (District 9)

APPLICANT: Jason Andresen
Backbone Distribution
31310 Eaglehaven Circle
Rancho Palos Verdes, CA 90275
(Application No. 1808-30)

DISCUSSION

The project site is located on the east side of Paramount Boulevard between 63rd Street to the north and South Street to the south (Exhibit A – Location Map). The lot is 9,900 square-feet and developed with a 3,520 square-foot medical marijuana manufacturing and distribution facility. The site has a General Plan Designation of Land Use District (LUD) #9G for General Industry and is surrounded by a used car dealership to the south, an auto repair to the north, a forklift dealership to the west and a marijuana dispensary to the east. The applicant is proposing to establish a distribution facility within an existing and recently improved medical marijuana distribution facility (Exhibit B – Plans & Photos).

On January 1, 2016, the Medical Cannabis Regulation and Safety Act (MCRSA) took effect, creating a statewide regulatory and licensing system for medical cannabis businesses in California. On November 8, 2016, California voters approved Proposition 64, the Adult Use of Marijuana Act (AUMA). AUMA serves as the equivalent of MCRSA, from the standpoint of adult-use cannabis businesses. The following year, on June 27, 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.

Subsequently, 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, all pertaining to the regulation of adult-use cannabis.

LBMC Title 21 does not include specific special development standards for adult-use cannabis facilities. Cannabis uses are regulated through LBMC Title 5, specifically newly adopted Chapter 5.92 – Adult-Use Cannabis Businesses and Activities. Chapter 5.92 consists of general operating conditions such as building design, location requirements, and security. 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 from digital surveillance and alarm systems to security records, barriers, and secure transportation areas. Additionally, California Building Code and Fire Code regulate the storage and handling of chemicals associated with crop cultivation.

The project site is located within the Light Industrial (IL) 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, 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 improve the site, while also complying with the General Plan's intent of businesses conducting industrial activities inside the existing structure. Site improvements to be completed by the applicant include recapturing required front yard landscaping stretching the full width of the building store front, side yard landscaping between the wheel stops and south side property line, landscape buffering and new trash receptacle, and improving the public right-of-way adjacent to the project site. The right-of-way improvements include removing and replacing the unused portions of the existing curb cut with new side walk curb and gutter, repair of existing sidewalk, and installation of irrigated landscaping and street trees. Staff finds the proposed use can operate in a manner compatible with the zone and surrounding uses subject to the conditions of approval. Staff recommends that the Planning Commission approve the CUP, subject to Conditions of Approval (Exhibit C- Findings & Conditions).

PUBLIC HEARING NOTICE

In accordance with provisions of the Long Beach Municipal Code, 369 public hearing notices were mailed on July 15, 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.

ENVIRONMENTAL REVIEW

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 (CE18-205).

