

March 5, 2020

**CHAIR AND PLANNING COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption CE19-090 and approve Conditional Use Permit CUP19-011 to operate an adult-use cannabis cultivation and distribution use in conjunction with a cannabis manufacturing business within an existing 14,122-square-foot building, located at 2925 Seaboard Lane within the General Industrial (IG) Zoning District. (District 9)

**APPLICANT:** Virginia Maggiore c/o Hai Bioscientific  
245 East Third Street  
Long Beach, CA 90802  
(Application No. 1903-33)

**DISCUSSION**

The site is located on the north side of Seaboard Lane, between Paramount Boulevard to the west and Obispo Avenue to the east (Exhibit A - Vicinity Map). The site is developed with an existing single-story 14,122-square-foot industrial building with limited asphalt parking. The site is within the General Industrial (IG) Zoning District and has a 2019 General Plan Land Use Element PlaceType designation of Neo Industrial (NI). The site is adjacent to industrial uses to the east, west, and south and abuts a mental health rehabilitation center to the north. The applicant proposes to operate an adult-use cannabis distribution and cultivation use, which requires the approval of a conditional use permit in this zoning district. The adult cannabis distribution and cultivation use will operate in conjunction with a medical cannabis distribution, cultivation and manufacturing use and adult-use cannabis cultivation use that is to be located within the same building footprint and allowed by right in the IG zoning district.

The applicant proposes interior and exterior on-site improvements which include the demolition of an existing carport which will accommodate additional parking on site an interior reconfiguration of the tenant space (Exhibit B - Plans). The proposed adult-use cannabis distribution, cultivation and manufacturing facility will occupy the entire 14,122-square-foot building. The operation of such businesses is consistent with surrounding businesses that feature a variety of industrial and manufacturing uses. The Cultivation area (grow room) will amount to a total of 249 square feet in size which will be utilized for research, development and manufacturing. A total of 6,900 square feet will be designated for the manufacturing of liquid products. The resulting products will then be



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distributed to licensed third parties for inclusion into their products within the proposed 1,558-square-foot distribution area.

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.

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 further address the security of adult-use cannabis facilities and cover a wide range of requirements from digital surveillance and alarm systems to record-keeping, barriers, and secure transportation areas. Additionally, the California Building Code and Fire Code regulate the storage and handling of chemicals associated with crop cultivation.

Pursuant to LBMC Title 21, cultivation and distribution facilities require the approval of a Conditional Use Permit (CUP) (Table 1). The cannabis manufacturing use is allowed by right by the IG Zoning District; the cultivation and distribution portion of the business requires approval of a CUP.

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 purpose of the CUP is to allow for the individual review of certain land uses to ensure that the use is compatible with surrounding uses, or through the imposition of conditions, can be made compatible with surrounding uses. Affirmative findings in support of the use at this location can be made including the requirement that the use is not detrimental to the surrounding community (Exhibit C - Findings).

The use is sufficiently conditioned to ensure it operates in a manner compatible with the surrounding uses (Exhibit D - Conditions of Approval). Although the proposed project is adjacent to a mental health rehabilitation center to the north, the use in close proximity is appropriate and would not be detrimental as the scope of work does not include any retail sales and therefore is not open to the general public. The project must comply with the requirements of LBMC Title 5 which sets forth a comprehensive list of operational and safety standards. Improvements to comply with Title 5 include removing the roof ladder mounted on the west elevation and infilling the roll down doors that will no longer be utilized as a loading area. The conditions of approval further support the requirements of LBMC Title 5 through the addition of conditions of approval that include security measures, lighting, hours of operation, prohibition of loitering and proper interior, exterior maintenance, and odor control. In addition, the project has been conditioned to maintain proper lighting, landscaping, fencing, and loading areas.

### **PUBLIC HEARING NOTICE**

A total of 214 notices of public hearing were distributed on February 14, 2020, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. At the time of preparation of this report, staff has not received any inquiries on this project.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt per Section 15301 - Existing Facilities (Exhibit E - CE Findings), as the project consists of the operation of a cannabis distribution facility within an existing building requiring only interior and minor exterior improvements (CE19-090).

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Respectfully submitted,



SERGIO GUTIERREZ  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:   Exhibit A – Vicinity Map  
                      Exhibit B – Plans  
                      Exhibit C – Findings  
                      Exhibit D – Conditions of Approval  
                      Exhibit E – CE Findings