



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

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July 18, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-18-277 and approve a Conditional Use Permit (CUP18-040) to operate agriculture-related uses (distribution) for adult-use cannabis businesses within an existing 2,840 square-foot building located at 6250 North Paramount Boulevard in the Light Industrial (IL) District. (District 9)

APPLICANT: Jerry Tutunjuan
22322 Vanowen St
Woodland Hills, CA 91303
(Application 1812-13)

DISCUSSION

The project site is located on the east side of Paramount Boulevard between 63rd Street and South Street (Exhibit A – Location Map). The site is Approximately 23,070 square-feet in area and developed with a 2,840 square-foot industrial building. The site is within the Light Industrial (IL) District and has a General Plan Designation of LUD #9G for General Industry. It is surrounded by industrial uses to the east, west and south. Commercial (CCA) to the north and residential (R-1-N) to the north-east of the property. The applicant proposes to divide the existing building into two suites and establish an adult-use cannabis manufacturing facility and adult-use cannabis distribution facility to be operated separately as stand-alone businesses. Additionally, the applicant is enhancing the site by planting new landscape, removing an unused curb cut, installing bike racks, removing nonconforming signage and painting the building (Exhibit B - Plans & Photographs).

On 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-use 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 Business and Activities. LBMC chapter 5.92 consists of general

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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 approvals 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 Business

Business Type	Land Use Category	SIC Code	Zone							
			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	Y	Y	C	C	N
Manufacturing	Industrial	283	N	N	N	Y	Y	Y	Y	N
Distribution	Industrial	42	N	N	N	C	C	C	C	N
Testing	Professional Service	873	N	N	Y	Y	AP	AP	AP	N

N = Not Permitted
Y = Permitted

C = Conditional Use Permit
AP = Administrative Use Permit

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, so conditions of approval will be incorporated to support the requirements of LBMC Title 5; including security measure, 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. Staff recommends that the Planning Commission approve the CUP, subject to the Conditions of Approval.

PUBLIC HEARING NOTICE

In accordance with the provision of the Zoning Ordinance, 113 Public Hearing Notices were distributed on June 24, 2019. At the time of writing this report, staff has received no inquiries on this project.

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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 a cannabis distribution facility within an existing building. (CE18-277).

Respectfully submitted,

MARCOS LOPEZ
PROJECT PLANNER

**CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER**

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