

January 16, 2020

**CHAIR AND PLANNING COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption CE-18-226 and approve a Conditional Use Permit (CUP18-027) to allow the operation of an adult-use cannabis distribution use in conjunction with a cannabis manufacturing business within an existing 5,120-square-foot building, located at 1445-1449 West Cowles Street, within the General Industrial (IG) Zoning District. (District 1)

**APPLICANT:** Araik Gevorgyan for Clyde Foss  
4273 Canoga Avenue  
Woodland Hills, CA 91364  
(Application No. 1809-19)

**DISCUSSION**

The site is located on the north side of West Cowles Street, between Caspian Avenue and Harbor Avenue (Exhibit A - Location Map). The site is approximately 10,000-square-feet in area and developed with a 5,120-square-foot industrial building and asphalt parking. A lot merger was approved by the Zoning Administrator on April 22, 2019 to combine two lots that make up the project site (Application No. 1811-03).

The site is within the General Industrial (IG) Zoning District and has a 2019 General Plan PlaceType Designation of Industrial (I). The project site is adjacent to industrial uses to the east, west, north (across a 15-foot-wide alley) and south (across West Cowles Street). The applicant proposes to divide the existing building into two suites and operate an adult use cannabis distribution use, which requires the approval of a conditional use permit. The distribution will operate in conjunction with adult use cannabis manufacturing that is to be located within a separate tenant space within the same building (Exhibit B - Plans).

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 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.



# CHAIR AND PLANNING COMMISSIONERS

January 16, 2020

Page 2 of 3

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 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. LBMC 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). The cannabis manufacturing use is allowed by right in the IG Zoning District.

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

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							

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. The use is sufficiently conditioned to ensure it operates in a manner compatible with the surrounding uses (Exhibit C - Findings and Exhibit D - Conditions). The project must comply with the requirements of LBMC Title 5 which sets forth a comprehensive list of operational and safety standards. 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 at the rear parking area.

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 the business's conduction industrial activities inside the existing structure. The proposed exterior remodel of the existing building will enhance the aesthetics of the building, while also enhancing security for the proposed use. Staff recommends that the Planning Commission approve the CUP, subject to the Conditions of Approval.

**PUBLIC HEARING NOTICE**

A total of 349 notices of public hearing were distributed on December 27, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. At the time of writing this report, staff has received no 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, as the project consists of the operation of a cannabis distribution facility within an existing building requiring only interior and minor exterior improvements (CE-18-226).

Respectfully submitted,



MARYANNE CRONIN  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:mc

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Plans and Renderings
- Exhibit C – Findings
- Exhibit D – Conditions of Approval