

# Draft Cannabis Regulatory Ordinances

Redondo Beach City Council

December 17, 2024

# Timeline

August 2018	Cannabis Steering Committee formed
October 2021	Committee recommendations presented to Council, preparation of Ordinances begins
March 2022	Planning Commission reviews Ordinances, provides recommendations to Council including engaging a consultant
May 2022	Council considers Commission recommendations, provides direction
July 2022	Public Hearing on Regulatory Ordinances
September 2022	Adoption of Regulatory Ordinances
March 2023	Voters approve Measure CT allowing City to collect taxes from cannabis operators
December 2023	Discrepancies identified in Ordinances, Council direction includes engaging consultant to assist with revisions and corrections

# Regulatory Ordinances

Ordinance No. 3241-22: Amending Title 10, Chapter 2 Section 10-2.1626 of the RBMC to allow commercial cannabis activities in inland zones of the city

Ordinance No. 3235-22: Amending Title 10, Chapter 5 Section 10-5.1626 of the RBMC to allow commercial cannabis activities in coastal zones of the city.

↳ *These Ordinances provide definitions and zoning requirements*

Ordinance No. 3240-22: Regulating commercial cannabis activities in Redondo Beach

↳ *This Ordinance provides operating standards, application procedures and sets tax rate.*

# Updates

- Buffer Map was missing Coastal Commercial zone information and a preschool buffer along Aviation Blvd.
- Scoring matrix has been corrected:
  - Section 3, Criteria 7, removed incorrect criteria
  - Section 4, Criteria 12, removed incorrect criteria
  - Section 4, Criteria 14, removed incorrect criteria
  - Section 6, Criteria 4, updated scoring to match total points

## Requiring Additional Direction: Sales Tax Rate

- May 14, 2024: Council set rate at 3%
- September 17, 2024: Council reconsidered, discussed setting rate at 4% or 5%
- Direction Required: Set Tax Rate

## Requiring Additional Direction: Transfer of Ownership

- Original Ordinance allowed for transfer/change in ownership after 3 years
- Direction Required: Is transfer of ownership allowed?
  - If yes, requirements for transfer have been included as redlines in the draft.
  - If no, this section will be updated to reflect this direction.

## Requiring Additional Direction: Definition of Owner

- Original Ordinance defines “Owner” as:

*“A person with an aggregate ownership interest of twenty (20%) percent or more in the person or entity applying for a licensee....”*

- Same definition of “Owner” as State and Professions Code Section 26001.
- Direction Required: Keep this percentage, or adjust it.

## Requiring Additional Direction: Time Between Final Selection and Operation

- Prior direction from Council: require Permittees to obtain all required land use permits/approvals and to be operational within 24 months of being granted the Permit.
- Direction Required: Keep this requirement, or adjust it.

## Requiring Additional Direction: Interview Criteria

- November 12, 2024: Council directed staff to include applicant interviews as part of application process.
- Direction Required: Review Interview criteria and scoring and provide feedback.

## Suggested Edits

- Ordinance No. 3241-22, Section 10-2.1626(c)(6)d.B – D

Updated language from:

“No retailer shall be established or located....” to

“No cannabis retailer, or any another commercial cannabis activities, shall be established or located....”

- Ordinance No. 3241-22, Section 10-2.1626(c)(6)d.E

Update language from:

“Each Council District shall only have one (1) cannabis retail site.” to

“No Council District shall have more than one (1) cannabis retail site.”

# Outstanding Items

- The following will be finalized over the next several weeks and will be presented to Council for approval:
  - Fee Schedule (recover administrative costs)
  - Draft Permit Application Form
  - Draft Property Owner Consent/Landlord Affidavit
  - Draft Request for Proposals

# Draft Cannabis Regulatory Ordinances

Redondo Beach City Council

December 17, 2024

1. Describe the business owner's prior experience in owning, managing, and operating a legally permitted or licensed cannabis Retailer in the United States. For purposes of this section, owner shall mean the definition of owner in the RBMC Section 10-2.1626.
2. Describe your overall knowledge of the cannabis industry, including identification of how industry best practices and State regulations have been incorporated in existing/prior legal businesses outside the City of Redondo Beach.
3. Describe the involvement of the ownership team in the day-to-day operation and management of the proposed business.

## Interview Criteria

Section 8: Qualifications of Owners (150 Points)

1. Describe how the business will take proactive steps to avoid becoming a nuisance or having negative impacts on its neighbors or surrounding community. Additionally, describe how the business will react and respond to complaints specifically related to noise, light, odor, public consumption, loitering, littering, graffiti, and vehicle and pedestrian traffic.
2. Describe the policies that you would implement, and how you would enforce these policies, to ensure your cannabis products do not end up in the hands of underage youth.
3. Describe the steps you have taken to get to know the Redondo Beach community. Provide a detailed description of the neighborhood in which you are seeking to open a cannabis retail business, and how your business will contribute positively to the surrounding area.
4. Describe steps that the business will take to minimize any negative environmental impacts of the retail operation, including greenhouse gas emissions, vehicle miles travelled, excessive product packaging, energy and water utilization, and other impacts.

## Interview Criteria

### Section 9: Neighborhood Compatibility (200 Points)

1. Provide the following information about the existing site:
  - A. Physical address;
  - B. Narrative description of the existing site, including building(s), parking spaces, driveways, pedestrian sidewalks/rights-of-way,
  - C. Photographs of the existing property and building(s);
    - i. Note: Photographs of building interior are not required.
  - D. Description of how the site is currently being used;
  - E. Description of any businesses currently operating on the parcel (if any), and any parcels directly adjacent to the existing site.
  
2. Provide the following information about the proposed site:
  - A. A site plan, drawn to scale, of the proposed business showing perimeter fencing, driveways, streets, property lines, buildings, parking areas, and outdoor areas.
  - B. A narrative description of proposed site improvements, including façade rehabilitation, building expansion, parking, landscaping, fencing, or other exterior site improvements;
    - i. Note: Descriptions of interior site improvements are not a requirement of this section.
  - C. A narrative description of the proposed ventilation, air purification, and fire prevention systems.
  - D. Visual depictions of the proposed exterior of the cannabis business.
  
3. Describe how the proposed modifications and utilization of the site for cannabis Retailer activity will impact the public health, safety, welfare, environmental quality, and/or quality of life in the surrounding area.

# Interview Criteria

## Section 10: Proposed Site Plan (150 Points)