



# Administrative Report

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H.7., File # 24-0671

Meeting Date: 4/23/2024

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**To:** MAYOR AND CITY COUNCIL

**From:** ELIZABETH HAUSE, ASSISTANT TO THE CITY MANAGER

## **TITLE**

RECEIVE AND FILE MEMOS FROM TIERRA WEST ADVISORS REGARDING THEIR ANALYSIS AND RECOMMENDED REVISIONS TO THE CITY'S CANNABIS REGULATORY ORDINANCES AND DRAFT CANNABIS PERMIT APPLICATION PROCESS

## **EXECUTIVE SUMMARY**

On September 6, 2022, the City Council adopted cannabis regulatory Ordinances for both inland and coastal areas of Redondo Beach, allowing no more than two storefront commercial cannabis retailers to operate in the City. The inland Ordinance became effective 30 days after adoption, and the coastal ordinance became effective when it was certified by the California Coastal Commission on March 9, 2023.

At the December 19, 2023 meeting, the City Council directed staff to enter into a contract with Tierra West Advisors, Inc. (Tierra West) for review of the City's final cannabis regulatory ordinances and draft permit application guidelines and to provide assistance with application processing. Tierra West has produced two memos, one analyzing and recommending revisions to the City's cannabis regulatory ordinances, and another providing recommendations on the City's draft cannabis permit application process. The final redlines to the Ordinances and draft application process document, as well as the City Attorney's written analysis and report, will be brought back for comprehensive review and discussion at the May 14, 2024 City Council meeting.

## **BACKGROUND**

The analysis and identification of cannabis regulations most appropriate for Redondo Beach began in 2018 with the appointment of a Cannabis Steering Committee. Following review by the Planning Commission, and several City Council meeting discussions, the Council adopted the current Cannabis Regulatory Ordinances on September 6, 2022, which allowed for no more than two storefront commercial cannabis retailers to operate in the City.

At the December 19, 2023 meeting, portions of the regulatory ordinances and the permit application process were identified as needing further review. At that time, the City Council provided direction to engage help from Tierra West and develop a scope of work that includes:

*Phase 1: Cannabis Ordinance and Application Process Review Services*

Objective 1: Review the City's Draft Cannabis Regulatory Ordinance

Objective 2: Application Process Review

Objective 3: Cost Recovery Fee Analysis

Objective 4: Attendance, Support or Presentations at Meetings or Workshops

Objective 5: Technical Assistance and Subject Matter Expertise

Objective 6: Drafts and Final Work Products

At the February 6, 2024 meeting, the City Council approved the contract with Tierra West and work began immediately on Objectives 1 through 3. Attached to this report are two memos from Tierra West. The first memo provides analysis and recommended modifications to the City's existing cannabis regulatory ordinances. The second memo provides Tierra West's recommendations on the draft cannabis permit application process. The suggested redlines to the documents, as well as the City Attorney's written analysis and report, will be brought back to the City Council for comprehensive review and discussion at the May 14, 2024 Council meeting.

### **COORDINATION**

This report was coordinated by the City Manager's Office.

### **FISCAL IMPACT**

There is no fiscal impact associated with the receipt of this update from Tierra West.

### **APPROVED BY:**

*Mike Witzansky, City Manager*

### **ATTACHMENTS**

- Tierra West Advisors - Memo on Redondo Beach Cannabis Regulatory Ordinances, April 18, 2024
- Tierra West Advisors - Memo on Redondo Beach Draft Permit Application Guidelines and Process, April 18, 2024