

## **ATTACHMENT A FINDINGS FOR ZONING CODE TEXT AMENDMENT**

Prior to the approval of a Zoning Code Text Amendment, the following findings must be made:

1. *The proposed amendment is in conformance with the goals, policies and objectives of the General Plan, and other adopted goals and policies of the City.*

The proposed amendments to the Zoning Code are consistent with the goals and policies of the General Plan as outlined below. The proposed changes do not change to allowable zones for the retail cannabis use which are the CO,CL,CG,CD, and IG zoning districts. The amendments do not change the overall number of locations allowed in the City and they do not change any other distance separation requirements including the distance to sensitive uses and residential zoning districts. The amendments do not change the permitting process or any other operating requirements contained in the Municipal Code that will regulate a cannabis retailer that is successful in securing a Cannabis Permit.

The General Plan encourages that sufficient land is available to provide a broad range of uses within the City's commercial corridors and there are diversity of uses offered. Cannabis retail is a retail use that is allowed in five different zones of the City. If a location is proposed that meets the applicable code provisions the cannabis retail use is in conformance with the General Plan as a retail use, and it introduces a new land use to diversify the retail landscape within the city's commercial corridors which is specifically encouraged in Policy 4.2 (A Diversity of Places) and Goal 25.1 (A Diversity of Uses).

### Land Use Element

- Goal 2. Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena's residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.
  - Policy 2.3 (Commercial Businesses). Designate sufficient land to enable a broad range of viable commercial uses in Pasadena's Central District, Transit and Neighborhood Villages, and commercial corridors. These uses will serve both local and regional needs, reducing the need for residents to travel to adjoining communities, capturing a greater share of local spending, and offering a diversity of employment opportunities.
- Goal 4. Elements Contributing to Urban Form. A safe, well-designed, accessible City with a diversity of uses and forms. These diverse forms include distinct, walkable districts, corridors, and transit and neighborhood villages and cohesive, unique single and multi-family residential neighborhoods and open spaces where people of all ages can live, work, shop, and recreate.
  - Policy 4.2 (A Diversity of Places). Maintain and enhance the City's urban form with distinct, compact, and walkable areas with a diversity of uses, densities, and characters. Offer choices for living, working, shopping, and recreation consistent with community values, needs, and demographics.

- Goal 25. Vital Districts and Corridors. Diverse, active, prosperous and well-designed commercial corridors and districts that provide a diversity of goods, services and entertainment and contribute to a positive experience for residents and visitors.
  - Policy 25.1 (Diversity of Uses) which encourages the development of a broad range of commercial uses.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*

The proposed amendments are consistent with various policies in the Land Use Element of the General Plan. The proposed changes to the location requirements do not change to allowable zones for the retail cannabis use which are the CO,CL,CG,CD, and IG zoning districts. The amendments do not change the overall number of locations allowed in the City and they do not change any other distance separation requirements including the distance to sensitive uses and residential zoning districts. The amendments do not change the permitting process or any other operating requirements contained in the Municipal Code that will regulate a cannabis retailer that is successful in securing a Cannabis Permit. Therefore, the proposed amendments would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

**ATTACHMENT B  
ZONING CODE REGULATIONS FOR CANNABIS RETAILER  
SECTION 17.50.066 D**

*17.50.066 D. Retailer*

**1. Commercial cannabis permit required.** *A cannabis retailer must obtain and maintain at all times a valid commercial cannabis permit as required by Chapter 5.78.*

**2. Use permit required.** *A use permit is required to establish or operate as a cannabis retailer.*

**3. Limitation on the number of retailers.**

*a. No more than six (6) retailers may operate within the City of Pasadena at any one time and no more than six (6) permits shall be issued by the City of Pasadena for retailers to operate within the City of Pasadena; and*

*b. No more than one (1) retailer may operate within a city council district at any one time.*

**4.** *The maximum square footage of a retail use shall be 15,000 square feet.*

**5. Location requirements.** *Cannabis retailers shall be permitted in only the CO,CL,CG,CD, and IG zoning districts and shall be subject to the following requirements:*

- a) No retailer shall be established or located within 1,000 feet, measured from the nearest property lines of each of the affected parcels, of any other cannabis retailer or cultivation site, or within 500 feet of any testing laboratory;*
- b) No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any existing residential zone;*
- c) No retailer shall be established or located within a mixed-use development project containing a residential use component;*
- d) No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any childcare center, in-home (family day care home), youth-oriented facility, church or faith congregation, or substance abuse center;*
- e) No retailer shall be established or located within 600 feet, measured from the nearest property lines of each of the affected parcels, of any park, library, or K-12 school;*
- f) Retailers shall be required to comply with all zoning, land use, and development regulations applicable to the underlying zoning district in which they are permitted to establish and operate as set forth in the Pasadena Municipal Code.*

**6. Operating Requirements.** *In addition to those operating requirements specifically set forth in Section 5.78.170, the following operating requirements shall apply to all cannabis retailers in the City of Pasadena:*

- a. Hours of operation. Retailers may be open for access to the public only between the hours of 7:00 a.m. and 10:00 p.m., Monday through Sunday.*

- b. *For medicinal cannabis, the retailer shall verify the age and all necessary documentation of each customer to ensure the customer is not under the age of eighteen (18) years and that the potential customer has a valid physician's recommendation. For adult-use cannabis, the retailers shall verify the age of each customer to ensure the customer is not under the age of twenty-one (21) years.*
- c. *Entrances into the retailer shall be locked at all times with entry strictly controlled. A "buzz-in" electronic/mechanical entry system shall be utilized to limit access and entry to the retailer to separate it from the reception/lobby area.*
- d. *Notwithstanding the requirements of Section 15.78.160, uniformed licensed security personnel shall be employed to monitor site activity, control loitering and site access, and to serve as a visual deterrent to unlawful activities.*
- e. *Retailers may have only that quantity of cannabis and cannabis products reasonably anticipated to meet the daily demand readily available for sale on-site in the retail sales area of the retail facility.*
- f. *All restroom facilities shall remain locked and under the control of management.*

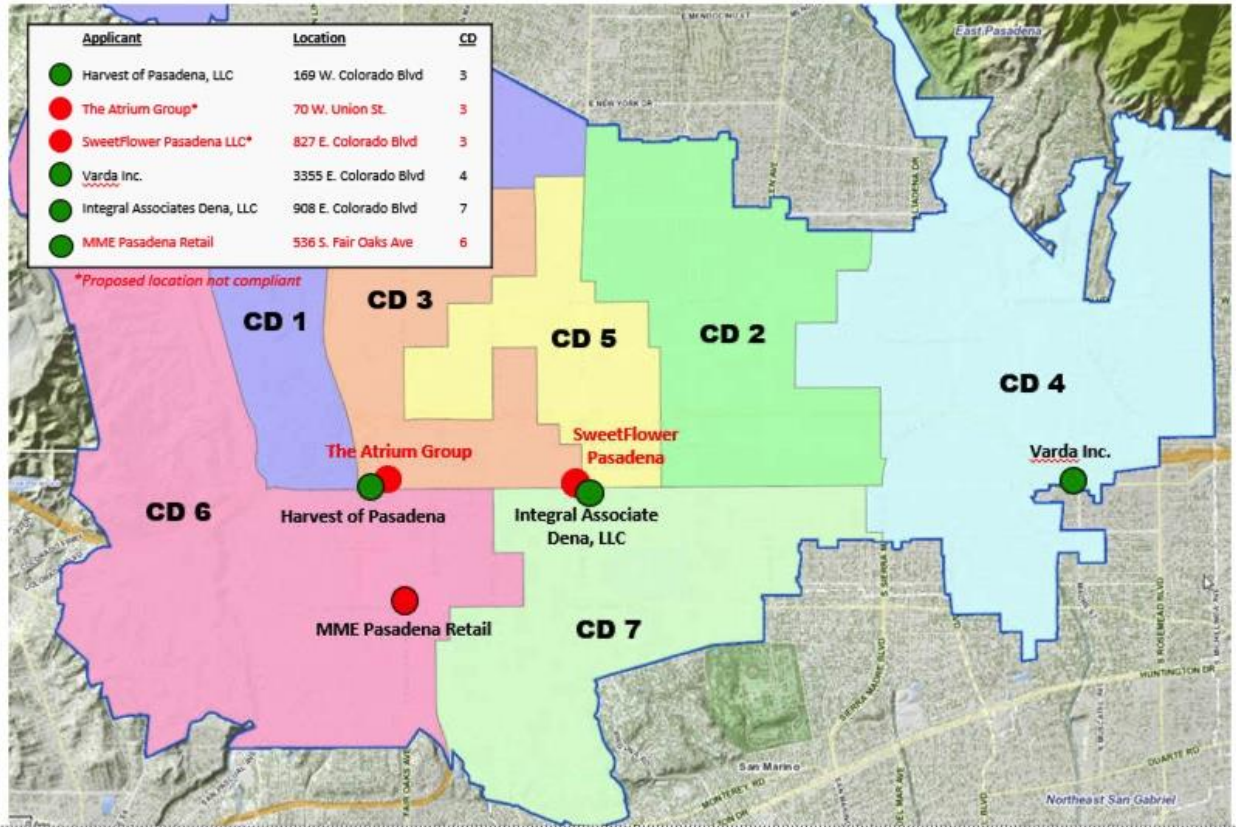
**7. Delivery Services.** *Permitted in association with retailer. Delivery of cannabis shall be permitted pursuant to this Section. A delivery service may operate only as part of and in conjunction with a retailer permitted pursuant to state law and pursuant to this Section. Delivery of cannabis from a retailer permitted pursuant to this Section can only be made in a city or county that does not expressly prohibit it by ordinance.*

**8. Conditions of approval.** *The planning commission may address development and operational standards through conditions on the use permit as it determines necessary or appropriate for the use permit under consideration; provided, that conditions shall not conflict with the provisions of Sections 5.78.170 and Section 17.50.066 (D)(5) relating to conditions placed on the commercial cannabis permit issued under Chapter 5.78*

**9. Parking.** *Off-street parking shall be provided as required for retail stores under Chapter 17.46*

**10. Discontinuance.** *If a cannabis retailer authorized by a use permit approved under this Section is discontinued for a continuous period of 12 months, the use permit expires for discontinuance of use and thereafter is void.*

## ATTACHMENT C LOCATION MAP OF EXISTING CUP APPLICATIONS SUBMITTED



Green denotes locations with a CUP that have been issued.  
Red denotes CUP locations that cannot be processed at this time