

The background features abstract, overlapping green geometric shapes in various shades, creating a modern, layered effect. The shapes are primarily triangular and polygonal, with some areas appearing more translucent than others.

Presentation to Hollywood Park Neighborhood Association

4080 24th St

Background: City's Historical Account of Marijuana Cultivation Legislative Action

- September 2015- AB 243, AB 266 and SB 643 were passed affecting state and local government licensing/permitting of medical marijuana businesses.
 - These bills protect local control of the marijuana industry and allow for the creation of a statewide framework for additional oversight of industry practices.
 - It is anticipated that State licenses will be available January 2018.
- November 2015 - City Council Law & Legislative Committee directed the City Manager to have staff develop recommendations for regulations related to marijuana cultivation.
 - Initially there was a deadline of Feb. 28, 2016
- February 2016- City Council adopted an ordinance requiring a conditional use permit for the cultivation of marijuana and a second interim ordinance temporarily prohibiting cultivation until the City Council could consider additional regulations and conduct stakeholder outreach.
 - The interim ordinance was extended in March and August

Background: City's Historical Account of Marijuana Cultivation Legislative Action

- November 2016 - City Council adopted additional requirements for a neighborhood responsibility plan and operating requirements for issues related to odor control, cash handling and security.
- March 2016 - City Council adopted amendments to Title 5 and 15 related to minimum distance requirements from neighborhood and community parks, operating permit fees, criminal history background checks, and terms of cultivation permits and amended the interim ordinance to expire in April 2017.
- April 2016 - The City began to accept conditional use permit application and business operating permits.

City Requirements for the Permitted Use of Marijuana Cultivation

Conditional Use Permit Requirements

- ▶ Application, Fees, Plans, Pictures
- ▶ Neighborhood Responsibility Plan
- ▶ Neighborhood Context Map
- ▶ Draft Security Plan
- ▶ Community Relations Plan (optional) INCLUDED
- ▶ Odor Control Plan (optional)

Business Operating Permit Requirements

- ▶ Application, Fees, Plans
- ▶ Criminal History/Background Forms
- ▶ CUP Permit App # or Approval
- ▶ Neighborhood Responsibility Plan
- ▶ Business Operations Plan- operating plan, community relations plan, state licenses, tax compliance, insurance, budget, price list
- ▶ Security Plan
- ▶ Water Efficiency Plan
- ▶ Energy Efficiency Plan
- ▶ Lighting Plan
- ▶ Odor Control Plan

Significant City Requirements

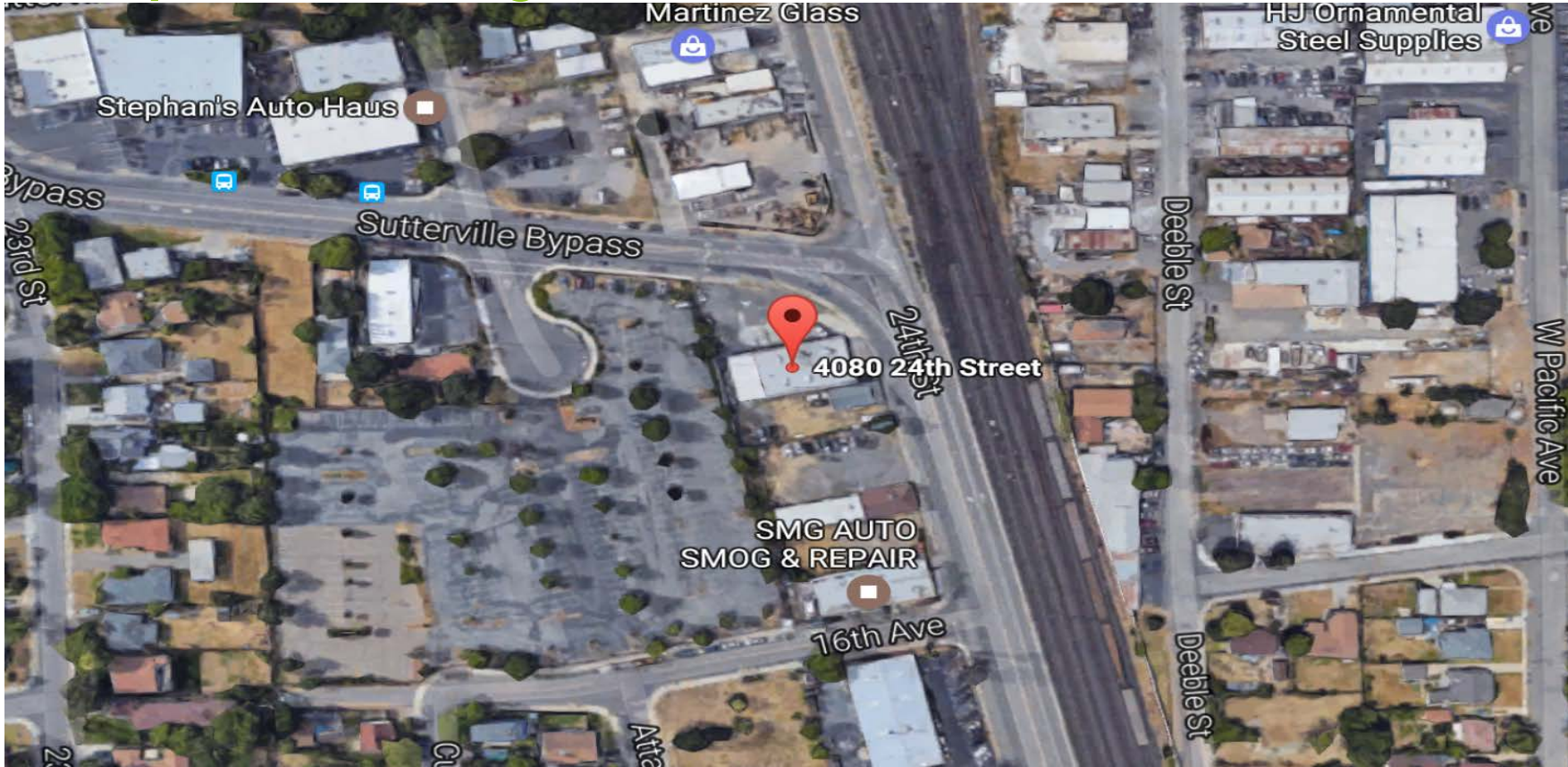
Neighborhood Responsibility Plan

- ▶ A plan to address the adverse impacts of marijuana cultivation *on the surrounding area*, as required for a CUP for marijuana cultivation. This requirement may be satisfied with a neighborhood responsibility agreement in which the property owner agrees to either contribute 1% of the gross receipts of the marijuana cultivation business on the property, or agrees to pay a fee that will be established by a development impact fee.
- ▶ Payment will be made monthly to the City for the term of the CUP.

Community Relations Plan

- ▶ The purpose is to describe who will be designated and responsible for outreach and communication with the surrounding community, including neighbors and business and how the designee will be contacted. A primary goal is to encourage neighborhood residents to call the community relations manager to solve problems if any, before any calls or complaints are made to the City.
- ▶ Henry Ramos, Property Owner
 - ▶ bodyworks10@sbcglobal.net
- ▶ Prime Strategies of CA, Agent
 - ▶ (213) 608-0774

Proposed Project - 4080 24th St.

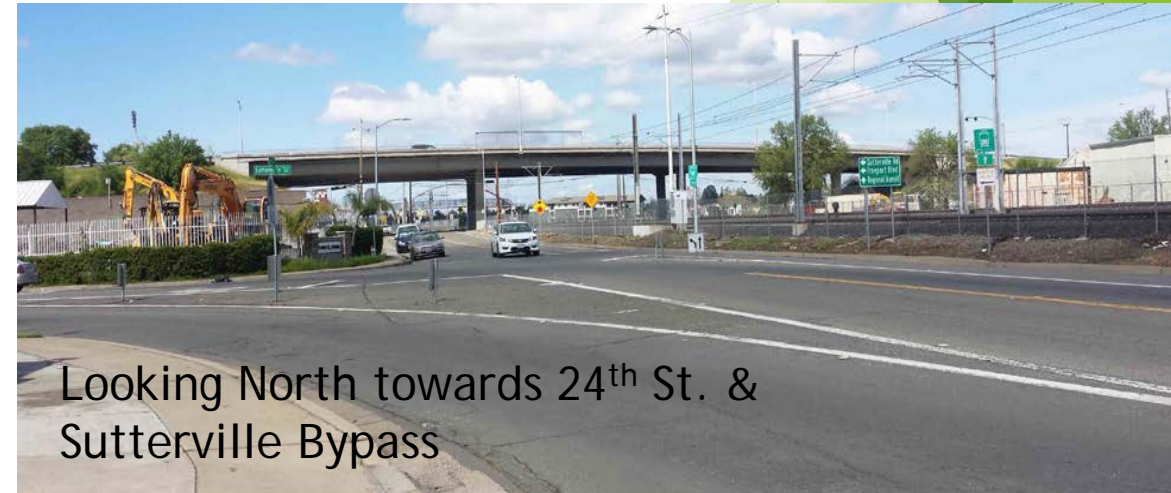


- ✓ Zoning: C-4 Heavy Commercial
- ✓ Building: 4,000 square feet
- ✓ Site: 15,100 square feet

Proposed Project - 4080 24th St.



Proposed Project- 4080 24th St. Surrounding Uses



Proposed Project – 4080 24th St.

Project Summary

- ▶ CUP Application has been submitted and is currently under review by the City.
- ▶ No hearing date has been set.
- ▶ Property Owner is the applicant but will not be the operator.
- ▶ The Operator will have to submit a BOP and be approved prior to operating.
- ▶ All cultivation will be indoor and not visible from the public right of way.
- ▶ No public visitation will occur.
- ▶ No development standard deviations or any other deviations are apart of the application.
- ▶ The physical character of the area will be enhanced as the property owner will be working with the operator (when selected) to develop façade improvements including a new roof and windows.

Proposed Project - 4080 24th St

