

COMMERCIAL CANNABIS WORKSHOP

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Planning Commission

Agenda Item: 5

December 8, 2022

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1

WORKSHOP TOPICS

Economic Development, Placemaking and Branding/Marketing Committee (Committee) provided policy direction and related provisions in Draft Ordinance:



2

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2

BACKGROUND

2017

- Moratorium on commercial marijuana activity (excluding testing laboratory facilities)
- Adopted Ordinance No. 7398 to amend Title 5 of the Riverside Municipal Code (RMC) to permit and regulate Cannabis Testing Laboratories in industrial zones

2018

- Continued discussion of a regulatory framework for cannabis businesses
 - Staff directed to prepare an ordinance prohibiting cannabis businesses (except for testing laboratories) and amended RMC
- City Council voted to approve the amendments to RMC codifying a prohibition of commercial cannabis uses within City limits



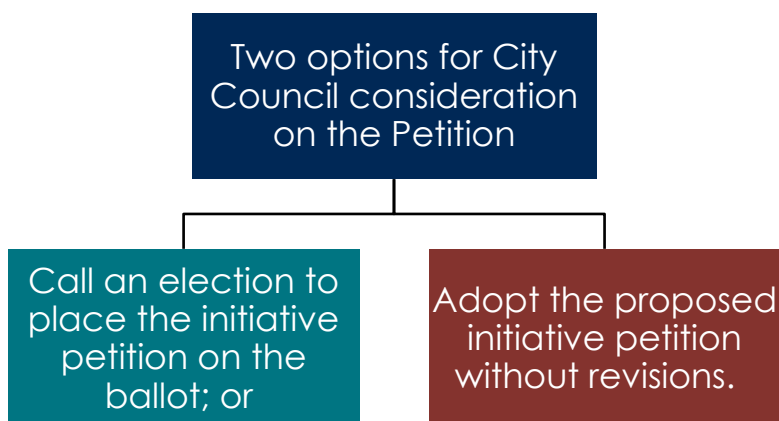
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BACKGROUND – SEPTEMBER 2021

City receives Notice of Intent to Circulate Petition for the Riverside Cannabis Taxation and Regulation Act



4

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BACKGROUND – NOVEMBER 2021

Committee meeting to consider legalization

City Team assembled:

- a. City Manager's Office
- b. City Attorney's Office
- c. City Clerk's Office
- d. Community & Economic Development Department
- e. Fire & Police Departments



5

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BACKGROUND - MARCH 2022

Immediate Actions - Prepare Amendments for the Riverside Municipal Code (RMC)

- Title 5 - Business Taxes, Licenses and Regulations amendments related to licensing of cannabis business uses;
- Title 9 - Peace, Safety and Morals amendments to clean up and provide consistency in cannabis regulations and terminology; and
- Title 19 - Zoning amendments related to land use regulations for cannabis related uses and microbusinesses.

Future Actions

- Conduct a financial analysis on potential revenue
- Cannabis tax ballot measure in 2024 (type of tax, language, and percentage determined at a later date)



6

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6

BACKGROUND - OCTOBER 2022

Draft Amendments completed (Title 5, Title 9 and Title 19)



Direction from Committee



7

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7

DISCUSSION – TITLE 5 – RMC CHANGES

Title 5 -
Business
Taxes,
Licenses
and
Regulations

- Regulates the commercial sale, deliver and testing of cannabis and cannabis products
- Implements the provisions of the Medicinal and Adult Use Cannabis Regulations and Safety Act ("MAUCRSA")



8

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8

DISCUSSION – TITLE 5 – RMC CHANGES

- Establishes application procedures
- Criminal background checks for owners and employees
- Authorizes a total of 14 Cannabis Business permits across the City
 - Only for store-front retail businesses
 - Store-front retail businesses are allowed to have a delivery service component
- Does not limit on Cannabis Warehousing or Manufacturing uses
- Provision for Community Benefits
- Authorizes the City Manager to issue Cannabis Business Permits and enforce the provisions of the Code



9

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9

DISCUSSION – TITLE 5 – RMC CHANGES

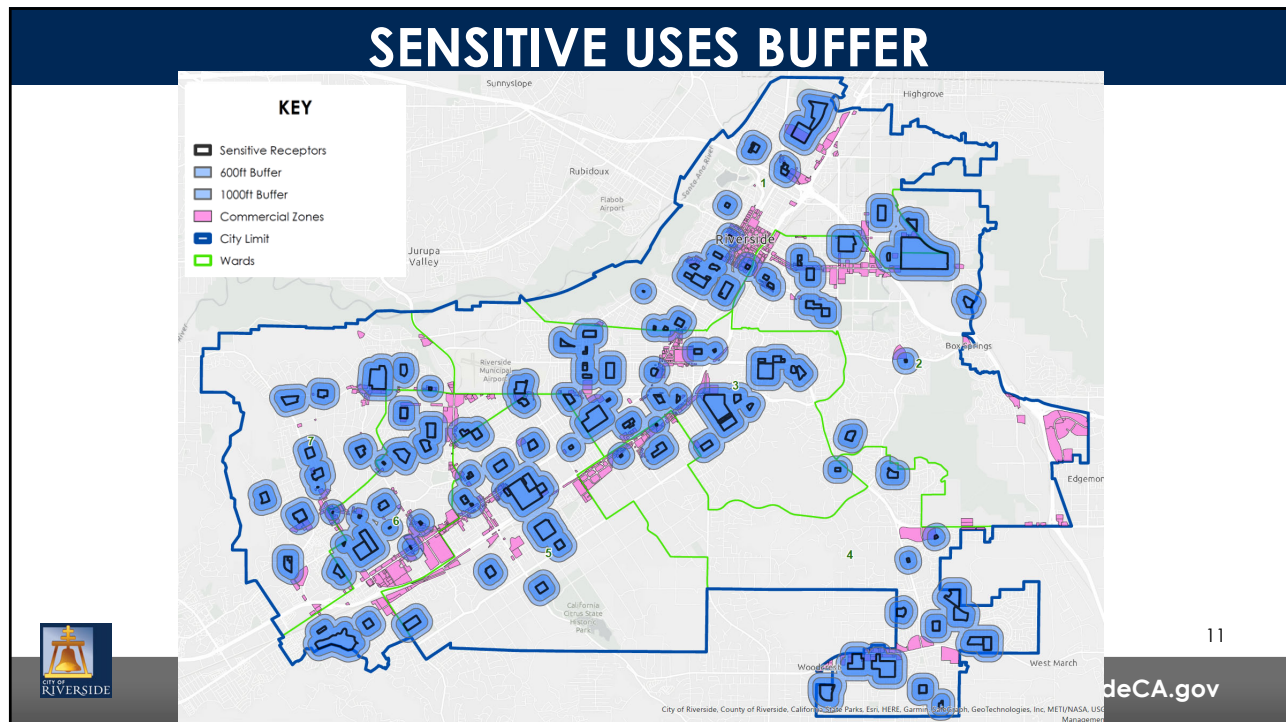
- Establishes an appeal process
- Establishes proximity to sensitive uses
 - 600-feet from day-care centers and community centers
 - Committee recommended 1,000 feet from public/private K-12 schools
 - Requested a map to include a 1,000-foot buffer from colleges and universities to be considered by City Council
- Establishes security measures for cannabis businesses.



10

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10



DISCUSSION – RMC CHANGES

Title 9 – Peace, Safety and Morals

- Modified to be consistent with Title 5

Title 19 – Zoning

- Modified to be consistent with Title 5
- Revised Land Use Table
 - No new uses were introduced
 - Cannabis Sales is considered a Retail Use

DISCUSSION – TITLE 19 – RMC CHANGES

19.150.020.A Permitted Uses Table This table identifies permitted uses and uses requiring approval of other permits by zoning designation. In addition to these uses, other incidental and temporary uses may also be permitted as noted in the Incidental Uses Table and the Temporary Uses Table.

Use	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))							Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			Location of Required Standards in the Municipal Code	
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY	NC Overlay		
- - -																							
Cannabis Cultivation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	See Also Incidental Uses Table
Cannabis, Microbusiness	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Cannabis Storefront Retail																						See Retail Sales	
Cannabis Testing Laboratory																						See Laboratories - Research	
Cannabis Warehouse/Distribution																						See Warehousing & Distribution Facilities	
- - -																							



13

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13

DISCUSSION – TITLE 19 – RMC CHANGES

19.150.020.B Incidental Uses Table

This table identifies uses which are generally only permitted as an incidental use to some other permitted use on the property.

Use	This table defines uses which are generally only permitted as an incidental use to some other permitted use on the property.																				Location of Required Standards in the Municipal Code		
	Residential Zones (Residential Conservation (RC), Residential Agricultural (RA-5), Rural Residential (RR), Residential Estate (RE), Single-Family Residential (R-1), Multiple Family Residential (R-3 and R-4))								Office & Commercial Zones (Office, Commercial Retail, Commercial General, Commercial Regional Center)				Mixed Use Zones (Neighborhood, Village, Urban)			Industrial Zones (Business Manufacturing Park, General Industrial, Airport Industrial, Airport)				Other Zones (Public Facilities, Railroad, Neighborhood Commercial Overlay)			
	RC**	RA-5**	RR	RE	R-1	R-3	R-4	O	CR	CG	CRC*	MU-N	MU-V*	MU-U*	BMP	I	AI	AIR	PF	RWY		NC Overlay	
- - -																							
Cannabis Cultivation:																							
Commercial, including Medical Cannabis Cultivation, (Prohibited use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	19.342 - Cannabis Uses and Activities See Article X (Definitions)	
Personal - Indoor	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Personal - Outdoor (Prohibited Use)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
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14

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14

FUTURE ACTIONS

January 2023

- Planning Commission Consideration of Title 19 Amendments
- City Council Consideration of Title 5 & 9 Amendments

February 2023

- City Council Consideration of Title 19 Amendments

January 2023 – June 2023

- Financial analysis on potential revenue
- Implementation
 - Application Submission and Review process
 - Application Criteria and Application
 - Community Benefit Agreement template
 - Tracking, Monitoring and Reporting structure
- Fee Schedule

2023-2024

- Ballot Measure



15

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15

STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities



#3 Economic Opportunity



#5 High Performing Government

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



16

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16

RECOMMENDATIONS

Staff recommends that the Planning Commission:

Conduct a Workshop to discuss Proposed Amendments to Title 19 that implement the Cannabis Ordinance as directed by the City Council Economic Development, Placemaking and Branding/Marketing Committee

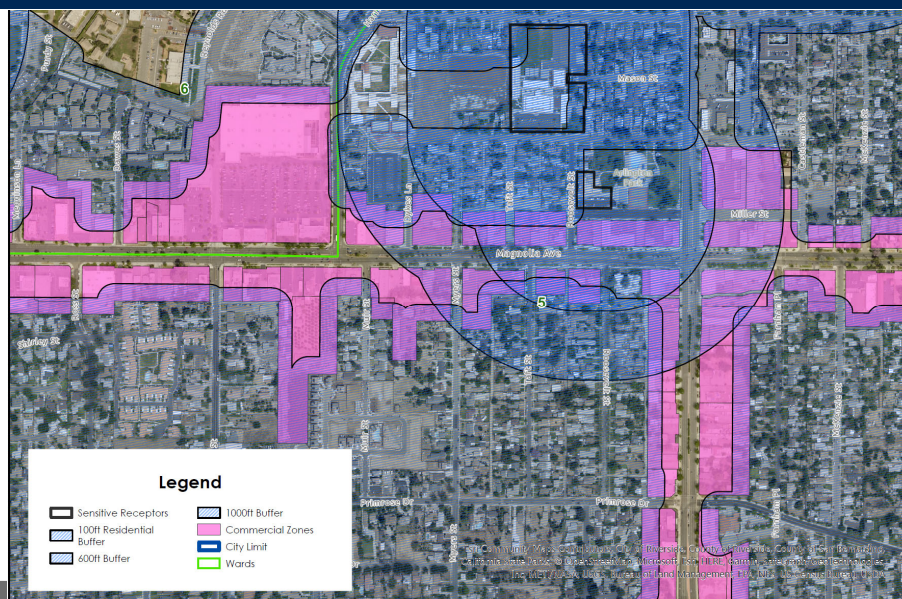


17

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17

REFERENCE ONLY SLIDE



18

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18