



Review of Storefront Retail Commercial Cannabis Business Program

Community & Economic Development

City Council Meeting

January 7, 2025

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BACKGROUND



2016: California Voters Passed Prop. 65 (The Adult Use of Marijuana Act)



City Implemented a Moratorium on Commercial Cannabis Activities



Sept. 2021: City received Notice of Intent to Circulate Petition for the Riverside Cannabis Taxation and Regulation Act.



BACKGROUND



November 2021: Economic Development, Placemaking, and Branding/Marking Committee discussed the need to develop an Ordinance



Directed Staff to return with Ordinance Options



March 2022: EDPBM Directed staff to prepare amendments to the Municipal Code to establish a process for Retail Storefront Commercial Cannabis Businesses; and



Conduct a Financial Analysis and move forward with a tax ballot measure in 2024.



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BACKGROUND



October 2022: EDPBM received a Draft Amendments and provided additional direction to finalize the Draft



December 2022: Planning Commission Workshop



Discussions on Sensitive Use types and distances



Concentration of Cannabis Storefronts



Permit Process and Costs



Crime impacts



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APPROVALS



March 2023: City Council Approved Ordinance

- ⌚ Regulating Cannabis Business Activities, and
- ⌚ Set the Maximum Number of Permits = 14



October 2023: City Council Approved Permit Guidelines and Application Review Criteria



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Purpose and Intent



Business Activity Requirements



Background requirements



Maximum Number of Permits



City's reservation of rights



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Timeline for Applicants to exercise a permit



Appeals Process



Location Requirements: Zones, Sensitive Uses, and Distances



Record Keeping Requirements



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Security Measures



Operating Requirements



Delivery Requirements



Out-of-Town Delivery Requirements



Detailed Inspection and Enforcement Provisions



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GUIDELINES AND CRITERIA



Detail Application Period and Process



Application Requirements



Review Panel Composition



Application Evaluation Process



GUIDELINES AND CRITERIA



Phase 1



Merit-Based Scoring in accordance with approved scoring criteria



Experience and Qualifications



GUIDELINES AND CRITERIA



Phase 2

-  Preferred Locations
-  Zoning Verification
-  Site Review
-  Final Permit Approval



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CURRENT STATUS



December 2023: 40 Applications received



Evaluations Completed: Top 14 List Posted March 2024



Applicants Submitted Preferred Site Locations



List of Preferred Locations Posted on Website




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CURRENT STATUS


RANK	BUSINESS NAME	PREFERRED SITE LOCATION	WARD
1	STIIZY Riverside LLC	3636 Van Buren Blvd. Riverside, CA 92503 [APN: 234-112-069]	5
2	SGI Riverside LLC	2870 University Avenue, Riverside, CA 92507 [APN: 211-132-025]	1
3	C4TP Retail A Inc.	3674 Sunnyside Drive, Riverside, CA 92506 [APN: 225-124-012]	3
3	Riverside Community Retail LLC	10919-10921 Magnolia Avenue, Riverside, CA 92505 [APN: 142-261-009]	6
5	Community Oriented Riverside Retail LLC	1175 E. Alessandro Blvd. Riverside, CA 92508 [APN: 297-031-002]	2
5	Riverside Responsible and Compliant Retail LLC	3225 Market Street, Suite 104, Riverside, CA 92501 [APN: 213-071-001]	1
7	Blaine St. RS LLC	1345 University Avenue, Riverside, CA 92507 [APN: 250-190-006]	2
8	OTC Riverside City LLC	3666 Van Buren Blvd. Riverside, CA 92503 [APN: 234-112-034]	5
9	Packs Riverside LLC	3652 Van Buren Blvd. Riverside, CA 92503 [APN: 234-112-062]	5
9	Riverside West Coast Retail LLC	9901 Indiana Avenue, Suite 106, Riverside, CA 92503 [APN: 234-074-004]	5
9	TAT LLC	4920 Jackson Street, Riverside, CA 92503 [APN: 191-030-002]	3
12	Catalyst Riverside Equity LLC	3847 Pierce Street, Riverside, CA 92503 [APN: 142-180-040]	6
13	Haven Riverside LLC	10081 Indiana Ave, Suite A1, Riverside CA 92503 [APN: 234-064-013]	5
13	Catalyst Riverside LLC	1778 Columbia Avenue, Suites C1&2, Riverside, CA 92507 [APN: 210-043-047]	1



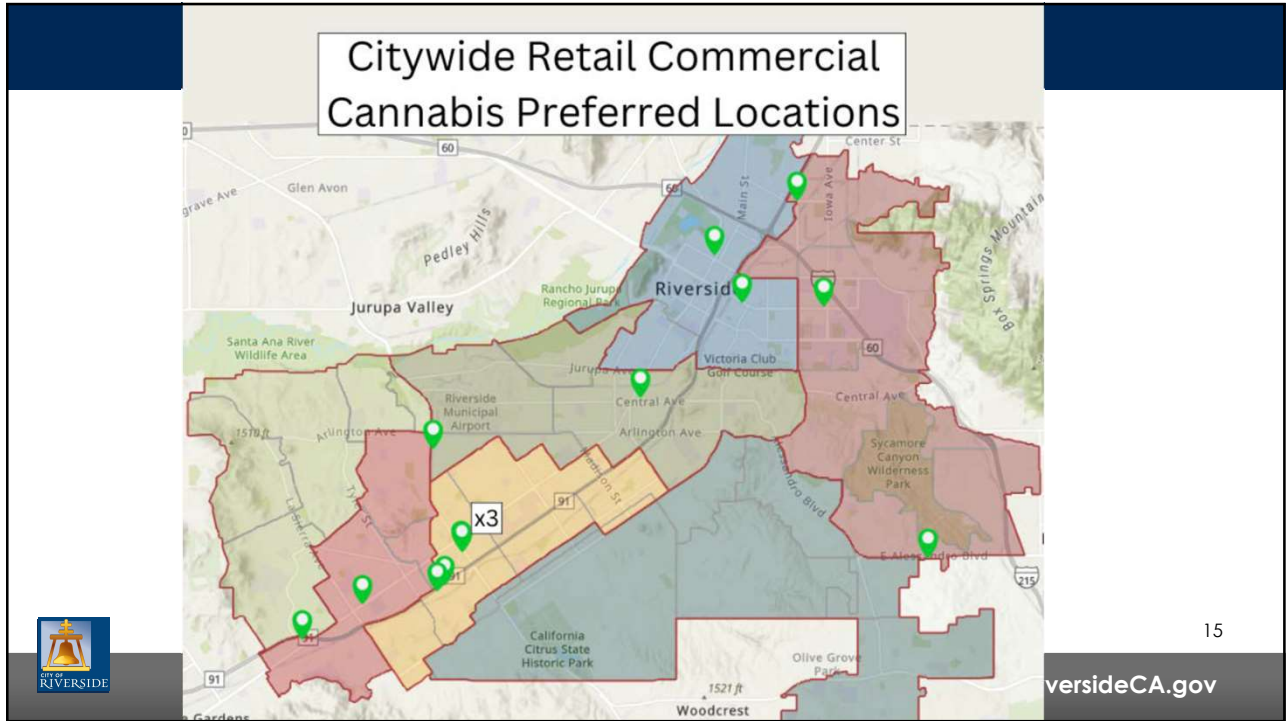
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CURRENT STATUS

-  Zoning Verifications Completed: All 14 Locations
-  Step 2.3 Site Review Documents Due January 15, 2025
-  5 Applicants have submitted Step 2.3 Documents
-  No Applicant has completed Step 2.3

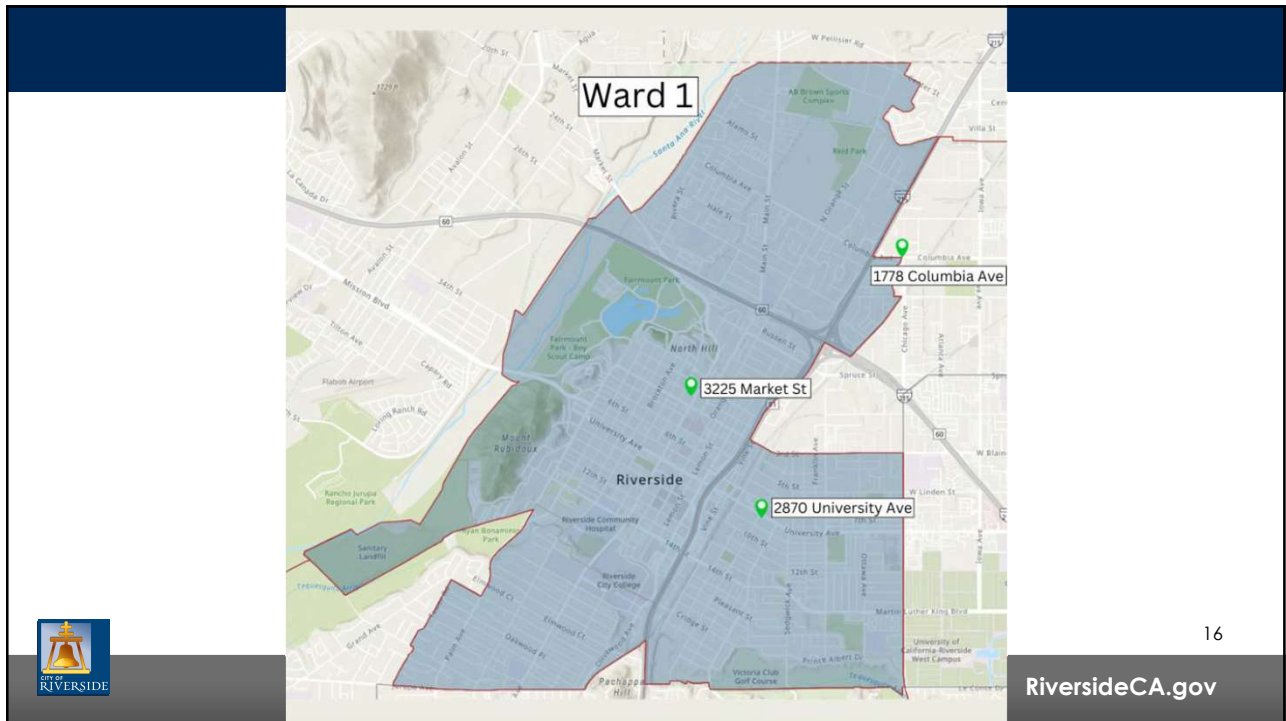


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Ward 2

1345 University Ave

1175 E Alessandro Blvd

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Ward 3

3674 Sunnyside Dr

4920 Jackson St

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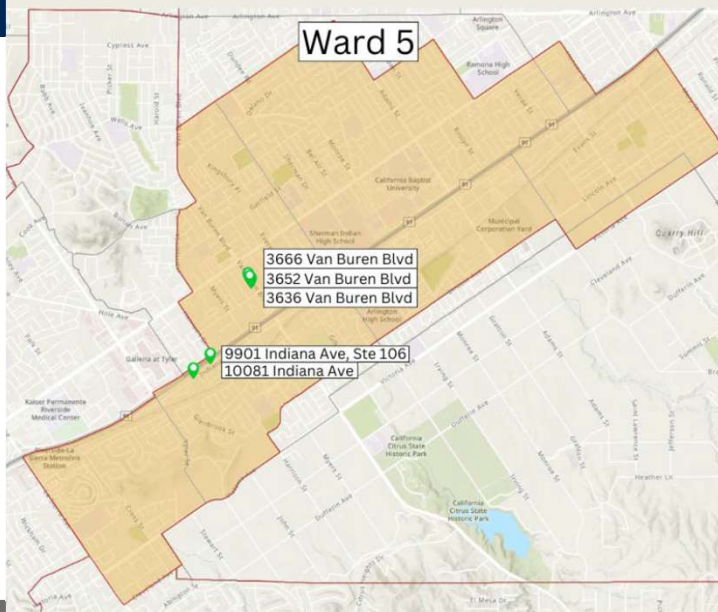
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Ward 4



Ward 5



Ward 5

3666 Van Buren Blvd
3652 Van Buren Blvd
3636 Van Buren Blvd
Riverside
City FS # 2

9901 Indiana Ave, Ste 106

10081 Indiana Ave

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Detailed description: This is a map of Ward 5 in Riverside, California. The ward boundary is outlined in red. The map shows a grid of streets including Van Buren Blvd, Primrose Dr, Solonia St, Belmont Dr, and Indiana Ave. Three green location pins are placed on Van Buren Blvd, with a callout box listing the addresses 3666, 3652, and 3636. Two other green location pins are placed on Indiana Ave, with callout boxes listing the addresses 9901 (Ste 106) and 10081. The map also shows landmarks like Cambridge Gardens Apts and Arlington Library. The City of Riverside logo is in the bottom left, and the page number 21 and website RiversideCA.gov are in the bottom right.

Ward 6

10919 Magnolia Ave
Medical Center

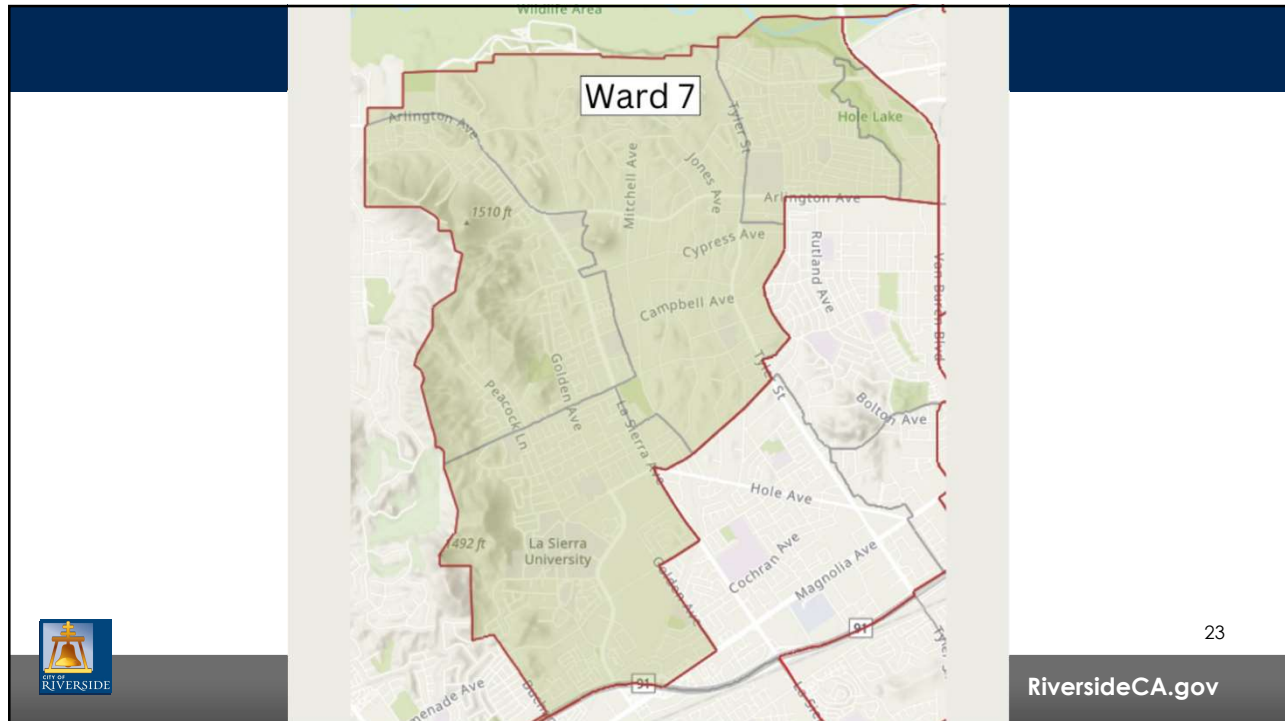
3847 Pierce St

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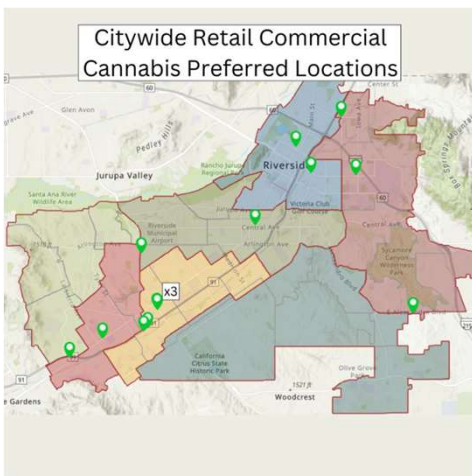
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Detailed description: This is a map of Ward 6 in Riverside, California. The ward boundary is outlined in red. The map shows a grid of streets including Magnolia Ave, Pierce St, and others. Two green location pins are placed on Magnolia Ave, with a callout box listing the address 10919 (Medical Center). One other green location pin is placed on Pierce St, with a callout box listing the address 3847. The map also shows landmarks like La Sierra University and La Sierra High School. The City of Riverside logo is in the bottom left, and the page number 22 and website RiversideCA.gov are in the bottom right.



CONCENTRATION OF CANNABIS STOREFRONTS



- Ⓜ Community Feedback
- Ⓜ Overconcentration in Wards 5 and 6
- Ⓜ Does not provide equitable access



SENSITIVE USES AND ZONES



- ⚠ Regulated Uses vs Protected Uses
- ⚠ Currently: K-12 Schools, Licensed Daycares, and Community Centers
- ⚠ Current Zoning: All Zones allowing Retail Sales
- ⚠ No Distance between Cannabis Storefronts



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WHAT OTHER CITIES ARE DOING

- ⚠ Have designated additional Sensitive uses
 - ⚠ Parks (Corona, Perris, San Bernardino)
 - ⚠ Places of Worship (Perris, Moreno Valley)
 - ⚠ Youth / Recreation Centers (Corona, Perris, Moreno Valley, San Bernardino, Colton)
 - ⚠ Residential Zone buffer (Corona, Perris, San Bernardino)
- ⚠ Distance between Cannabis Storefronts (Moreno Valley)



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WHAT OTHER CITIES ARE DOING



Limit of Permits per Ward / Council District
(Perris, limited into 2 zones)



Zoning:

- Corona: Manufacturing
- Moreno Valley: Commercial: Community and Neighborhood, Business Park, Light Industrial
- Perris: Commercial and Industrial
- San Bernardino: Commercial and Industrial
- Jurupa Valley: Commercial



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OPTIONS



Keep as is



Instituting a two permit per Ward Limit



Limiting Cannabis uses to Industrial/Manufacturing Zones



Establish minimum Distance Requirements between Cannabis Storefronts.



Establish new sensitive use categories and associated minimum distance requirements.



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STRATEGIC PLAN ALIGNMENT

Strategic Priority 2 – Community Well-Being

- **Goal 2.4** – Support programs and innovations that enhance community safety, encourage neighborhood engagement, and build public trust.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

Staff recommends the City Council discuss the Storefront Commercial Cannabis Permit Program Ordinance and Guidelines and Provide Direction to Staff on how to proceed.



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RECOMMENDATIONS

Options for the City Council's Consideration include:

1. Keep the Storefront Retail Commercial Cannabis Permit process as-is and continue with the City's current evaluation and review of cannabis business permit applications and subsequent issuance of up to fourteen such permits;
2. Adopt a Resolution postponing the permitting process under RMC 5.77.120 to consider changes to application and/or permit requirements, which may include modification of requirements for or a reduction in the number of permits, or repeal of Cannabis Ordinances.
3. If Option 2 is selected, provide direction to staff on which modifications/amendments to research for City Council consideration.



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CONCLUSION

Two Recommended Options:

1. Keep the Cannabis Ordinance and Guidelines as-is.
2. Adopt a Reso. Postponing the Permitting Process to consider changes to application and/or permit requirements:
 - A. Instituting a two permit per Ward Limit
 - B. Limiting Cannabis uses to Industrial/Manufacturing Zones
 - C. Establish minimum Distance Requirements between Cannabis Storefronts.
 - D. Establish new sensitive use categories and associated minimum distance requirements.
3. If 2 is the preferred option, Provide Direction to Staff on which of



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