

Cannabis State Legalization Task Force

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Recommendations Framework: Land Use – Year II

Technical	Community Engagement
<p><u>Retail</u></p> <p>1. Land use types</p> <p>a. What land use types/models should be included within the context of cannabis retail? (i.e., what access points should exist for cannabis retail - shop, bakery, microbusiness, public consumption lounge, other?) Consider other uses/license types that do not exist at the State level or in the planning code that should be created.</p> <p>b. How should accessory use for cannabis retail be defined and operationalized in the City? (<i>See Year I RCAF recommendation 3</i>)</p> <p>2. Land Use Landscape</p> <p>a. What three principles should be considered when determining the proper distribution of cannabis retail businesses across the City?</p> <p>b. How does the historical definition and concept of the “Green Zone” fit into this discussion?</p> <p>c. What strategies would create a desired mix of businesses and limit displacement of other land use types (e.g., businesses and housing)?</p> <p>3. Zoning Application Standards</p> <p>a. Consider the following strategies discussed in Year I and how they might be articulated as a standard/rule/ regulation when assessing zoning applications for retail cannabis businesses:</p> <ul style="list-style-type: none"> o Sensitive uses – definition and examples (<i>See Year I LUSJ recommendations 4, 6</i>) o “Buffer zones” around other adult use retail locations – what retail land use types/models would require a buffer and why?(<i>See Year I LUSJ recommendation 8</i>) o Are there any other factors, rules or standards to consider in assessing 	<p>1. Definition of the Issue</p> <p>a. Why is community engagement and public input important within the context of cannabis-related land use discussions? What are the desired outcomes?</p> <p>b. What community engagement issues and considerations exist within the context of expanding the current cannabis landscape to include adult use retail? (e.g., “NIMBY-ism,” perpetuation of the illicit market, traffic, safety concerns, environmental hazards, excessive concentration of licensees in a given locality, youth access and exposure, concerns about displacement of existing businesses and residents, concerns about level and visibility of security)</p> <p>2. Strategies</p> <p>a. Public process</p> <p>i. What opportunities for public input on the placement of adult use cannabis retail and non-retail businesses should exist (e.g. neighborhood notice only, notice plus mandatory Discretionary Review hearing, notice plus Conditional Use Authorization, and/or less formal public notification/engagement process)? How, if at all, should these vary by zoning district and/or by land use type – bakery, café, microbusiness, etc.? (<i>See Year I LUSJ recommendation 7</i>)</p> <ul style="list-style-type: none"> • Consider also the current processes for public involvement in the zoning decision-making process for medical cannabis dispensaries. What elements of that process should continue and/or be adjusted for adult use retail locations? (<i>See Year I Report pgs. 50-53 for description of current MCD zoning requirements</i>) <p>b. Application documentation</p> <p>i. What should the goals of the zoning application for cannabis businesses be, from a community engagement standpoint? What documentation should be provided to the Planning Commission and/or other</p>

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<p>whether a cannabis land use type should be allowed in a particular neighborhood? (<i>See Year I LUSJ recommendations 5, 9-12</i>)</p> <ul style="list-style-type: none">o Could the above standards, considerations and factors be ranked in order of importance? Would the ranking differ according to the retail land use type/model, .e.g. bakery, public consumption lounge, shop, café etc.? <p>4. MCD and Adult Use Retail Zoning Approval Processes</p> <ul style="list-style-type: none">a. Consider the current MCD zoning approval process (i.e., mandatory discretionary review, hearing before Planning Commission). What should the steps in the application approval process be for adult use retail? Should the process differ by land use type? (<i>See Year I LUSJ recommendations 13-14, and Year I Report pgs. 50-53 for description of current MCD zoning requirements and possible adjustments</i>) <p><u>Non-retail</u></p> <ul style="list-style-type: none">1. Consider Year I LUSJ recommendations 1-2, and make any further recommendations needed for non-retail zoning processes. Also consider whether any of the above questions/considerations under retail would also apply in the non-retail context.	<p>commission(s) as part of the application to achieve and further those goals? (<i>See Year I LUSJ recommendation 3</i>)</p> <ul style="list-style-type: none">c. Cannabis business distribution across the city<ul style="list-style-type: none">i. What is the desired distribution of various cannabis land use types/licensees in the City? What principles are important to consider within that context? For this question, also consider various types of retail models, e.g. bakery, café, restaurant, etc.ii. What factors or conditions would trigger the determination that a particular area is “over-saturated” with cannabis businesses? Would this determination differ for retail vs. non-retail and/or by business type (e.g. café, restaurant, bakery, consumption lounge)? (<i>See Year I LUSJ recommendations 4, 6</i>)iii. How should the City define sensitive uses, and what are some examples of uses that fit this definition?d. Other strategies<ul style="list-style-type: none">i. What Citywide strategies could address concerns about displacement of existing businesses and residents/housing units?ii. What does it mean for a retail and non-retail cannabis licensee to be a “good neighbor,” and should anything be added to the existing “good neighbor” standards? (<i>See Year I PSSE recommendations 4-5, Year II Non Retail Community Engagement recommendation 1</i>)iii. What other strategies would address any community engagement issues that have not yet been discussed (e.g., community education, community engagement plans)?
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3. Stakeholders

- a. What stakeholders should be involved to develop and lead community engagement efforts in the above areas?