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REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	August 13, 2026	
MEETING DATE:	8/26/2026	AGENDA ITEM: 11
PROJECT NUMBER:	PRJ2024-000811	
PROJECT NAME:	Commercial Cannabis Zoning Ordinance	
PLAN NUMBER(S):	RPPL2024001191	
SUPERVISORIAL DISTRICT:	1-5	
PROJECT LOCATION:	Countywide	
PROJECT MANAGER:	Fernando G. Nieto, Program Chief Fnieto@dcba.lacounty.gov	

RECOMMENDATION

LA County staff ("staff") recommends the Regional Planning Commission ("Commission") adopt the attached resolution recommending approval to the County of Los Angeles Board of Supervisors the Commercial Cannabis Zoning Ordinance ("Zoning Ordinance") Advance Planning Case No. RPPL2024001191 and Program Environmental Impact Report Environmental Assessment No RPPL2024005648.

Staff recommend the following motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND RECOMMEND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, ALONG WITH ADOPTION OF THE REQUIRED FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE COMMERCIAL CANNABIS LICENSE PROGRAM AND ZONING ORDINANCE, SUBJECT TO THE BOARD OF SUPERVISORS DETERMINING THAT THE FINAL TITLE 8 AMENDMENTS ARE CONSISTENT WITH THE PROJECT DESCRIPTION IN THE ENVIRONMENTAL IMPACT REPORT, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I ALSO MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION RECOMMENDING APPROVAL TO THE COUNTY OF LOS ANGELES BOARD OF SUPERVISORS THE COMMERCIAL CANNABIS ZONING ORDINANCE, PROJECT NO. PRJ2024-000811, ADVANCE PLANNING CASE NO. RPPL2024001191

PROJECT DESCRIPTION

A. Project Scope

Advance Planning Case No. RPPL2024001191 is a proposed zoning ordinance that amends Title 22 (Planning and Zoning) of the Los Angeles County Code to establish commercial cannabis businesses in certain locations and the applicable development standards within the unincorporated areas of Los Angeles County ("Zoning Ordinance").

The Zoning Ordinance is one component of the County's broader Commercial Cannabis License Program (Program), which is proposed to be implemented through coordinated amendments to Title 8, Consumer Protections and Business Regulations. The Zoning Ordinance establishes the land use component of the Program, which includes separate amendments to Title 8 that are not considered by the Commission. The Title 8 amendments establish the administrative and regulatory requirements applicable to commercial cannabis businesses, including application procedures, license requirements, operating standards, and enforcement provisions, including administrative penalties and other remedies for violations.

The draft Zoning Ordinance (Exhibit A), Final Program EIR with MMRP (Exhibit B.1), Draft Program EIR with appendices (Exhibit B.2), Findings of Fact & Statement of Overriding Considerations (Exhibit B.3), Draft Resolution (Exhibit C), Public Engagement Summary (Exhibit D.1), Illicit Cannabis Business Enforcement Overview (Exhibit D.2), Program Fact Sheet (Exhibit E), Program FAQ (Exhibit F), and public comments (Exhibit G) are attached to this report.

B. Project Background

California regulates commercial cannabis through a dual system of State and local oversight. The Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) establishes the State framework for licensing, regulation, and enforcement, while preserving local authority to further regulate, tax, limit, or prohibit commercial cannabis business activity within their jurisdictional boundaries. Currently, Title 22 prohibits commercial cannabis businesses in the unincorporated areas.

On February 15, 2022, the Board of Supervisors approved a motion directing the Department of Consumer and Business Affairs (DCBA), through its Office of Cannabis Management (OCM), to develop a commercial cannabis regulatory framework and equity program based on the Updated Framework and Recommendations for Regulating Commercial Cannabis in Unincorporated Los Angeles County, which was submitted to the Board in December 2021.[1] Consistent with Board direction, the updated framework was developed to establish a limited and highly regulated commercial cannabis program that balances economic opportunity, social equity, and public health and safety.

OCM has developed key infrastructure needed to implement the Program, including an online licensing system and Social Equity Program components such as legal, technical, and financial assistance. In November 2022, voters approved Measure C, which establishes a general tax on

[1] https://file.lacounty.gov/SDSInter/bos/bc/1116766_2021-12-20ReportonUpdatedRecommendationsforRegulatingCannabisinunincorporatedLACounty_rc.pdf

cannabis businesses operating in the unincorporated areas. Measure C does not establish land use or licensing requirements. Land use requirements are addressed through the Zoning Ordinance, while licensing requirements are addressed through Title 8. OCM has also coordinated extensively with County departments such as Regional Planning, Public Works, Public Health, and Fire, which would be responsible for reviewing, permitting, and/or clearing aspects of these businesses before they are eligible to obtain a license.

The Zoning Ordinance identifies where commercial cannabis businesses may be allowed through a ministerial land use approval process, while a concurrent and separate amendment to Title 8 introduces Chapter 8.47 – Commercial Cannabis Businesses, to establish the Program's administrative framework. Upon this Commission's recommendation for approval of the Zoning Ordinance, both ordinances will be presented to the Board for consideration.

PROJECT LOCATION

The Zoning Ordinance applies to all unincorporated areas of Los Angeles County, excluding the Coastal Zone. Any related updates applicable to the Coastal Zone will be considered as part of future updates to the applicable Local Coastal Plans.

ANALYSIS

A. Draft Plan/Ordinance Updates

The Zoning Ordinance includes land use controls that limit overconcentration, protect youth-oriented uses, reduce environmental impacts, and ensure commercial cannabis businesses are located in appropriate commercial and industrial areas.

Major elements of the Program (composed of amendments to Titles 8 and 22) include:

- **License limits (Title 8).** The program would be limited to 90 total licenses across six commercial cannabis business types: 25 storefront retail, 25 delivery-only/non-storefront retail, 10 distribution, 10 manufacturing, 10 testing laboratory, and 10 (indoor) cultivation licenses.

- **Buffers and separation requirements (Title 22).** All commercial cannabis businesses are required to be located at least 600 feet from youth-oriented uses, including schools, libraries, licensed day care facilities, public parks and recreation centers, and licensed game arcades, as well as drug and alcohol recovery and/or treatment facilities. Storefront retailers are required to be located at least 500 feet from other licensed storefront retailers.

- **Supervisorial District caps (Title 8).** No more than five storefront retail licensed businesses or five delivery-only licensed businesses would be allowed within a Supervisorial District.

- **Planning Area caps for retail uses (Title 8).** No more than three storefront retail licensed businesses and/or three delivery-only licensed businesses would be allowed within a

single Planning Area. For Planning Areas that cross Supervisorial District boundaries, the cap would apply separately within each Supervisorial District segment.

- **Planning Area caps for non-retail uses (Title 8).** No more than five licensed distribution, manufacturing, testing laboratory, and/or cultivation businesses would be allowed within a single Planning Area.

- **Eligible zones (Title 22).** Commercial cannabis businesses would be limited to specified commercial, commercial-only mixed-use, and industrial zones. Testing laboratories would be allowed in institutional zones.

- **Prohibited locations (Title 22).** Commercial cannabis businesses are prohibited in residential zones, on parcels containing residential uses, on public lands, and within Significant Ecological Areas.

- **Required approvals (Title 8).** Commercial cannabis businesses require ministerial site plan approval from Regional Planning, an operating license from OCM, a State license from the California Department of Cannabis Control, and any other applicable local approvals from departments such as Fire, Public Works, and Public Health. Businesses would be required to maintain all applicable approvals in good standing to continue operating.

- **Indoor cultivation only (Title 22).** Cannabis cultivation businesses are limited to indoor cultivation.

- **Existing structures and utilities (Title 8).** Commercial cannabis businesses are required to operate within existing permanent structures served by existing utility connections, including sewer and water service. New standalone cannabis facilities and sites requiring septic tanks, generators, or wells are not allowed.

- **Specific Plan amendments (Title 22).** Revisions to the East Los Angeles 3rd Street, Connect Southwest LA, Florence-Firestone Transit Oriented District (TOD), Newhall Ranch, West Carson TOD, Willowbrook TOD, and Northlake specific plans for consistency with the General Plan.

B. Land Use Compatibility

The Zoning Ordinance is consistent with the goals, policies, and principles of the General Plan, as it directs commercial cannabis businesses to commercial and industrial areas served by existing infrastructure, supports economic development opportunities, encourages adaptive reuse of existing structures, and protects environmentally sensitive resources through location restrictions and development standards.

The Zoning Ordinance is consistent and supportive of the following General Plan goals and policies:

- **Land Use Element**

  - Policy LU 2.1: Ensure that all community-based plans are consistent with the General Plan.
  - Policy LU 3.3: Discourage development in undeveloped areas where infrastructure and public services do not exist, or where no major infrastructure projects are planned, such as state and/or federal highways.
  - Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.
  - Policy LU 7.1: Reduce and mitigate the impacts of incompatible land uses, where feasible, using buffers and other design techniques.

- **Economic Development Element**
  - Policy ED 1.1: Encourage a diverse mix of industries and services in each Planning Area.
  - Policy ED 2.8: Streamline the permit review process and other entitlement processes for businesses and industries.
  - Policy ED 4.6: Retrofit and reuse vacant and underutilized industrial and commercial sites in urban and suburban areas for emerging and targeted industries.
  - Policy ED 6.1: Encourage a collaborative inter-agency and inter-jurisdictional environment to align economic development activities and promote information sharing on economic trends, business cycles, best practices, and resources.

- **Public Services and Facilities Element**
  - Policy PS/F 1.1: Discourage development in areas without adequate public services and facilities.
  - Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.

- **Air Quality Element**
  - Policy AQ 1.3: Reduce particulate inorganic and biological emissions from construction, grading, excavation, and demolition to the maximum extent feasible

ENVIRONMENTAL ANALYSIS

The Draft Program EIR concludes that impacts associated with the project would result in significant and unavoidable impacts related to Transportation.

Consistent with CEQA, the County initiated the environmental analysis through an Initial Study (IS) to identify whether the project could have significant effects on the environment. The IS evaluated potential impacts across 20 resource areas and determined the proposed project could result in potentially significant impacts to Air Quality, Energy, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Land Use & Planning, Transportation, Utilities & Service Systems.

The project incorporates numerous development and regulatory requirements evaluated through the environmental review process, including restrictions on eligible locations, indoor cultivation requirements, limitations to existing structures, and license caps. These features are intended to reduce potential environmental impacts associated with implementation of the project and are reflected in the proposed regulatory framework.

The Program EIR evaluated the potential for environmental impacts to the seven resource areas identified in the IS. The Program EIR concluded that the project would result in significant and unavoidable impacts to Transportation resulting from increased Vehicle Miles Traveled (VMT) and changes in travel patterns associated with the operation of commercial cannabis businesses that could be permitted under the project. As a result, the County will require transportation demand management strategies to mitigate impacts; however, these strategies are generally less effective for delivery, visitor, and inter-business transport trips. Because the project includes uses that generate customer, delivery, and distribution trips, reliable VMT reduction strategies are not readily available, and impacts could continue to be significant and unavoidable.

The Final Program EIR includes responses to comments received during the 45-day public comment period, which concluded on March 30, 2026. It also includes a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

OUTREACH AND ENGAGEMENT

A. County Department Coordination

Regional Planning, Public Health, Public Works, County Counsel, and Fire were consulted to evaluate the Zoning Ordinance. No comments were received.

B. Project Outreach and Engagement

OCM conducted public outreach and engagement from July 2024 through May 2026. These efforts included 25 public meetings, targeted presentations, and stakeholder briefings; three public comment periods; and supplemental outreach materials distributed through multiple channels and consolidated on OCM's website. Outreach was intended to inform community, industry, and other public agency stakeholders about the Program.

Collectively, these outreach efforts generated over 400 comments and engaged hundreds of community members, organizations, and stakeholders. Additional details regarding outreach activities are provided in Exhibit D.1 – Public Engagement Summary.

In addition, OCM prepared a GIS map showing eligible zones, applicable buffers, and other location-based requirements. The map was developed to help community members understand how zoning, buffers, and other location-based requirements affect potential business eligibility. The map is available online at: Eligibility Zones for Commercial Cannabis in Unincorporated LA County.

C. Public Comments

The County received twelve public comments: five in support of the Program and Zoning Ordinance from residents; five in opposition, including comments submitted by the Ladera Heights Civic Association; and two that were neutral or requested additional information, including a staff member representing the City of Rosemead.

Report Reviewed By: Fernando G Nieto

Fernando G. Nieto, Program Chief

Report Approved By: Laura Magallanes

Laura Magallanes, Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Zoning Ordinance
EXHIBIT B.1	Final Program EIR with MMRP
EXHIBIT B.2	Draft Program EIR with appendices
EXHIBIT B.3	Findings of Fact & Statement of Overriding Considerations
EXHIBIT C	Draft Resolution
EXHIBIT D.1	Public Engagement Summary
EXHIBIT D.2	Illicit Cannabis Business Enforcement Overview
EXHIBIT E	Commercial Cannabis Program Fact Sheet
EXHIBIT F	Commercial Cannabis Program FAQ
EXHIBIT G	Public Comments