



Conditional Use Permits for Cannabis City of Sacramento

Christian Svensk, Senior Planner
Planning Division, Community Development Department
City of Sacramento

A CUP is required before one can apply for a cannabis business operating permit (BOP)

- ▶ A **Conditional Use** is not permitted as-of-right but may be allowed after certain conditions of approval (COAs) are placed on the project to address any potential land use conflicts.
- ▶ Title 17 contains the City's land use regulations (specifically Section 17.228.900 for cannabis) whereas Title 5 contains business operating regulations (specifically Section 5.150 for cannabis businesses)

There are (2) types of Cannabis CUPs:

- (1) Cannabis Production includes “sub-uses”:
 - a) Cultivation
 - b) Distribution
 - c) Manufacturing
 - Non-volatile
 - Volatile
- (2) Cannabis Dispensary includes:
 - a) Delivery-only operations
 - b) Storefronts

CULTIVATION sub-use

- Allowed only in the A, C-2, C-4, and M (Industrial) zones with a CUP heard by Zoning Administrator (ZA)
- All uses must be in fully-enclosed building, not visible from PROW
- Cannabis Uses can never be within 600 feet of school (K-12)
- If use is within 600 feet of a park, CUP heard by PDC
- Must comply with all applicable state and local laws
- All CUPs must provide Neighborhood Responsibility Agreement (NRA) with application (signed by property owner)

DISTRIBUTION

- Allowed in the C-2, C-4, M (Industrial) zones with a CUP heard by Zoning Administrator
- If within 600 feet of park CUP heard by PDC
- **In C-2 zone**, distribution cannot exceed 6,400 SF and must be tied to cultivation and/or manufacturing facility
- Use must comply with all state and local laws
- NRA must be included in the CUP application

MANUFACTURING

- Allowed in C-2, C-4, M (Industrial) zones with CUP (heard by Zoning Administrator)
- **If within 600 feet of a park, CUP heard by PDC**
- **In C-2 zone**, manufacturing cannot exceed 6,400 SF
- Use must comply with all state and local laws
- NRA must be included with the CUP application

Cannabis Dispensaries (delivery, storefront)

- Allowed in C-2, C-4, and M zones with CUP heard by ZA
- Use must be in fully-enclosed building, not visible from PROW
- Use can never be within 600 feet of a school (K-12)
- **Both types of dispensary will be heard by PDC if it is within 600 feet of: park, childcare center (this includes in-home), a youth-oriented facility, a faith congregation, a rehabilitation center, cinema; or tobacco retailer (less than 15k SF).**
- Additionally both types will be heard at PDC if they are within **300 feet** of a residential zone.
- And lastly **for storefronts only - those within 600 feet from another storefront are also heard by PDC.**
- Title 5 caps # of storefronts to 30 plus 10 for CORE only (40 total)

THANK YOU

