



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda

Study Session

**CITY COUNCIL/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF
CORONA/CORONA PUBLIC FINANCING AUTHORITY/CORONA UTILITY AUTHORITY/CORONA HOUSING
AUTHORITY MEETING**

Jason Scott, Mayor
Jim Steiner, Vice Mayor
Yolanda Carrillo, Council Member
Jacque Casillas, Council Member
Wes Speake, Council Member

Wednesday, June 26, 2019

3:30 PM

Council Chambers

Pledge of Allegiance

1. Call To Order

2. Agenda Items

- A. 19-0608 [Follow-up, discussion and direction regarding regulation of medicinal and recreational marijuana.](#)

3. Public Comments

4. Adjournment

Agendas for all City meetings are posted at least 72 hours prior to the meeting in the entryway at City Hall. Written communications from the public for City Council Committee agendas must be received by the Management Services Department and for Study Session agendas must be received by the City Clerk's Office seven (7) days prior to the respective meeting.

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City Council Study Session

REGULATION OF CANNABIS - FOLLOW-UP #1

June 26, 2019

CITY COUNCIL DIRECTION – APRIL 2019

- **PURSUE REGULATION OF RECREATIONAL AND MEDICINAL CANNABIS USE**
 - **No Ballot Measure to Regulate**
- **RETURN IN 2 MONTHS TO DISCUSS THE FOLLOWING QUESTIONS**
 - **Schedule**
 - **Lottery vs. Merit Based Qualification Process**
 - **Can/Should We Regulate Land/Lease Value Market Forces?**
 - **Staffing**
 - **Expected Litigation**

COUNCIL QUESTIONS – TOO EARLY TO ANSWER

- **STAFFING & LITIGATION**

Qualification Process

- Both Will Depend Upon

Number Permitted

Complexity of Regulations

- **STAFFING**

- Dedicated Personnel & One Primary Point of Contact (Consistency & Expertise)

Planner(s)

Code Enforcement Officer(s)

Attorney

Paralegal

Building & Fire Inspector(s)

Finance Tax/Customer Service Rep(s)

3 Police Officers (Detective for County Task Force)

PD Analyst

- Consultants Can Be Used for Some (e.g. legal, auditors etc.)

- Team Leader - Primary Point of Contact

The Sooner The Better

COUNCIL QUESTIONS - SCHEDULE

- **ORDINANCE DEVELOPMENT (6-9 MONTHS)**
 - Factors: Public Input & Council Hearings
 - Efficiency Assist: Ad Hoc Council Committee
- **APPLICATION DEVELOPMENT (1 MONTH)**
- **APPLICATION INTAKE (1-2 MONTHS)**
- **APPLICATION EVAL & APPROVAL (1-3 MONTHS)**
 - Efficiency Assist: Administrative Approval Process

BUILD-OUT & OPENING 1-2 YEARS



NEEDED INPUT – BIG PICTURE ISSUES

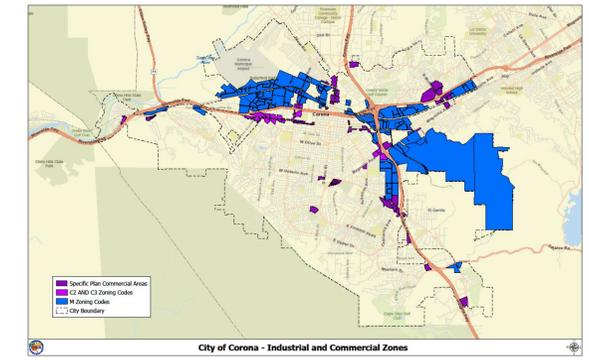
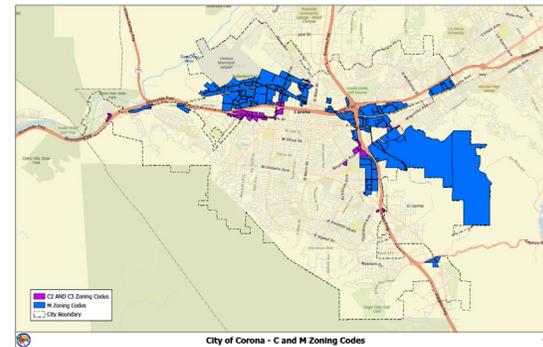
- 1. TYPES OF BUSINESSES TO ALLOW?**
- 2. WHERE TO ALLOW?**
- 3. DO WE LIMIT THE NUMBER AND - IF SO - HOW TO CALCULATE?**
- 4. LOTTERY VS. MERIT-BASED QUALIFICATION?**
- 5. ADMINISTRATIVE OR LEGISLATIVE APPROVAL PROCESS?**
- 6. TAXATION BALLOT MEASURE?**
- 7. AD HOC COMMITTEE?**

NEEDED INPUT – BIG PICTURE ISSUES

- **TYPES OF BUSINESSES TO ALLOW**
 - **Cultivation**
 - Indoor Only?
 - Market in Corona?
 - Higher Secondary Issues?
 - Complexity of Regulation
 - **Manufacturing**
 - **Distribution**
 - **Testing Labs**
 - **Retailers (Storefront)**
 - **Retailers (Non-Storefront)**

NEEDED INPUT – BIG PICTURE ISSUES

- **WHERE TO ALLOW?**
 - **M - Manufacturing Zones?**
 - **C2 & C3 – Restricted and General Commercial Zones?**
 - **Specific Plans with General Commercial Zones?**
 - **Others?**



NEEDED INPUT – BIG PICTURE ISSUES

- **DO WE LIMIT THE NUMBER AND - IF SO - HOW TO CALCULATE?**
 - **If Limited, it is Typically Retail**
 - **Some Argue for 1 Retail for Every 10K-15K Population**
 - **BUT Are Limits Needed with Zoning & Distance Requirements?**
 - **Let Qualification Criteria & Market Dictate?**

NEEDED INPUT – BIG PICTURE ISSUES

- **LOTTERY VS. MERIT-BASED QUALIFICATION**
 - **Merit = More Control**
 - **Merit = Less Litigation (IF # Not Limited/Fair/Non-Political)**
 - **Lottery = More Open**
 - **Limit Qualification Process**
 - **Zoning Issues**
 - **Public Health, Safety & Welfare Issues**
 - **Not Market Issues (e.g. Land/Lease Value Market Forces)**

NEEDED INPUT – BIG PICTURE ISSUES

- **ADMINISTRATIVE OR LEGISLATIVE APPROVAL PROCESS?**
 - **Admin = Efficiency**
 - **Admin = Less Political = Less Litigation Issues**
 - **Admin = Concerns Addressed in Ordinance & Qualification Criteria**
 - **Leg = Each Business Publicly Examined**

NEEDED INPUT – BIG PICTURE ISSUES

- **TAXATION BALLOT MEASURE?**
 - **Less Risky Than Contractual Collection**
 - **Better Collection Powers**
 - **Contractual May Be Necessary - Ballot Measure Timing?**

NEEDED INPUT – BIG PICTURE ISSUES

- **AD HOC COMMITTEE?**
 - **Recommended for Time Efficiency**
 - **Routine Input for Staff**
 - **Can Increase Public Input**
 - **Ordinance Including All Issues Would Return to Full Council**
 - **Zoning & Distance Requirements**
 - **Merit Based Qualification Criteria**
 - **Rating Process**
 - **Suggested Tax/Fee Rates**

CONCLUSION

QUESTIONS?



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