



CUDAHYCA
OPEN MINDS, OPEN DOORS

|| CANNABIS PERMIT FAQ

FREQUENTLY ASKED QUESTIONS

While this document may not be exhaustive, it is intended to provide general guidance for all Cannabis Permit Applicants. The provisions below are expressly written in the City of Cudahy Zoning Code, California Building Code, National Fire Fighter Protection Agency manual or interpretations thereof.

What is the screening/fencing requirement for Cannabis facilities?

Screening shall be compatible with the character of the area and sensitive to abutting residential uses. Fencing such as rolled razor wire is prohibited in residential zones and allowed ONLY with Planning Department approval in other zoning districts. The perimeter of the site should be designed to provide adequate security for both the site and abutting uses.

Height: The maximum height of all fences, walls, and hedges behind the front yard setback is eight feet (8').

Opening: Fences or walls shall provide a gate or other suitable opening no less than thirty inches (30") in width to provide access to primary or accessory structures.

Spacing: Open fence material shall not exceed two inches (2") in width nor be spaced less than four inches (4") apart.

- 8 feet maximum height
- Wrought iron
- Wood picket or PVC picket
- Block walls may be permitted with a graffiti removal program, approved by the Planning Department
- Chain-link, barbed wire, chicken wire, razor wire, fiberglass, corrugated plastic or gypsum board materials are prohibited in residential zones and require Planning Department approval in all other zones.

What is the minimal parking requirement for Cannabis facilities?

The following parking standards are required for each Cannabis warehouse facility. However, alternative parking plans may be individually approved with the Land Use Entitlement (Development Review Permit), by the Planning Commission.

- Calculate parking based off the following parking calculation standards:
 - Cultivation/Manufacturing/Storage: 1 parking space per 2 employees OR b) 1 space per 2,500 square feet of cultivation, manufacturing or storage space + 1 space for each vehicle used in connection with the use, whichever calculation is greater.
 - Offices: 1 space for each 250 square feet of floor area.
- Accessible parking shall be calculated as follows:
 - (1) 1 space for every 25 spaces or fraction thereof;
 - (2) If 50 or more spaces are required, provide 1 space for each 50 parking spaces, or fraction thereof, in excess of the first 50 parking spaces
- All carpool/vanpool spaces must include signage identifying them as reserved for carpool/vanpool users and shall be designed to accommodate full sized passenger vans.
- Additional parking standards, including size, landscaping and lighting can be found in zoning code section 20.80 – Off-Street Parking and Loading Requirements.

What are the landscaping requirements?

The City will implement landscaping requirements encouraging drought-tolerant landscaping and native plants and trees. All proposed landscaping shall be provided on the land use entitlement site plan. Landscaping plans shall be submitted to and approved by the Planning Department, as indicated on the approved conditions of approval. For information regarding parking area landscaping, please see the zoning code, section 20.80 – Off-Street Parking and Loading Requirements.

Can modular buildings be used on-site?

Modular buildings can be used inside of existing structures, provided they are designed for internal use and meet all applicable building code standards. Permanent modular buildings may be used on-site assuming all development and design standards of the zoning code are met (including but not limited to, setbacks, landscaping, building height, etc.) and all applicable building and fire code regulations are satisfied.

Any new building or structure, any addition to an existing building or structure, and installation or construction of any site improvements shall be designed to create a unified functional and comprehensive site plan. The improvements shall have an integrated architectural theme that is compatible with and will complement and enhance the subject and surrounding properties, as determined by the Planning Department.

Are external AC units allowed?

Yes, external air conditioning units are allowed on-site. Units must be placed adjacent to the building or structure for which it serves and cannot block fire lanes, circulation or other pathways.

How do I get the occupancy determination for my property?

A summary of the quantity, location and type of hazardous materials located within a given “control area” is required in order to make the correct occupancy classifications. (Buildings and structures containing materials that pose a detonation hazard or immediate danger to life or health shall be classified as a Group-H.) see NFPA 101, life safety code (occupancy classifications). The occupancy determination and certification will be provided by the Fire Department once the project application, plans and fees have been submitted to the City.

What is a mixed occupancy?

Occupancy classification is based on the use of a room or space. It is common for a building to be classified as having more than one occupancy (mixed occupancy) when rooms within the facility have varying occupancy types. For more information in occupancy, see NFPA 101, life safety code (occupancy classifications).

How frequently are inspections conducted by the City?

At a minimum, Cannabis compliance inspections are conducted within six months of planning approval and semi-annually, thereafter. However, please note that the City has the right to enter the premises unannounced, at its sole discretion, for the life of the permit.

Building inspections are conducted throughout construction and the final building inspection is conducted after construction is complete. Once building plans have been approved by the designated building inspector/plan checker, you will be notified. At that time, you may schedule your first building inspection.

Do existing facilities need to comply with ADA requirements if the facility will be operated in an existing permitted building?

While ADA compliance is a Federal standard, all applicable requirements stipulated in the California Title 24 requirements will be evaluated during the plan check process.

What fees are required to process a Medicinal Cannabis Permit (MCP)?

A Medicinal Cannabis Permits requires three fees:

- (1) Initial Screening Application - **\$11,590.00**
- (2) Development Agreement Deposit - **\$10,000.00***
- (3) Land Use Entitlement Application (Cannabis Development Review Permit) Deposit - **\$6,500.00***

For items (2) and (3) above, a [Reimbursement Agreement](#) must be submitted and signed by the applicant and land owner. Upon permit approval, each applicant will be required to pay impact fees and building permit fees calculated based on project specific information.

** actual amount payable by applicant is subject to final cost confirmation by City*

How much hazardous materials can be stored on-site?

Many chemicals have multiple hazard classifications. Consequently, you may need to consult several storage guideline sections to determine how to store a hazardous chemical safely. If, storage in quantities greater than 500gallons for Liquids, 500lbs for Solids, or 200cubic feet for Gases, an emergency plan will be required.

Do I need fire sprinklers in my facility?

- Buildings more than 55 feet in height must have automatic sprinkler systems throughout the building.
- Any new building with a fire area (any area subject to potential fire hazard) exceeding 5,000 square feet, old buildings that have been remodeled or renovated, or any single tenant expansion requiring a new certificate of occupancy that increases the fire area beyond 12,000 must have fire sprinkler systems installed throughout the building. See (NFPA 13 Standard for the installation of Sprinkler Systems)

Do I need a fire permit?

Yes, all commercial/industrial facilities require a fire permit. The LA County Fire Department will review your submitted planning and building plans for approval. The fire fee must be paid directly to LACFD and the permit will be issued at that time. All permits will be issued AFTER planning and building approval. Please submit all plans, directly to the City Planning Department for fire distribution.

How many extinguishers do I need on-site?

Extinguishers are inspected annually by an independent fire protection company that ensure a minimum of two extinguishers per floor with a combined rating of at least 26A and the travel distance shall not exceed 100 feet. See (OSHA 1910.157 Portable Fire Extinguishers).

Do I need a Fire Alarm System?

Yes. An alarm system in a new business occupancy is required to provide occupant notification automatically via audible and visible signals. For more information on Fire Alarm System, see NFPA 72: National Fire Alarm and Signaling Code.

Do I need an Facility Emergency Plan?

Yes. Use the standards provided by OSHA to prepare your facility's emergency plan. This action plan must be kept in the workplace and available to employees for review. See OSHA standards. [29 CFR 1910.38(a)].

For more information, please contact City Hall at 323-773-5143 ext. 673 or email cannabis@cityofcudahyca.gov. You can also visit City Hall – Bedwell Hall on Mondays and Wednesdays between 10:00 AM and 2:00 PM to meet with the City Cannabis Consulting team.