

1 **CITY OF ALBANY ORDINANCE NO. 2011-08**

2 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALBANY AMENDING THE**
3 **ALBANY MUNICIPAL CODE BY REPEALING CHAPTER 20.20.110, IN ITS ENTIRETY RELATING**
4 **TO MEDICAL MARIJUANA DISPENSARIES; AND ENACTING A NEW CHAPTER 20.20.110**
5 **PROHIBITING THE ESTABLISHMENT AND OPERATION OF MEDICAL MARIJUANA**
6 **DISPENSARIES WITHIN THE CITY OF ALBANY; DECLARING THE URGENCY THEREOF; AND**
7 **DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY**

8 **WHEREAS**, the people of the State of California have enacted Proposition 215, the
9 Compassionate Use Act of 1996 ("CUA") (codified in Health and Safety Code section 11362.5, *et*
10 *seq.*), which allows for the possession and cultivation of marijuana for medical use by certain
11 qualified persons; and

12 **WHEREAS**, the CUA creates a limited exception from criminal liability for seriously ill
13 persons who are in need of medical marijuana for specified medical purposes and who obtain
14 and use medical marijuana under limited circumstances; and

15 **WHEREAS**, in 2003, and effective January 1, 2004, the State of California enacted
16 Senate Bill 420, the Medical Marijuana Program Act ("MMPA") (codified in California Health and
17 Safety Code Section 11362.7 *et seq.*), which purports to clarify the scope of the CUA, and also
18 which recognizes the right of cities and other governing bodies to adopt and enforce rules and
19 regulations consistent with the MMPA; and

20 **WHEREAS**, notwithstanding the passage of the CUA and MMPA, the cultivation,
21 possession, and distribution of marijuana is strictly prohibited by federal law and specifically by
22 the Controlled Substances Act ("CSA") (codified in 21 U.S.C. section 841); and Section 841 of the

1 CSA makes it unlawful for a person to manufacture, distribute, or dispense, or possess with intent
2 to manufacture, distribute, or dispense marijuana; and

3
4 **WHEREAS**, in May 2001, the United States Supreme Court issued its decision in United
5 States v. Oakland Buyers' Cooperative and Jeffrey Jones holding that distribution of medical
6 marijuana is illegal under the CSA and there is no medical defense allowed under federal law;
7 and

8 **WHEREAS**, on June 5, 2005, the Supreme Court issued its decision in Gonzales v. Raich
9 which held that Congress, under the Commerce Clause of the United States Constitution has the
10 authority and, under Federal Controlled Substances Act 21 USC Section 841 (CSA), the power to
11 prohibit local cultivation and use of marijuana even though it would be in compliance with
12 California law; and

13
14 **WHEREAS**, the voters of the City of Albany approved a non-binding advisory measure in
15 2006 indicating support for the enactment of a permitting ordinance for medical marijuana
16 dispensaries containing the following language:

17 *"Do you support the establishment of a single medical marijuana dispensary in the City of*
18 *Albany, to be subject to regulations that the City Council will incorporate into the Municipal*
19 *Code prior to consideration of any permit for such a dispensary?"; and*

20
21 **WHEREAS**, the City Council of the City of Albany adopted Ordinance No. 07-01,
22 establishing extensive regulations and a permitting process related to the distribution and
23 cultivation of medical marijuana in the City and adding Chapter 20.20.110 ("Medical Marijuana
24 Dispensaries") to the Albany Municipal Code; and

25
26 **WHEREAS**, Chapter 20.20.110 (A) "Medical Marijuana Dispensaries" of the rescinded
27 ordinance stated:

1 *"The purpose and intent of this subsection to regulate medical marijuana dispensaries in order*
2 *to promote health, safety, morals and general welfare of residents and businesses within the City"*

3 This ordinance established use permit requirements, a business license investigation procedure,
4 created standards for facility location, and performance standards for facility operation. These
5 regulations required background checks of applicants, security systems and protection of the
6 facilities, and record keeping to verify that the drugs dispensed conformed to requirements of the
7 law; and

8
9 **WHEREAS**, Government Code Section 37100 states that "The legislative body may pass
10 ordinances not in conflict with the Constitution and laws of the State or the United States." The City
11 Council finds that at this time its present ordinance appears to be in conflict with Federal law. A
12 ban, on the other hand, appears consistent with Federal law as well as State law in that many
13 other jurisdictions have banned medical marijuana dispensaries; and

14
15 **WHEREAS**, on October 4, 2011, the Second District Court of Appeal for the State of
16 California issued a published opinion in the case of *Pack v. City of Long Beach* (2011 WL
17 4553155 (Cal. App. 2 District)), ruling that the permitting and regulating of medical marijuana
18 dispensaries and cultivation sites pursuant to Long Beach Municipal Code is preempted by the
19 CSA; and

20
21 **WHEREAS**, the ruling in *Pack* profoundly impacts the City's ability to enforce regulatory
22 measures by precluding the City from issuing any permit or imposing any regulation that could be
23 construed as encouraging or authorizing the possession or use of marijuana contrary to federal
24 law. Specifically, the *Pack* decision prohibits the City from issuing operating or construction
25 permits, charging fees to recoup administrative costs, conducting lotteries to determine the location
26 of facilities, imposing product or operational safeguards such as lighting, security, auditing, video
27 recording, inspection or testing, or in any way mandating the geographic distribution of medical

1 marijuana facilities in the City; and

2
3 **WHEREAS**, the recent *Pack* ruling appears to limit the City's authority to regulate the
4 location, number, and operations of a dispensary as provided for in Albany Municipal Code
5 Section 20.20.110 and described in the advisory measure; and

6
7 **WHEREAS**, Staff has consulted with planners in nearby communities regarding the
8 operation of medical marijuana dispensaries and many dispensaries have operated in a manner
9 that serves the community and are compatible with their setting. There are, however, serious
10 considerations to the location of a dispensary. The Police Chief expects that the police department
11 would face peripheral neighborhood "quality of life" issues related to businesses of this sort,
12 particularly if it is located near a residential neighborhood. Based upon factual and anecdotal
13 documentation of the types of neighborhood issues and crimes commonly associated with these
14 businesses, and the criminal element attracted to the sale of federally controlled substances such
15 as marijuana, it is also expected that criminal activity could increase in the vicinity of the business;
16 and

17 **WHEREAS**, pursuant to the City's police powers authorized in Article XI, Section 7 of the
18 California Constitution, the Albany Municipal Code, Albany City Charter, and other provisions of
19 California law, including, but not limited to California Government Code Section 38771, the City
20 has the power through its City Council to declare actions and activities that constitute a public
21 nuisance; and

22
23 **WHEREAS**, the City Council wishes to repeal Chapter 20.20.110 of the Municipal Code
24 ("Medical Marijuana Dispensaries") and at the same time adopt regulations prohibiting the
25 existence of medical marijuana dispensaries in the City of Albany;

1 **NOW, THEREFORE, the City Council of the City of Albany ordains as follows:**

2 Section 1. Findings. The City Council finds and determines that the facts set
3 forth in the recitals of this Ordinance are true and correct and hereby incorporates them herein
4 by this reference.

5 Section 2. Chapter 20.20.110 "Medical Marijuana Dispensaries" (established
6 by Ordinance No. 07-01) of the Albany Municipal Code is hereby repealed in its entirety.

7 Section 3. Chapter 20.12.040 "Permitted Land Use Tables by District" is
8 hereby amended to read as follows:

9

TABLE 1. 20.12.040 PERMITTED LAND USES BY DISTRICT										
- = Not Permitted										
Land Use ¹	R-1	R-2	R-3	R-4	RHD	SC	SPC	CMX	PF	WF ¹¹
Medical Marijuana Dispensary	-	-	-	-	-	P	P	P	-	-

10
11 Section 4. Any reference to "Medical Marijuana" being a permitted use within
12 Chapter 20 "Land Use Development" of the Albany Municipal Code is hereby rescinded.

13 Section 5. Chapter 20.20.110 "Medical Marijuana Dispensaries" (established
14 by Ordinance No. 2011-08) is hereby enacted to the Albany Municipal Code to read as follows:

15
16 **Chapter 20.20.110 MEDICAL MARIJUANA DISPENSARIES**

17 **A. Purpose and intent.**

18 The purpose of this Chapter is to promote the public health, safety and welfare
19 by:

20 1. Prohibiting medical marijuana dispensaries and cultivation sites from
21 locating in the City of Albany.

22 2. Protecting citizens from the secondary impacts and effects associated

1 with unregulated and unpermitted medical marijuana dispensaries and related activities,
2 including, but not limited to, loitering, increased pedestrian and vehicular traffic,
3 increased noise, fraud in obtaining or using medical marijuana identification cards, sales
4 of medical marijuana to minors, drug sales, robbery, burglaries, assaults or other violent
5 crimes.

6 3. Decreasing demands on police or other valuable and scarce City
7 administrative, financial, or personnel resources in order to better protect the public.

8 4. This Chapter is not intended to conflict with federal or state law. It is the
9 intention of the City Council that this Chapter be interpreted to be compatible with
10 federal and state enactments and in furtherance of the public purposes which those
11 enactments encompass.

12 B. Definitions.

13 Unless the particular provision or the context otherwise requires, the definitions and
14 provisions contained in this section shall govern the construction, meaning and application
15 of words and phrases used in this Chapter:

16 a. "Cultivation Site" means any facility, establishment, location, or business,
17 indoors or outdoors, that independently or collectively, grows or stores marijuana, in
18 excess of the limitations set forth in Health and Safety Code Section 11362.7 et seq.,

19 b. "Identification Card" shall have the same definition as given such term in
20 California Health and Safety Code Section 11362.7, as may be amended, and which
21 defines "Identification Card" as a document issued under the authority of the State
22 Department of Health Services which identifies a person authorized to engage in the
23 medical use of marijuana, and identifies the person's designated primary caregiver, if
24 any.

25 c. "Marijuana" shall have the same definition as given such term in
26 California Health and Safety Code Section 11018, as may be amended, and which
27 defines "Marijuana" as all parts of the plant Cannabis sativa L., whether growing or not;

1 the seeds thereof; the resin extracted from any part of the plant; and every compound,
2 manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. It
3 does not include the mature stalks of the plant, fiber produced from the stalks, oil or
4 cake made from the seeds of the plant, any other compound, manufacture, salt,
5 derivative, mixture, or preparation of the mature stalks (except the resin extracted
6 therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of
7 germination. "Marijuana" includes any of the above parts of the plant, its seeds, or resin,
8 incorporated or infused in foodstuff.

9 d. "Medical Marijuana" means Marijuana authorized in strict compliance
10 and used or cultivated for medical purposes in accordance with California Health and
11 Safety Code Sections 11362.5, or 11362.7, et seq., or any such section as may be
12 amended.

13 e. "Medical Marijuana Dispensary or Dispensary" means any association,
14 business, facility, use, establishment, location, delivery service, cooperative, collective, or
15 provider, whether fixed or mobile, that possesses, cultivates, distributes, or makes
16 available medical marijuana to three or more of the following: a Primary Caregiver, a
17 Qualified Patient, or a patient with an Identification Card or a patient with a prescription
18 or recommendation from a medical doctor. A Dispensary shall not include the following
19 uses, as long as the location of such uses is otherwise regulated by this code or
20 applicable law:

21 1. A clinic licensed pursuant to Chapter 1, Division 2 of the Health and
22 Safety Code;

23 2. A healthcare facility licensed pursuant to Chapter 3.01 of Division 2
24 of the Health and Safety Code;

25 3. A residential care facility for persons with chronic life-threatening
26 illnesses licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code;

27 4. A residential care facility for the elderly licensed pursuant to

1 Chapter 3.2 of Division 2 of the Health and Safety Code;

2 5. A residential hospice or a health home agency licensed pursuant to
3 Chapter 8 of Division 2 of the Health and Safety Code, as long as such use complies
4 strictly with applicable law, including but not limited to, Health and Safety Code Section
5 11362.5 et seq.

6 f. "Primary Caregiver" shall have the same definition as given such term in
7 California Health and Safety Code Sections 11362.5 and 11362.7 as may be
8 amended, and which define "Primary Caregiver" as an individual, designated by a
9 Qualified Patient or Identification Card holder, who has consistently assumed
10 responsibility for the housing, health, or safety of that Qualified Patient.

11 g. "Qualified Patient" means a person who is entitled to the protections of
12 Health and Safety Code Section 11362.5 for patients who obtain and use marijuana
13 for medical purposes upon the recommendation of an attending physician, whether or
14 not that person applied for and received a valid Identification Card issued pursuant to
15 state law.

16
17 C. Medical marijuana dispensary prohibited.

18 a. No person or entity shall operate or permit to be operated a Medical
19 Marijuana Dispensary or Cultivation Site in or upon any premise or any zone in the City.
20 The City shall not issue, approve, or grant any permit, license, or other entitlement for the
21 establishment or operation of a Medical Marijuana Dispensary or Cultivation Site.

22 b. It shall be unlawful for any person or entity to own, manage, conduct,
23 establish, operate or facilitate the operation of any Medical Marijuana Dispensary or
24 Cultivation Site, or to participate as an employee, contractor, agent, or volunteer, or in
25 any other manner or capacity, in any Medical Marijuana Dispensary or Cultivation Site
26 in the City. The term "facilitate" shall include, but not be limited to, the leasing, renting
27 or otherwise providing any real property or other facility that will in any manner be

1 used or operated as a Medical Marijuana Dispensary or Cultivation Site in the City.

2 c. Nothing in this section shall alter, affect, or limit the criminal defense
3 authorized by state law and available to Qualified Patients and their Primary
4 Caregivers to possess, transport, deliver or collectively or cooperatively cultivate
5 medical marijuana in accordance with Health and Safety Code Section 11362.71.

6
7 D. Establishment, maintenance, or operation of medical marijuana dispensaries declared a
8 public nuisance.

9 The establishment, maintenance, operation, facilitation, of, or participation in a
10 Medical Marijuana Dispensary or Cultivation Site within the City limits of the City of
11 Albany is declared to be a public nuisance, and may be abated by the City or subject to
12 any available legal remedies, including but not limited to civil injunctions and
13 administrative penalties. The City Attorney may institute an action in any court of
14 competent jurisdiction to restrain, enjoin or abate any condition(s) found to be in violation
15 of the provisions of this Chapter, as provided by law. In the event the City files any action
16 to abate any dispensary or cultivation site as a public nuisance, the City shall be entitled
17 to all costs of abatement, costs of investigation, attorney's fees, and any other relief
18 available in law or in equity.

19
20 E. Existing Medical Marijuana Dispensary operations and pending applications.

21 a. No Medical Marijuana Dispensary, Cultivation Site, Collective, operator,
22 establishment, or provider that existed prior to the enactment of this Chapter shall be
23 deemed to be a legally established use or a legal non-conforming use under the
24 provisions of this Chapter or the Code.

25 b. Existing use permit applications which have been filed with the City of Albany
26 prior to the enactment of this Chapter but have not been deemed complete pursuant to
27 the rescinded Code Section 20.20.110 (G) of the Albany Municipal Code will be subject

1 to the new provisions of "Medical Marijuana Dispensaries" as established by Ordinance
2 No. 2011-08 of the Albany Municipal Code.

3 c. The provisions of this Chapter 20.20.110 enacting a ban shall apply, to the
4 fullest extent under the law, to any applications that have been denied by previous action
5 of the City.

6
7 **F. Penalties for violation.**

8 a. The violation of any provision of this Chapter is unlawful and constitutes a
9 misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000) or a
10 jail term of six (6) months, or both. Each and every day a violation occurs shall be
11 deemed a separate violation.

12 b. In addition to the remedies set forth herein, the City in its sole discretion,
13 may also issue an Administrative Citation in accordance with Chapter 1-11
14 "Administrative Citations" of the Albany Municipal Code to any person or entity that
15 violates the provisions of this Chapter.

16
17 **G. Severability.**

18 If any provision of this Chapter, or the application thereof to any person or
19 circumstance, is held invalid, that invalidity shall not affect any other provision or
20 application of this Chapter that can be given effect without the invalid provision or
21 application; and to this end, the provisions or applications of this Chapter are severable.

22
23 **Section 6. CEQA Determination.** The City Council finds that this Ordinance is
24 not subject to environmental review under the California Environmental Quality Act pursuant to
25 Title 14 of the California Code of Regulations (CEQA Guidelines) Section 15060 (c)(2) (the
26 activity will not result in a direct or reasonably foreseeable indirect physical change in the
27 environment) and Section 15060(c)(3) (the activity is not a project as defined in Section 15378)

1 because it has no potential for resulting in physical change to the environment, directly or
2 indirectly.

3
4 Section 7. **Declaration of Urgency.** This Ordinance is an emergency measure,
5 for the purposes of public peace, health and safety, and is urgently required for the reason that
6 the City's existing medical marijuana regulatory process as set forth in Chapter 20.20.110 of the
7 Code has recently been declared by the Second District Court of Appeal for the State of
8 California to be in conflict with, and preempted by Federal law. Failing to adopt this Ordinance
9 as an urgency measure will place the City of Albany in a situation where it has no regulatory
10 control over medical marijuana dispensaries, which situation would likely lead to an exacerbation
11 of the negative secondary effects that such facilities have caused, and continue to cause in the
12 City, which effects are more fully described elsewhere herein.

13
14 Section 8. **Publication or Posting.** This Ordinance is an emergency ordinance
15 duly adopted by the City Council by a vote of five of its members and shall take effect
16 immediately. The City Clerk shall certify to a separate roll call and vote on the question of the
17 emergency of this ordinance and to its passage by the vote of five members of the City Council of
18 the City of Albany, and cause the same to be posted in three conspicuous places in the City of
19 Albany.

20
21 Section 9. **Severability.** That if any if any section, subsection, sentence, phrase
22 or clause of this ordinance is for any reason held to be invalid or unconstitutional by the decision
23 of a court of competent jurisdiction, the holding shall not affect the validity or enforceability of
24 the remaining provisions, and the City Council hereby declares that it would have adopted each
25 provision of this ordinance irrespective of the validity of any other provision.

1 PASSED, APPROVED and ADOPTED this 7th day of Nov., 2011.

2

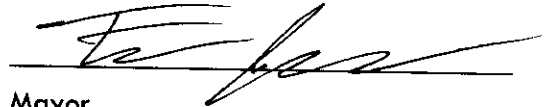
3 AYES: Council Member Atkinson, Thomsen, Wile and Mayor Javandel

4 NOES: Council Member Lieber

5 ABSENT:

6 ABSTAIN:

7

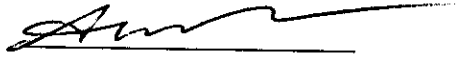

Mayor

8

9

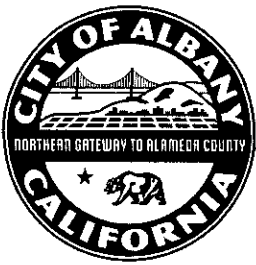
10 ATTEST:

11

12 

13 City Clerk

14



City of Albany

1000 San Pablo Avenue • Albany, California 94706
(510) 528-5710 • www.albanyca.org

ORDINANCE NO. 2011-08

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

this 7th day of November, 2011, by the following votes:

AYES: Council Members Atkinson, Thomsen, Wile and Mayor Javandel

NOES: Council Member Lieber

ABSENT:

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this
8th Day of November, 2011.

Eileen Harrington
DEPUTY CITY CLERK

The City of Albany is dedicated to maintaining its small town ambience, responding to the needs of a diverse community, and providing a safe, healthy and sustainable environment.



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