Cerritos Permit Hub

City of Cerritos
Department of Community Development
18125 Bloomfield Avenue Cerritos, CA 90703
Phone: (562) 916-1201
Website: permits.cerritos.gov

INDOOR MARIJUANA CULTIVATION REGISTRATION AND PERMIT APPLICATION GUIDE

All individuals seeking to cultivate marijuana indoors ("Cultivator") within residential zones in the City of Cerritos must register with the Department of Community Development and obtain an Indoor Marijuana Cultivation Permit prior to cultivation. In accordance with the Cerritos Municipal Code, cultivation of indoor marijuana is permitted within residential zones within a fully-enclosed and secure primary residential structure. Pursuant to California State law, the permit authorizes approved individuals to cultivate up to a maximum of six (6) living marijuana plants in a private residence. Please note, the outdoor cultivation of marijuana is strictly prohibited.

How to Apply

1) Visit **permits.cerritos.gov** and set up a user account. Click "Log In" at top right corner. Select "Create a Profile". Then, enter contact information, and create a password.

2) The following supplemental attachments are required to be uploaded online for your application to be deemed complete:
   - ☐ A site plan and description of the proposed cultivation area.
   - ☐ Property Owner and Cultivator Compliance Acknowledgment (page 6).
   - ☐ Property Owner Acknowledgement and Consent to Enter (page 8).
   - ☐ If the property is located in a homeowners' association (HOA), an HOA Approval Form is required to be completed (page 9).

All attachments must be uploaded as PDF documents.

The City will accept either an official digital signature or a scanned copy of a wet signature. Digital signatures must be timestamped through a digital signature platform, such as the "Fill & Sign" tool of the free Adobe Reader, DocuSign, or any other digital signature.

Should you have any questions, please do not hesitate to contact the Department of Community Development at (562) 916-1201.

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City of Cerritos Requirements for Indoor Marijuana Cultivation

Indoor Marijuana Cultivation Regulations

The cultivator of marijuana shall comply with all indoor marijuana cultivation regulations, pursuant to City of Cerritos Municipal Code Section 22.40.300.

Section 22.40.300(1)(e) – "Definitions – Marijuana/Medical Marijuana Dispensary."

(e) "Marijuana and/or medical marijuana dispensary" means any business, facility, or location, whether fixed or mobile, where marijuana and/or medical marijuana is made available to or distributed by or distributed to one or more of the following: a person, a primary caregiver, a qualified patient, or a patient with an identification card as those terms are defined in Health and Safety Code Section 11362.5 et seq.

Section 22.40.300(2)(b) – "Prohibited Uses."

(b) Prohibition of Marijuana/Medical Marijuana Cultivation. Outdoor marijuana cultivation and indoor marijuana cultivation of more than six living marijuana plants by any person or entity, including primary caregivers and qualified patients, clinics, collectives, cooperatives and dispensaries, is prohibited in all zones within the city of Cerritos. No permit or any other applicable license or entitlement for use, including, but not limited to, the issuance of a business license, shall be approved or issued for the outdoor cultivation of marijuana/medical marijuana or indoor cultivation of more than six living marijuana plants within the city limits. Indoor marijuana cultivation of up to six living marijuana plants for personal use shall be permitted in residential zones only and shall comply with Section 22.40.300(3) of this code and all applicable laws.

Section 22.40.300(3)(a) – "Indoor Marijuana Cultivation of Up to Six Plants for Personal Use – Indoor Cultivation Requirements."

(a) Indoor Cultivation Requirements. Indoor marijuana cultivation of up to six living marijuana plants by any person shall be permitted only in residential zones within the city of Cerritos and shall conform to the following minimum standards:

> (i) Cultivation shall only be conducted within a primary residential structure, and all areas used for cultivation shall comply with all Los Angeles County Building, Electrical, Mechanical and Fire Codes, adopted by reference by the city of Cerritos in Chapters 15.04, 15.12, 15.16, and 15.24, respectively, of this code.
>
> (ii) Cultivation shall be limited to up to six living marijuana plants.

(iii) Marijuana plants shall be cultivated by a person or primary caregiver exclusively for personal use only and shall not be donated, sold, distributed, transported, or given to any other person or entity, pursuant to applicable State law.

(iv) The person or primary caregiver cultivating the marijuana shall reside full-time on the premises where the marijuana cultivation occurs.

(v) Indoor lights required for marijuana cultivation in any structure shall not exceed an aggregate of one thousand two hundred watts and shall comply with all applicable building

code regulations. (vi) Gas products (including, without limitation, CO2, butane, propane, and natural gas) or generators shall not be used for the cultivation of marijuana.

(vii) Any residential structure used for the cultivation of marijuana must have a ventilation and filtration system installed that shall prevent marijuana plant odors from exiting the interior of the structure and that shall comply with all applicable building code regulations, including obtaining all required permits and approvals. The ventilation and filtration system must be approved by the city and installed prior to commencing cultivation within the fully-enclosed and secure residential structure.

(viii) Marijuana cultivation occurring within a residential structure shall be in a cumulative area totaling no larger than fifty square feet.

(ix) The residential structure shall remain at all times a residence, with legal and functioning cooking, sleeping, and sanitation facilities with proper ingress and egress. These rooms shall not be used for marijuana cultivation where such cultivation will prevent their primary use for cooking of meals, sleeping, and bathing.

(x) The garage of a residential structure shall not be used for marijuana cultivation and shall remain free and clear of marijuana cultivation equipment or living marijuana plants.

(xi) Marijuana cultivation areas shall have adequate mechanical locking or electronic security systems installed prior to cultivation, and said areas shall remain secure at all times and not be accessible to persons under twenty-one years of age.

(xii) A portable fire extinguisher, which complies with the regulations and standards adopted by the state fire marshal and applicable law, shall be kept in the same room as where the cultivation occurs.

(xiii) No exterior evidence of marijuana cultivation occurring at the property shall be visible from public view.

(xiv) Cultivation shall be permitted only after registration with the city, as provided in Section 22.40.300(3)(b) of this code.

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Section 22.40.300(3)(b) – "Indoor Marijuana Cultivation of Up to Six Plants for Personal Use – Indoor Cultivation Registration and Permit."

(b) Indoor Cultivation Registration and Permit. Prior to commencing any marijuana cultivation, the person(s) or primary caregiver(s) owning, leasing, occupying, or having charge or possession of any residential property where marijuana cultivation is proposed to occur must be registered and shall obtain an indoor cultivation permit from the department of community development prior to cultivation. Any registration under this section is unique to both the holder(s) and location. In the event a property is sold, transferred, or leased to a new tenant, the registration for that subject property shall expire upon such sale, transfer, or lease. If a person or primary caregiver moves to a new residence, he or she shall obtain a new registration for that residence. Every person shall renew his or her registration annually. To the extent permitted by law, any personal information submitted for marijuana cultivation registration or renewals shall be kept confidential and shall only be used for purposes of administering this section. The following information will be required with the initial registration and permit application and subsequent annual renewals:

(i) Property owner acknowledgement of cultivation of marijuana at the subject property.

(ii) The name of each person owning, leasing, occupying, or having charge of any legal parcel or premises where marijuana will be cultivated.

(iii) The name of each person or primary caregiver who participates in the marijuana cultivation.

(iv) The subject property address of where the marijuana will be cultivated and a description of the growing area(s).

(v) A signed consent-to-enter form, acceptable to the city, authorizing city staff and its representatives, including the police and fire departments, to conduct an inspection of the

detached, fully enclosed and secure residential structure used for the cultivation of marijuana upon twenty-four hours' notice, for the purpose of ensuring compliance with the required minimum standards contained within this section of the code.

Section 22.40.300(3)(c) – "Indoor Marijuana Cultivation of Up to Six Plants for Personal Use – Fees."

(c) Fees. The city council may adopt a fee or fees required to be paid upon filing of registration(s) as provided by this section, which fees shall not exceed the reasonable cost of administering this section. The city council may adopt and amend any fee by resolution.

Section 22.40.300(4) – "Use of Marijuana/Medical Marijuana."

(4) Use of Marijuana/Medical Marijuana. The personal use of marijuana/medical marijuana shall be prohibited in all locations identified in subsection 9.49.020 of this code, including the golf course itself.

Subsection 9.49.020 – "Locations Where Smoking is Prohibited."

Smoking is prohibited in the following locations:

(1) On the exterior and/or interior grounds of the Cerritos civic center.
(2) Within the boundaries of any park as defined in Chapter 9.48.
(3) On the exterior and/or interior grounds of any city-owned or operated recreation facility.
(4) At Cerritos Iron-Wood Nine Golf Course, including the patio, putting green, and driving range, and excluding the golf course itself.
(5) In any area of public assembly within any building which is city owned or operated.

Section 22.40.300(5) – "Use or Activity Prohibited by State or Federal Law."

(5) Use or Activity Prohibited by State or Federal Law. Nothing contained in this section shall be deemed to permit or authorize any use or activity which is otherwise prohibited by any state or federal law.

Section 22.40.300(6) – "Civil Injunction."

(6) Civil Injunction. The violation of any provision in this section shall be and is declared to be contrary to the public interest and shall, in addition to any other remedy and at the discretion of the city, create a cause of action for injunctive relief.

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Property Owner and Cultivator Compliance Acknowledgment

The property owner and cultivator shall be required to initial the following compliance statements. By initialing, the property owner(s) and cultivator(s) declare, under penalty of making a false statement, that each has read and understood the following statements and will completely abide by them.

_____ (Owner Initial)	_____ (Cultivator Initial)	
		1. Cultivation shall be limited to a maximum of six (6) living marijuana plants.
_____ (Owner Initial)	_____ (Cultivator Initial)	2. Cultivation shall only be conducted within a fully-enclosed primary residential structure. Cultivation in an accessory structure to the primary residence shall be prohibited. All areas used for cultivation shall comply with all Los Angeles County Building, Electrical, Mechanical and Fire Codes.
_____ (Owner Initial)	_____ (Cultivator Initial)	3. All areas and structures within the primary residence used for cultivation must have City-approved ventilation and filtration systems installed preventing marijuana plant odors from exiting the interior of the structure. Applicant must obtain all necessary permits for ventilation and filtration systems.
_____ (Owner Initial)	_____ (Cultivator Initial)	4. Cultivated marijuana plants are only permitted for exclusive personal use. Donating, retailing, distributing, transporting, or giving of cultivated marijuana to another person or entity other than those whose name(s) is/are listed as Cultivator on the application is prohibited.
_____ (Owner Initial)	_____ (Cultivator Initial)	5. The cultivator is required to reside full-time on the residential premises where the marijuana cultivation occurs.
_____ (Owner Initial)	_____ (Cultivator Initial)	6. Primary residential structures used for the cultivation of marijuana shall remain at all times a residence, with legal and functioning cooking, sleeping, and sanitation facilities, with proper ingress and egress. Cultivation of marijuana is not permitted in rooms when it impedes the room's primary use, such as cooking of meals, sleeping, and bathing.

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_____ (Owner Initial)	_____ (Cultivator Initial)	7. The cultivation area shall be in a cumulative area totaling up to fifty (50) feet.
_____ (Owner Initial)	_____ (Cultivator Initial)	8. Garages shall not be used for marijuana cultivation. All garage space must remain free and clear of marijuana cultivation equipment or living marijuana plants.
_____ (Owner Initial)	_____ (Cultivator Initial)	9. Adequate mechanical locking or electronic security systems shall be installed prior to cultivation. Cultivation areas shall remain secure at all times and shall not be accessible to persons under the age of twenty-one (21) years.
_____ (Owner Initial)	_____ (Cultivator Initial)	10. Outdoor marijuana cultivation shall be prohibited.
_____ (Owner Initial)	_____ (Cultivator Initial)	11. A portable fire extinguisher shall be kept in the room of which cultivation occurs.
_____ (Owner Initial)	_____ (Cultivator Initial)	12. The cultivator(s) and property owner(s) have read and acknowledged the statements and regulations provided on the application agreement.

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Property Owner Acknowledgement and Consent to Enter

By signing below, I acknowledge an understanding of the following declarations:

As the property owner, I hereby acknowledge and consent to the cultivation of marijuana within the primary residential structure located at the address listed above. I assume all responsibility and agree to indemnify and hold harmless the City, its officers, officials, employees, agents and volunteers from and against all claims, damages, expenses, costs, including attorneys' fee, for bodily or personal injury, death or for property damages sustained as a result of the cultivation of marijuana, within the subject property.

By submitting the Indoor Marijuana Cultivation Registration And Permit Application, the property owner authorize the City of Cerritos staff members and its representatives, including police/fire/planning departments, to conduct an inspection of the detached, fully enclosed and secure secondary structure or area of the residential structure used for the cultivation of marijuana upon twenty-four (24) hours' notice, for the purpose of ensuring compliance with the required minimum standards contained within Section 22.40.300 of the Cerritos Municipal Code.

Property Owner Signature: _____

Date: _____

Property Address: _____

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HOA APPROVAL FORM

For all properties located within a homeowners' association (HOA), written HOA approval is required prior to obtaining plan approval and/or building permits from the City of Cerritos. This form must be completed and submitted together with the required planning/permit application for all exterior work. Although separate HOA approval letters and/or signature stamps may be submitted as supplemental information, a completed copy of this form is still required.

Property Information

This section must be completed by the applicant or an authorized representative of the applicant/contractor.

Property Owner Name(s): _____

Phone Number: _____

Property Address: _____

What type of exterior work is being performed? Check all that apply.

- ☐ Air Conditioning
- ☐ Exterior Painting
- ☐ Exterior remodel (change in materials or architectural style; no added square footage)
- ☐ Front yard or driveway improvements
- ☐ New/replacement residence
- ☐ Re-roof
- ☐ Room addition
- ☐ Solar energy system
- ☐ Windows
- ☐ Other: _____

Property Owner Signature: _____

Date: _____

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HOA Information & Approval

This section must be completed by an authorized HOA Representative.

HOA Name: _____

Check one: HOA approval...

☐ IS required for one or more of the items checked in the section above. Complete all items below.

What is the highest level of review and approval required by your HOA for the proposed work? Check one:

- ☐ Board of Directors
- ☐ Property Manager
- ☐ Architectural/Design Review Committee
- ☐ Other: _____

HOA approval noted above was granted on _____.

HOA conditions of approval were:

- ☐ Imposed on the project and are attached to this form.
- ☐ Not imposed on the project.

Said approval is for plans with the following date or revision number: _____.

Check one: If plan modifications are required by the City, then the plans...

- ☐ DO require further review and approval by the HOA (requires new HOA approval form).
- ☐ DO NOT require further review and approval by the HOA.

☐ IS NOT required for any of the items checked in the section above.

Authorized HOA Signature: _____

Printed Name: _____

Title: _____

Date: _____

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