

September 15, 2025

Mayor McCarty and Members of the Sacramento City Council
City of Sacramento
915 I Street
Sacramento, CA 95814

Subject: Title 17 Cannabis Land Use Amendments (M25-003) – Conditional Use Permit (CUP) Requirement

Dear Mayor McCarty and Councilmembers,

Midtown Association's mission is to ensure Midtown is the center of culture, creativity, and vibrancy in Sacramento's urban core. To support this mission, we engage in land use and economic development decisions that shape the future of our 112-block district. Our experience with cannabis businesses relocating into Midtown underscores the importance of maintaining the Conditional Use Permit (CUP) process, which has been essential in helping dispensaries integrate successfully into mixed-use neighborhoods while addressing security, cleanliness, and design.

Sacramento's Central City already carries a disproportionate share of dispensaries. While only **12%** of the city's land zoned for cannabis businesses is in the Central City, **30%** of dispensaries are located here. Nearly **45%** are concentrated in industrial areas, and only **58%** are within a half mile of transit. These realities highlight why case-by-case review remains critical. The CUP process ensures that dispensaries are appropriately located within a high-foot-traffic environment where residents, retail, restaurants, and cultural spaces exist side by side.

Midtown is a uniquely vibrant district within Sacramento. It combines residential neighborhoods, locally owned restaurants, nightlife, cultural venues, and entertainment destinations within a highly walkable setting that attracts both residents and visitors from across the region. This unique mix of uses requires intentional planning to ensure balance and harmony.

The CUP process has provided Midtown with a proven framework for residents, businesses, and the City to collaborate on issues such as safety, parking, and design. This approach has consistently produced stronger projects, more responsible operators, and healthier community partnerships. Removing the CUP would take away a tool that has allowed cannabis businesses to integrate responsibly and contribute to Midtown's long-term success while protecting the district's unique character.

We recognize the importance of efficiency and predictability in permitting. However, shifting to automatic approvals would remove the very safeguards that ensure compatibility in dense, mixed-use areas like Midtown. Midtown Association supports many of the proposed updates to zoning rules, but we strongly encourage the City to retain the CUP requirement for dispensaries in the Central City or to establish an alternative process that preserves meaningful community input while also streamlining approvals.

Thank you for your consideration and leadership.

Sincerely,



Emily Baime Michaels, Executive Director, Midtown Association



MIDTOWN
ASSOCIATION

**THE CENTER FOR CULTURE, CREATIVITY
& VIBRANCY IN SACRAMENTO'S URBAN CORE.**