

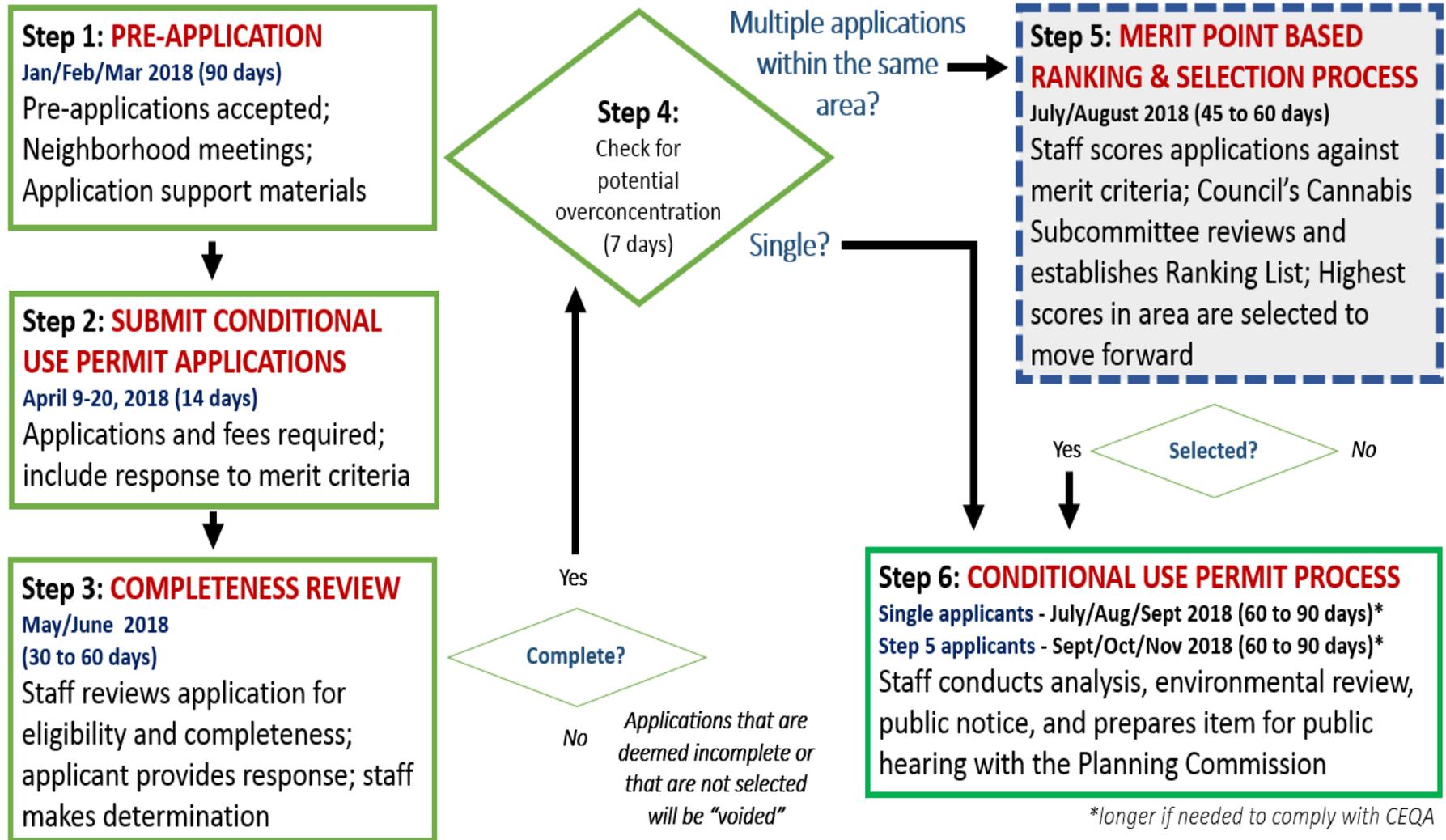
Cannabis Retail Merit Based Review

Concentration Area – Santa Rosa & Yolanda Ave

October 25, 2018

William Rose
Supervising Planner
Planning and Economic Development

Cannabis Retail Application Process



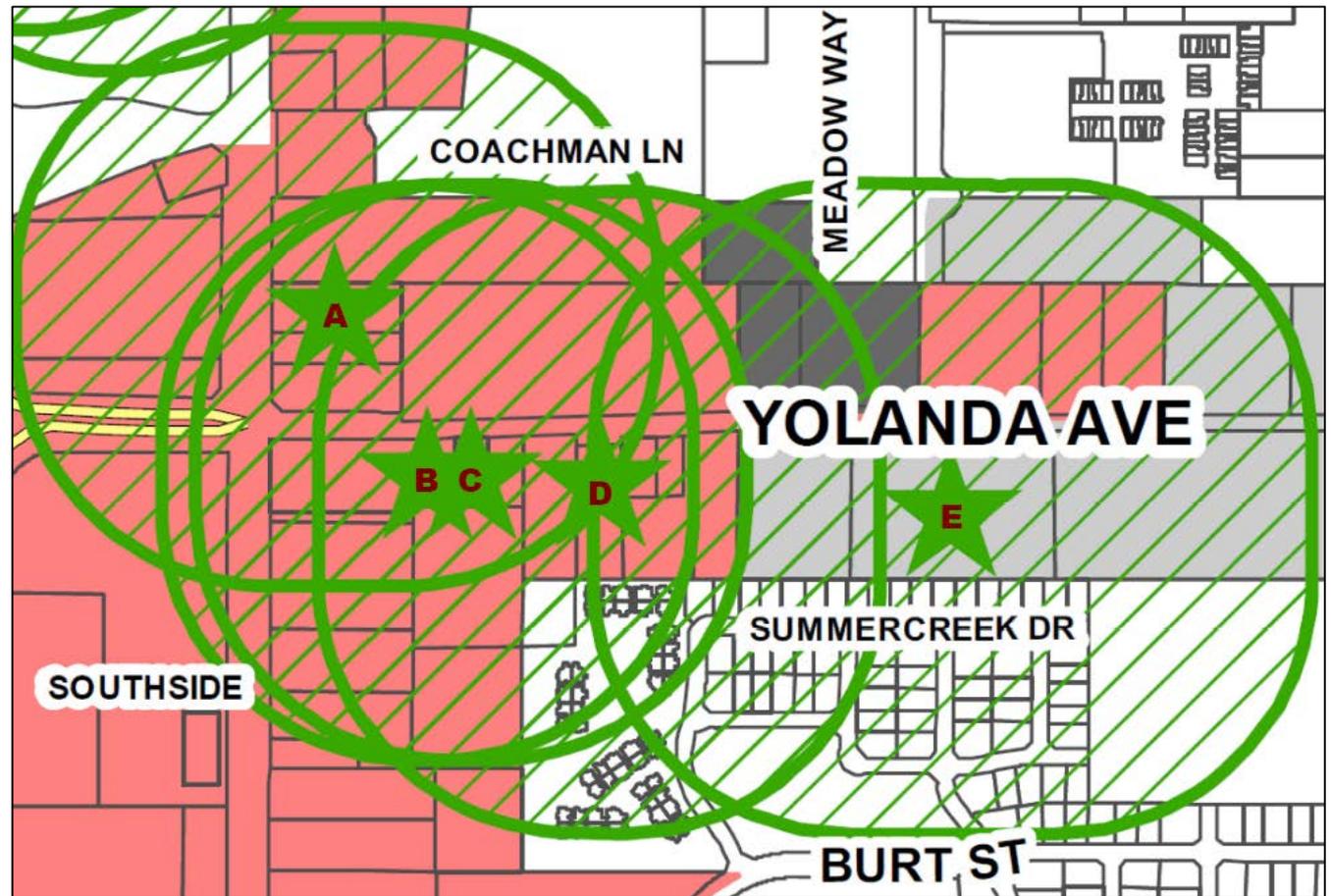
- If a proposed cannabis dispensary location is within 600 feet of another proposed or existing retail location, then the projects enter a competitive merit point based process.
- A total of 21 applications, representing 7 areas of potential overconcentration, were identified for this track.

- Staff evaluated each competitive application against the four criteria in the *City's Cannabis Use Application Retail Use Requirements*.
- During the merit-based review process, applications were evaluated against the merit-based review criteria, but not one another. Each score was based on the quality and extent that an application responded to or addressed the findings identified for each criterion.
- A total of 100 points may be awarded for all criteria.

- Once each individual application within an overconcentration area is scored, staff compares the scores to determine which application within the overconcentration responded best to the merit-based review criteria.
- Staff will recommend the higher scoring application to continue through the entitlement process, which will result in voiding the lower scoring applications in direct competition.
- Once the lower scoring applications are voided, this may result in one or more applications that are no longer within 600 feet of another proposed cannabis retail project. By default, the resulting noncompetitive project applications will move forward in the entitlement process.

Overconcentration Map

-  600-foot Buffer from Proposed Retail Parcel Boundary
-  Prospective Cannabis Retail Applicant



Project Locations Aerial Overview



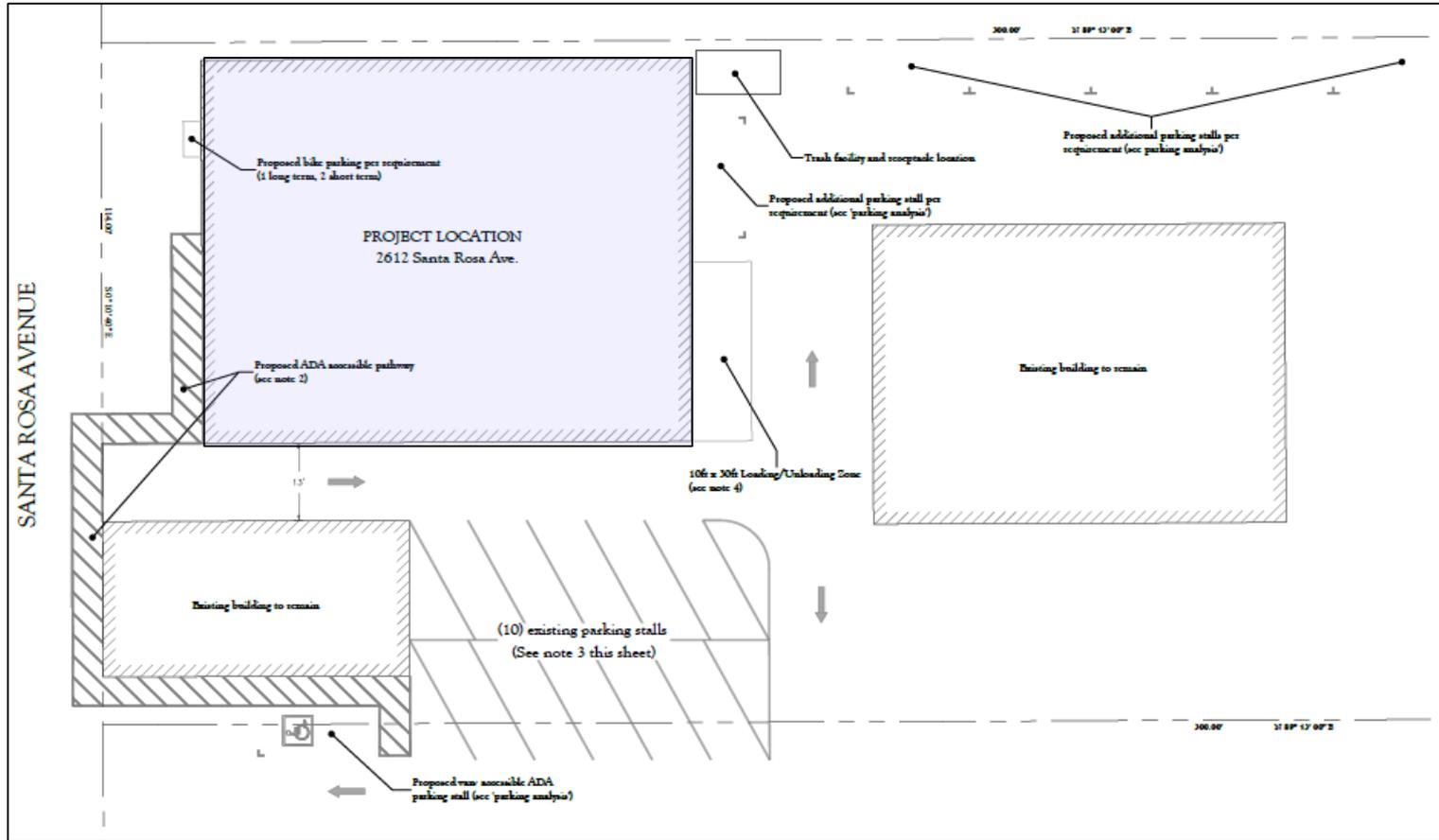
Project Location (A) 2612 Santa Rosa Ave



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Project Locations (B) 316 & (C) 330/358 Yolanda Ave

316 Yolanda Ave

330/358 Yolanda Ave



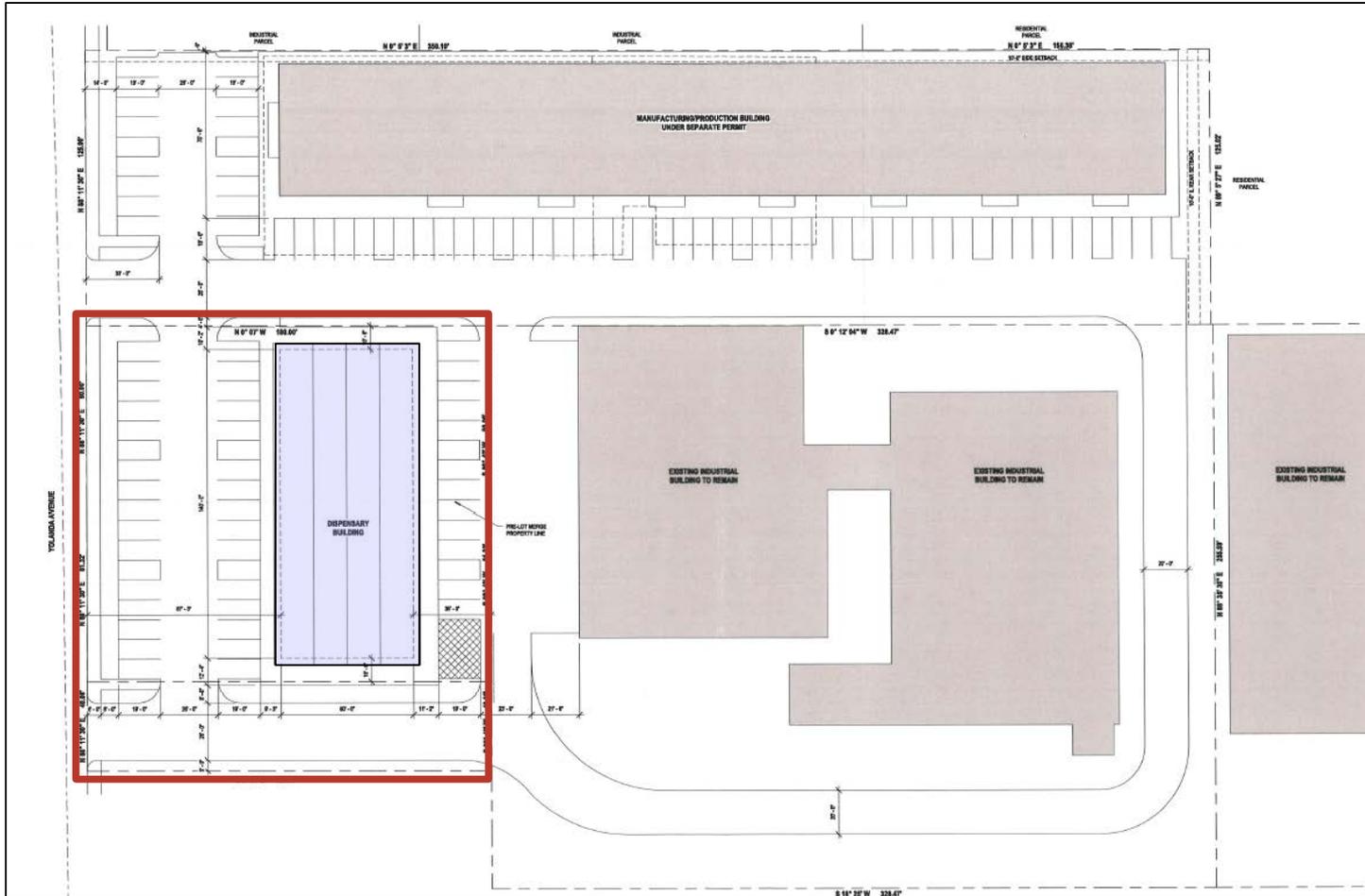
Project Locations (B) 316 Yolanda Ave



Project Locations (C) 330 & 358 Yolanda Ave



Project Locations (C) 330 & 358 Yolanda Ave



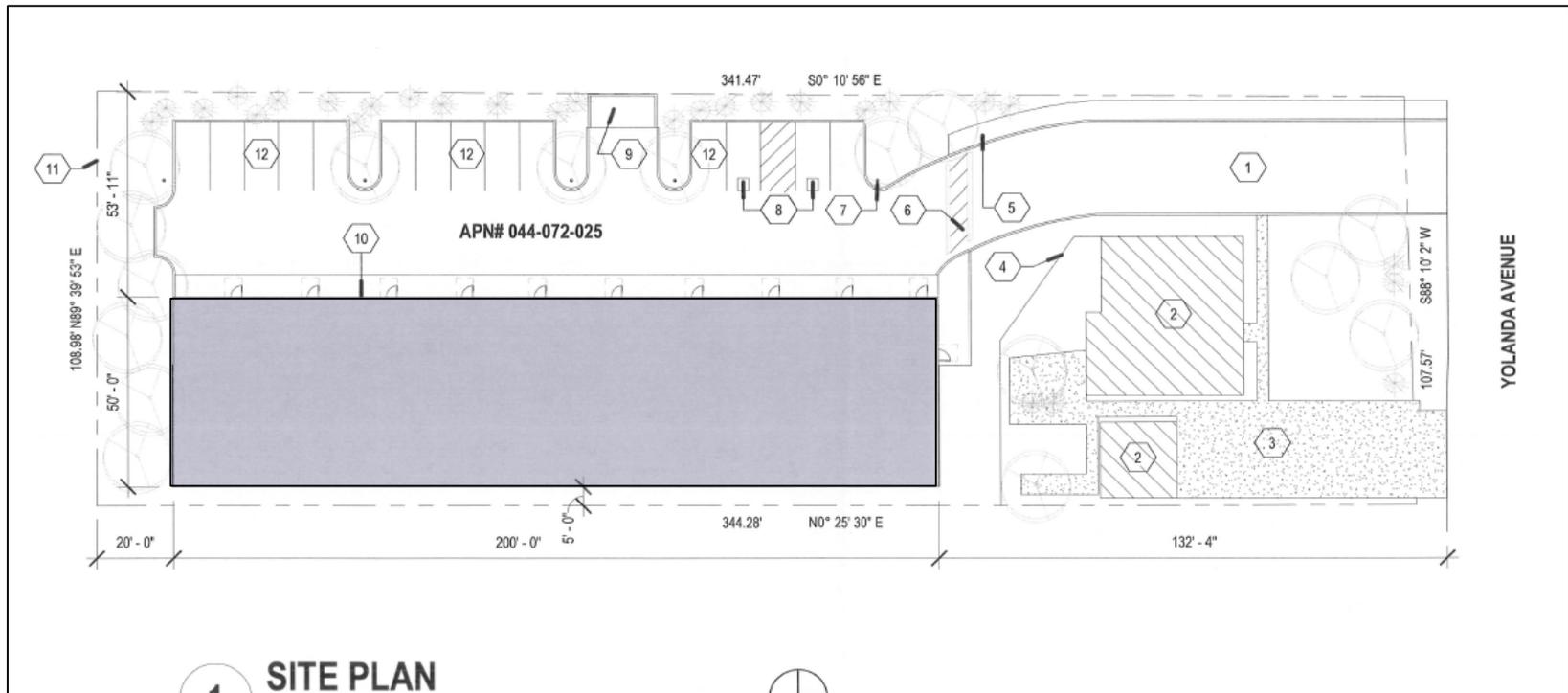
Project Locations (C) 330 & 358 Yolanda Ave



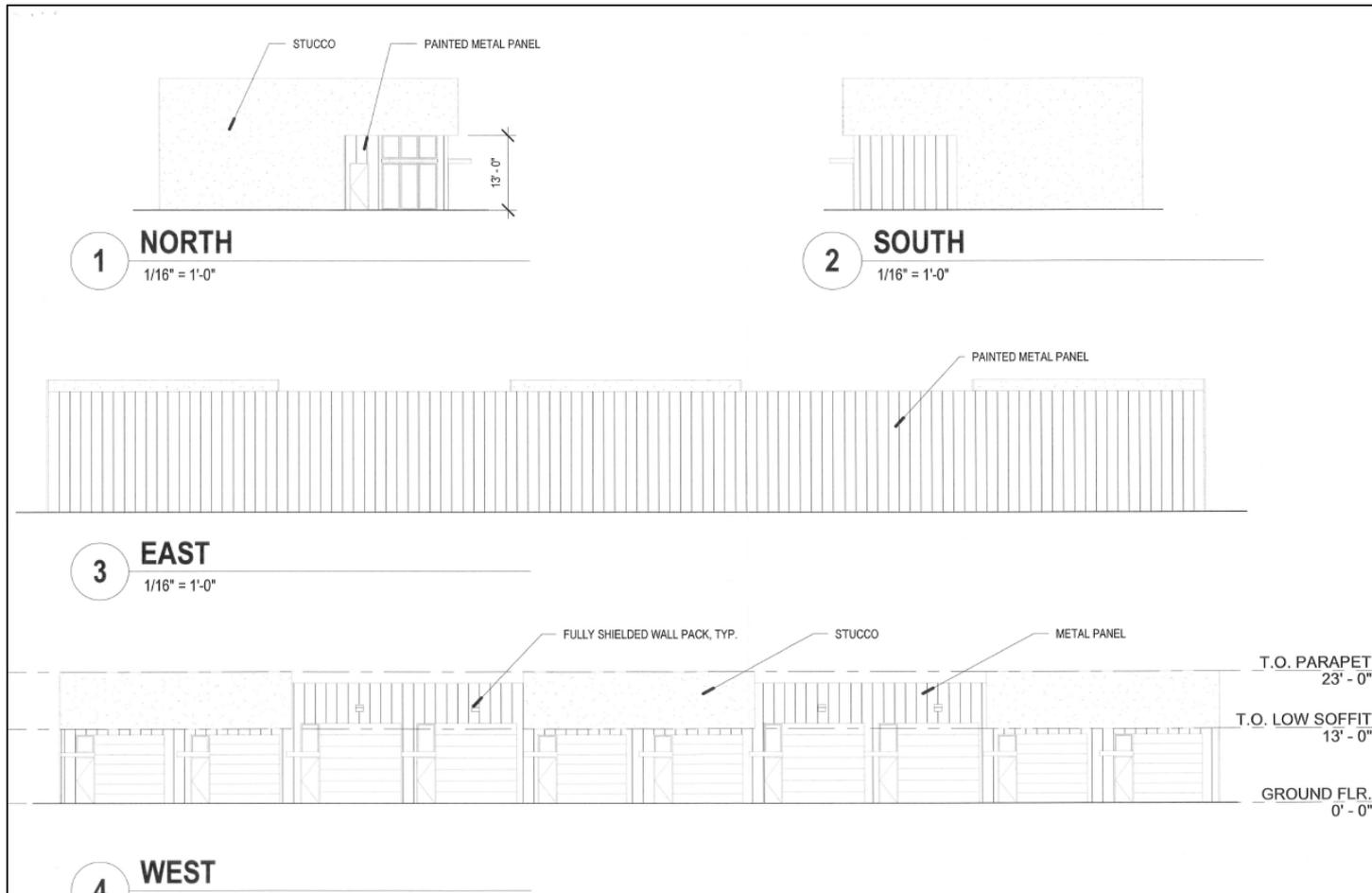
Project Locations (D) 374 Yolanda Ave



Project Locations (D) 374 Yolanda Ave



Project Locations (D) 374 Yolanda Ave



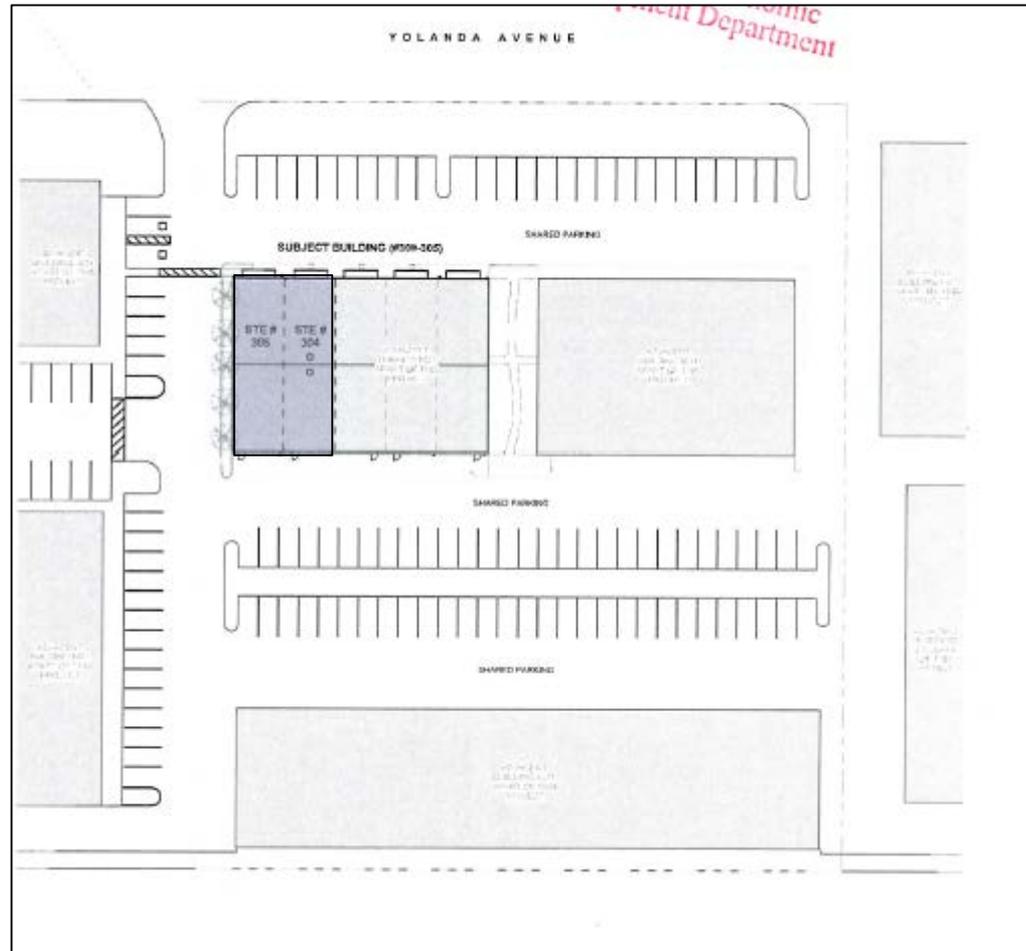
Project Locations (E) 468 Yolanda Ave



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Project Locations (E) 468 Yolanda Ave



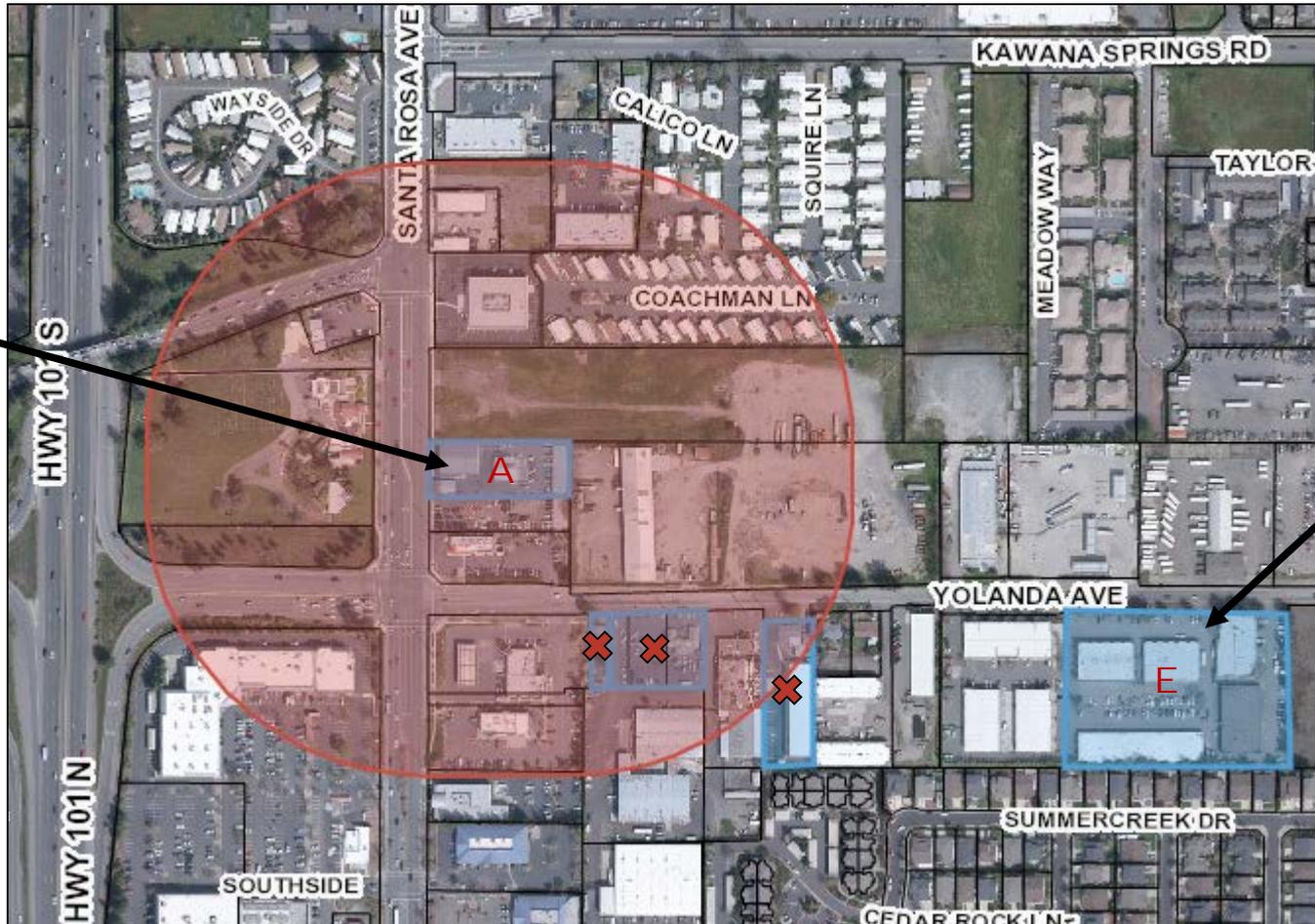
Project Locations (E) 468 Yolanda Ave



AVERAGE SCORES					
	A	B	C	D	E
Cannabis Retail Merit Based Review Criteria	CN Santa Rosa CUP18-053 2612 Santa Rosa Ave	Louies Gouies CUP18-058 316 Yolanda Ave	Green Trove Wellness CUP18-070 330 Yolanda Ave	Black Elm CUP18-067 374 Yolanda Ave	Santa Rosa NKM CUP18-062 468 Yolanda Ave
Local & State Compliance (20 points)	18.7	18.7	18.7	10.7	6
Site Management (20 points)	17.3	19	18	14	12.7
Neighborhood Compatibility (30 points)	24.3	22.3	23.7	20.3	22.7
Neighborhood Enhancement (30 points)	24.7	21	21.3	14.5	22.8
TOTAL SCORE (Out of 100)	85	81	81.7	59.5	64.2

Merit Based Review Recommendation

2612 Santa Rosa Ave



Applicant A
CN Santa
Rosa

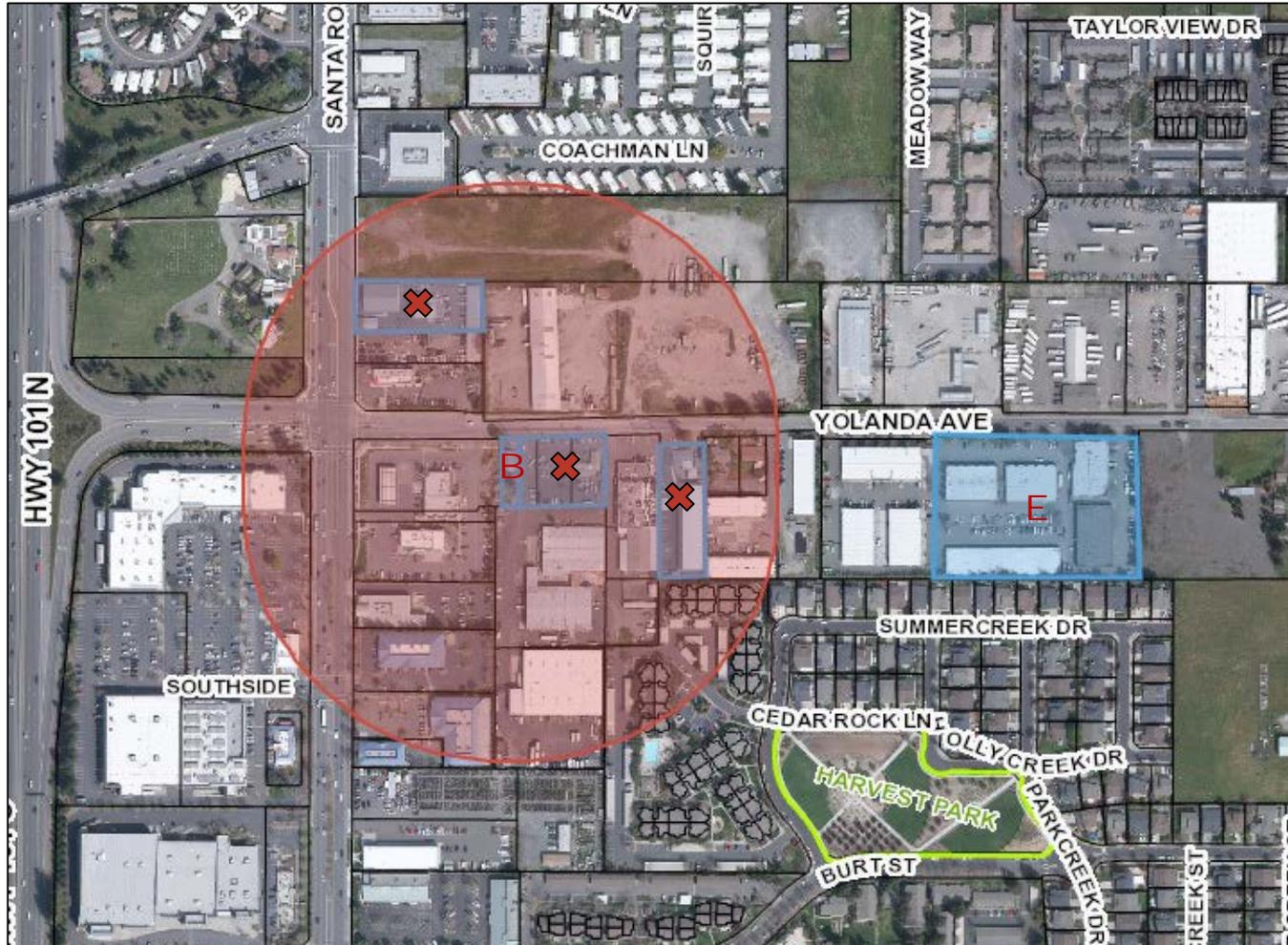
Applicant E
Santa Rosa
NKM

- Since applicant A achieved the highest score, the Department of Planning & Economic Development recommends that the Cannabis Subcommittee, by motion, select applicant A to move forward in the Conditional Use Permit entitlement process.
- As a result of selecting applicant A, applicant E will no longer be competitive, and can also move forward in the Conditional Use Permit entitlement process.

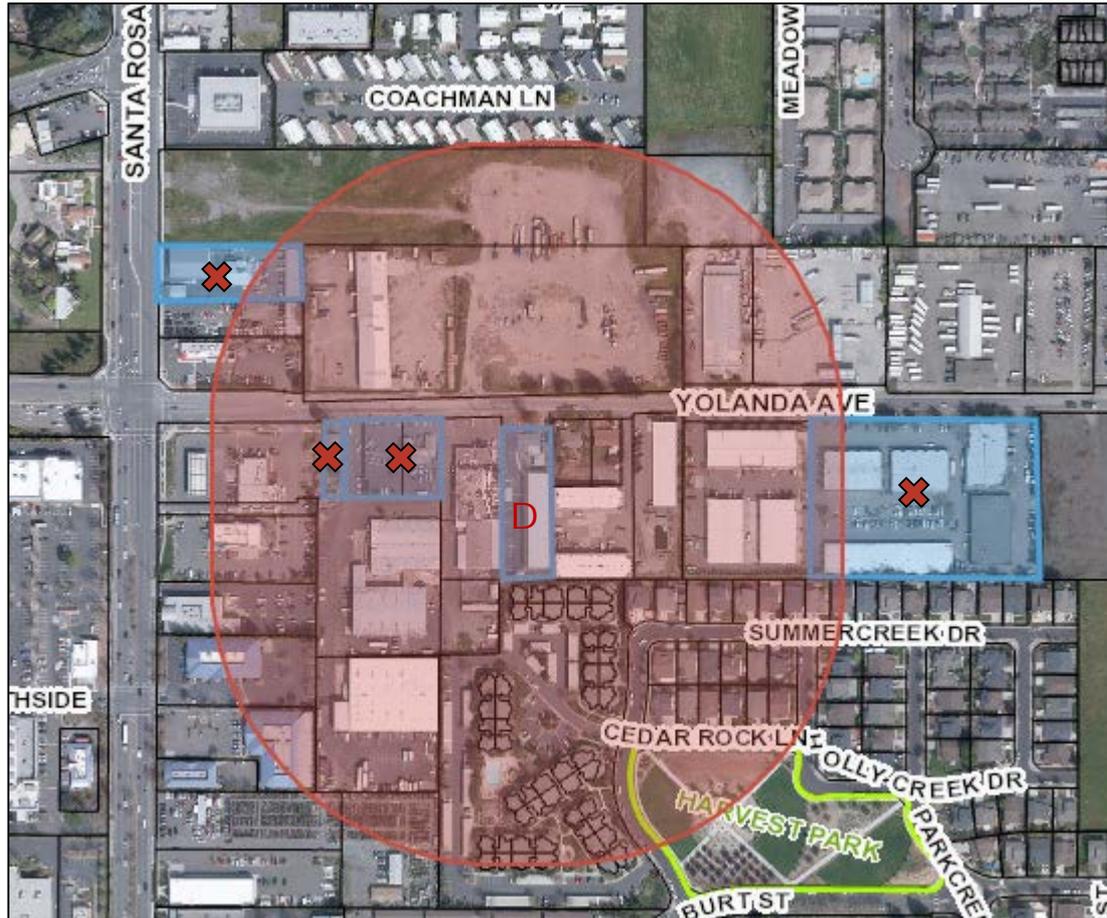
William Rose
Supervising Planner
Planning and Economic Development
wrose@srcity.org
(707) 543-3253



Consequence of Recommending Applicant B



Consequence of Recommending Applicant D



Consequence of Recommending Applicant E

