

Cannabis Retail Merit Based Review

Continued from August 30 & September 27, 2018

Concentration Area – Piner Rd

October 25, 2018

William Rose
Supervising Planner
Planning and Economic Development

- 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.

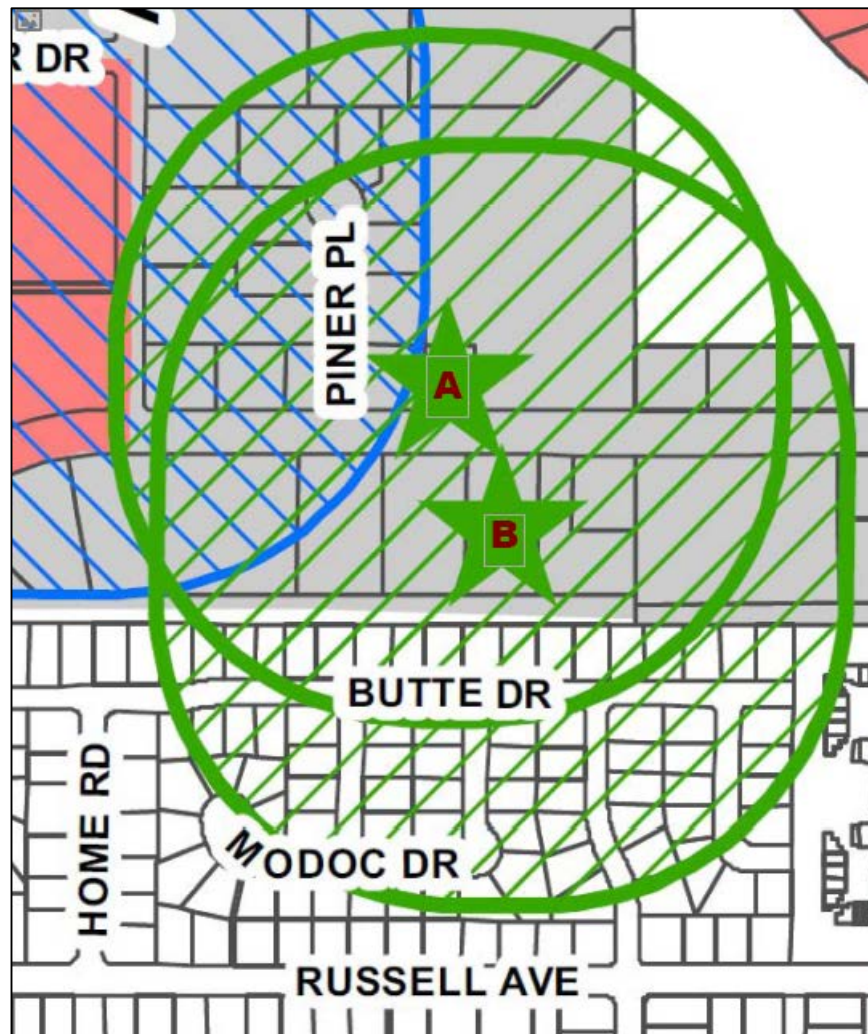
Overconcentration Map



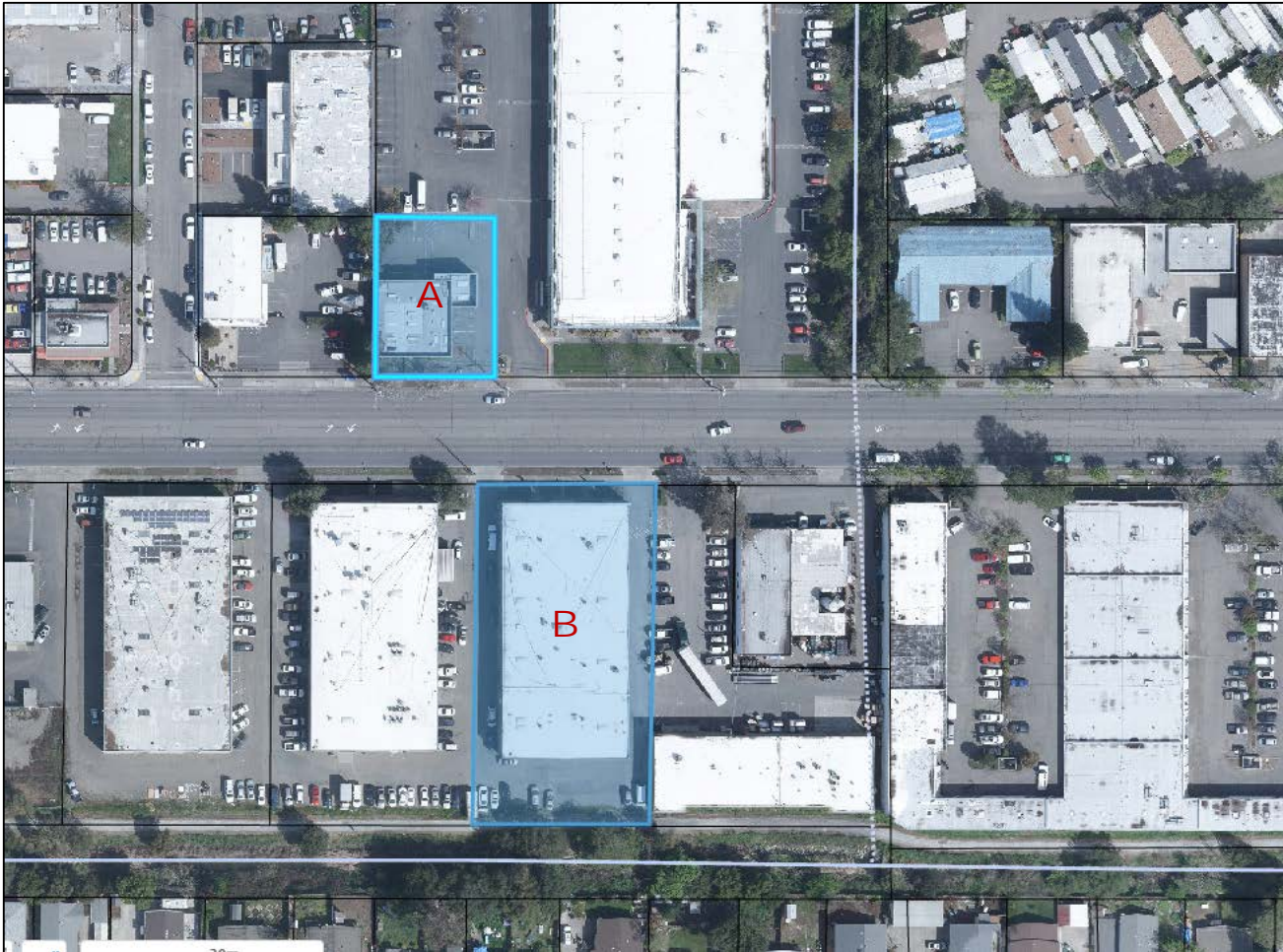
600-foot Buffer from Proposed
Retail Parcel Boundary



Prospective Cannabis
Retail Applicant



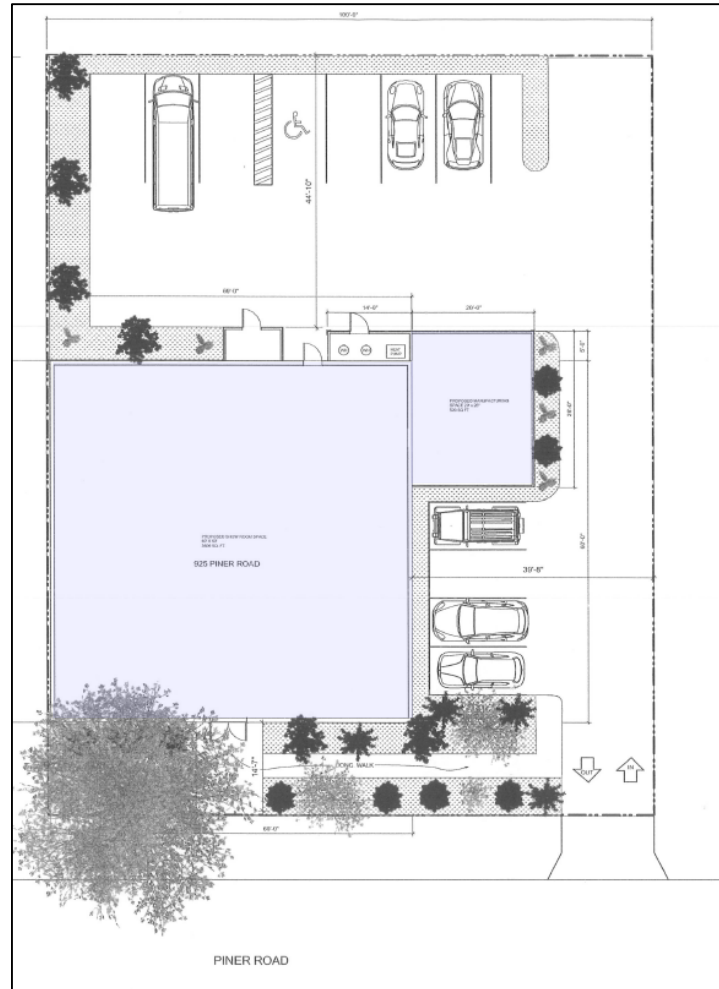
Project Locations Aerial Overview



Project Location (A) 925 Piner Road



Project Location (A) 925 Piner Road



Project Location (A) 925 Piner Road



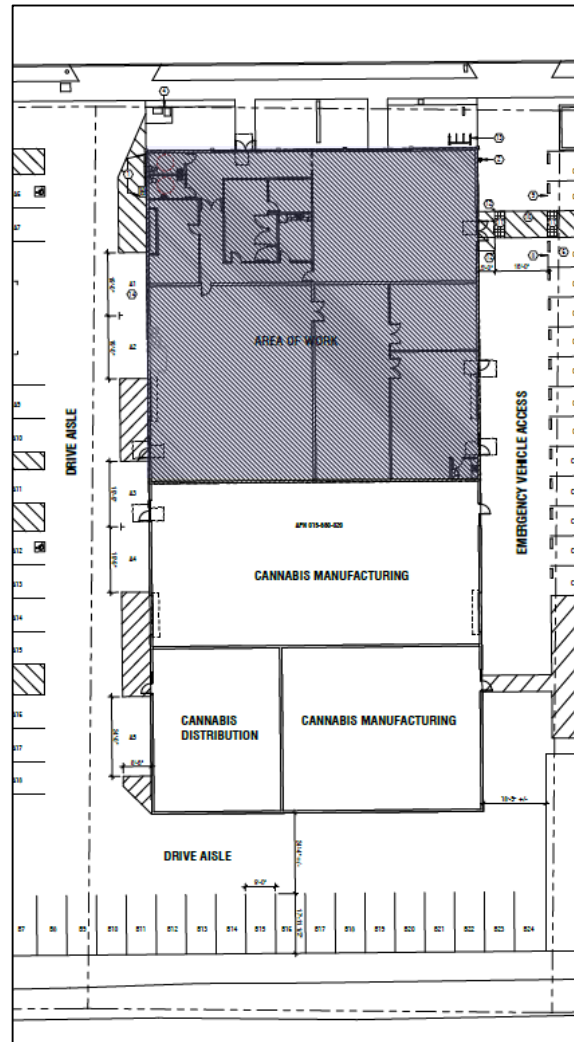
Rendering (A) 925 Piner Road



Project Location (B) 950 Piner Rd



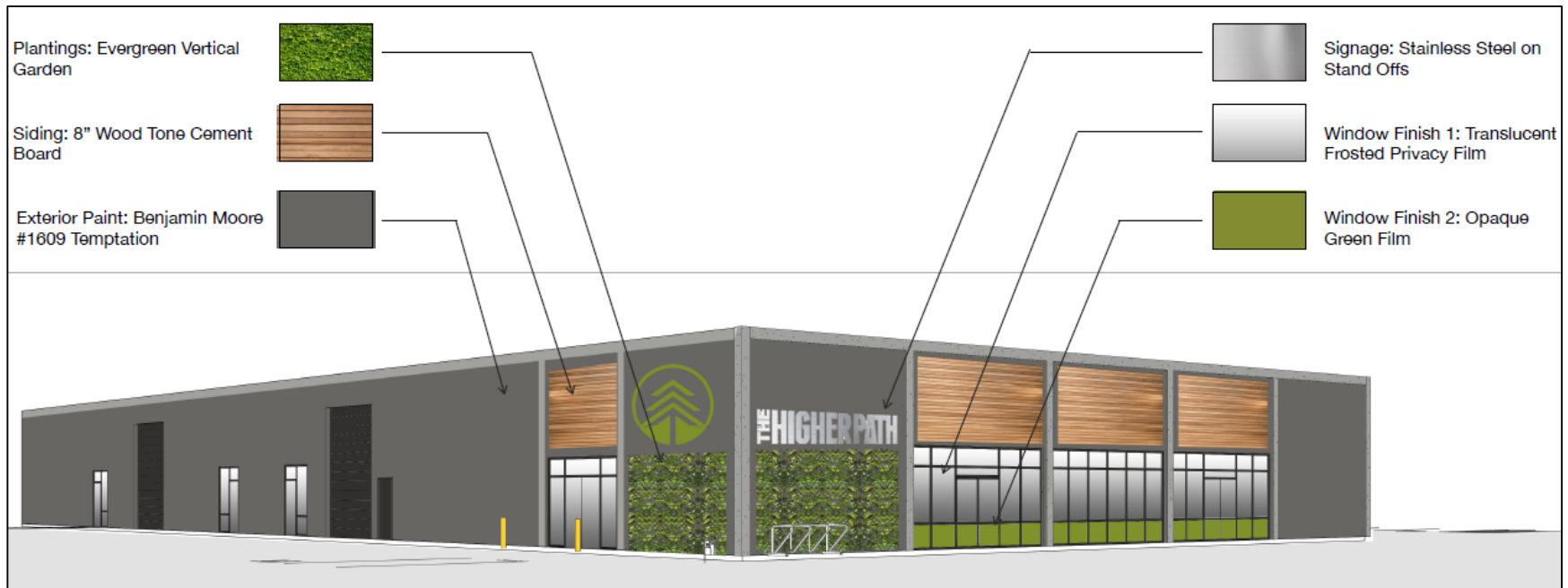
Project Location (B) 950 Piner Rd



Project Location (B) 950 Piner Rd



Rendering (B) 950 Piner Rd

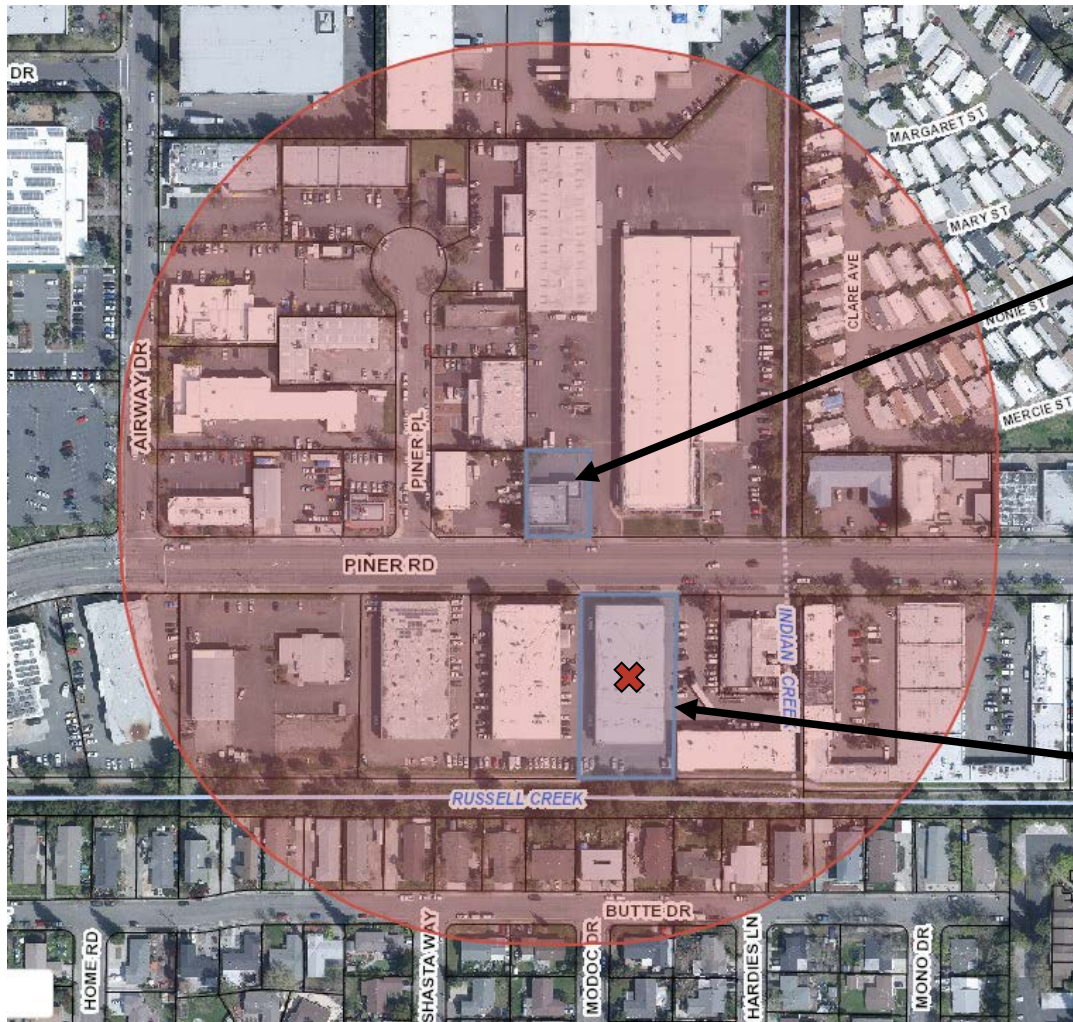


Evaluation Scores

AVERAGE SCORES		
Cannabis Retail Merit Based Review Criteria	A	B
	Green Qi, LLC CUP18-056 925 Piner Road	Bear Flag Supply, Inc. CUP18-054 950 Piner Road
Local & State Compliance (20 points)	15	16
Site Management (20 points)	17.7	17.7
Neighborhood Compatibility (30 points)	26.5	23.8
Neighborhood Enhancement (30 points)	28.8	22
TOTAL SCORE (Out of 100)	88	79.5

Merit Based Review Recommendation

925 Piner Rd



Applicant A
Green Qi
Score: 88

Applicant B
Bear Flag Supply
Score: 79.5

- 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.

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

