

Cannabis Retail Merit Based Review

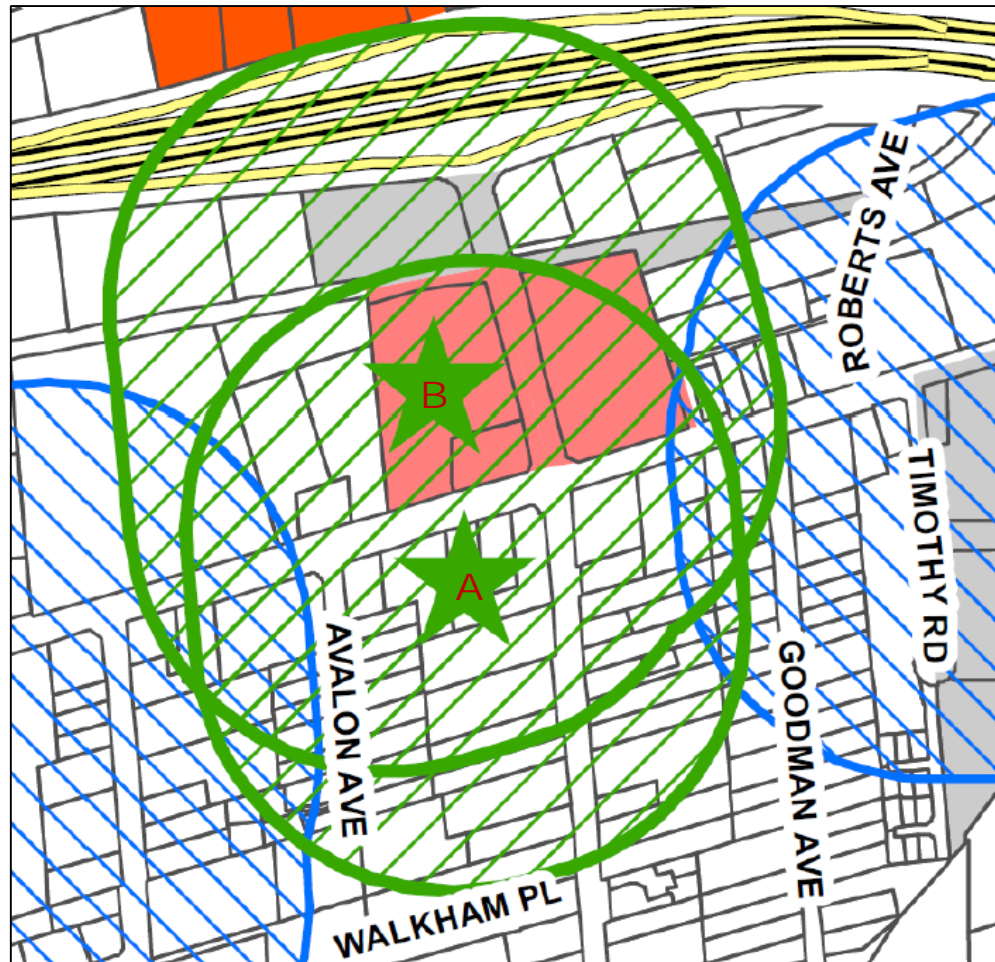
Concentration Area – Sebastopol Rd/Dutton Ave

November 14, 2018

William Rose
Supervising Planner
Planning and Economic Development

Overconcentration Map

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

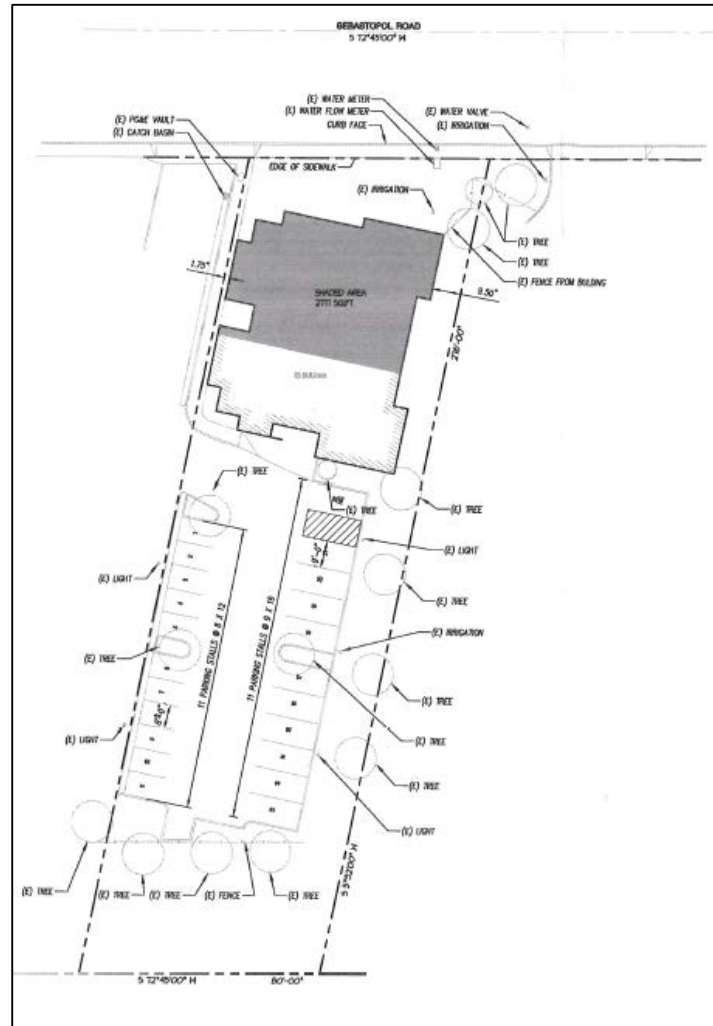




Project Location (A) 470 Sebastopol Rd



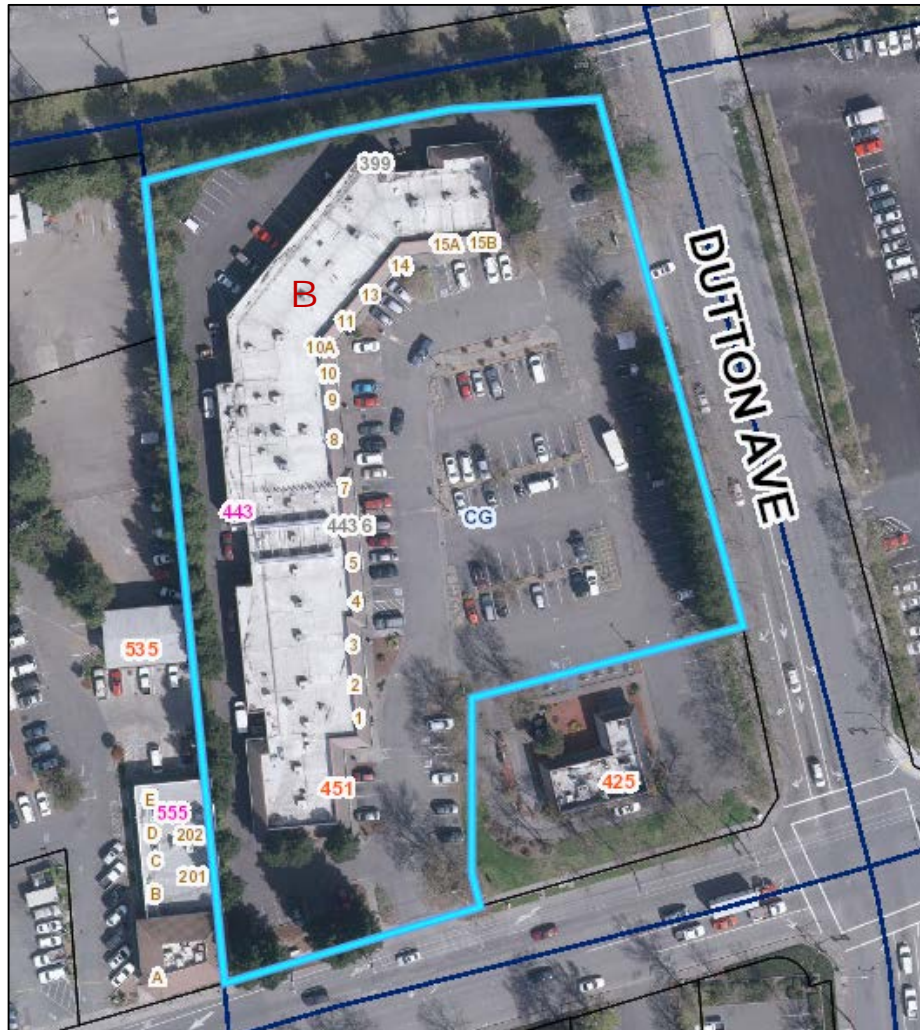
Project Location (A) 470 Sebastopol Rd



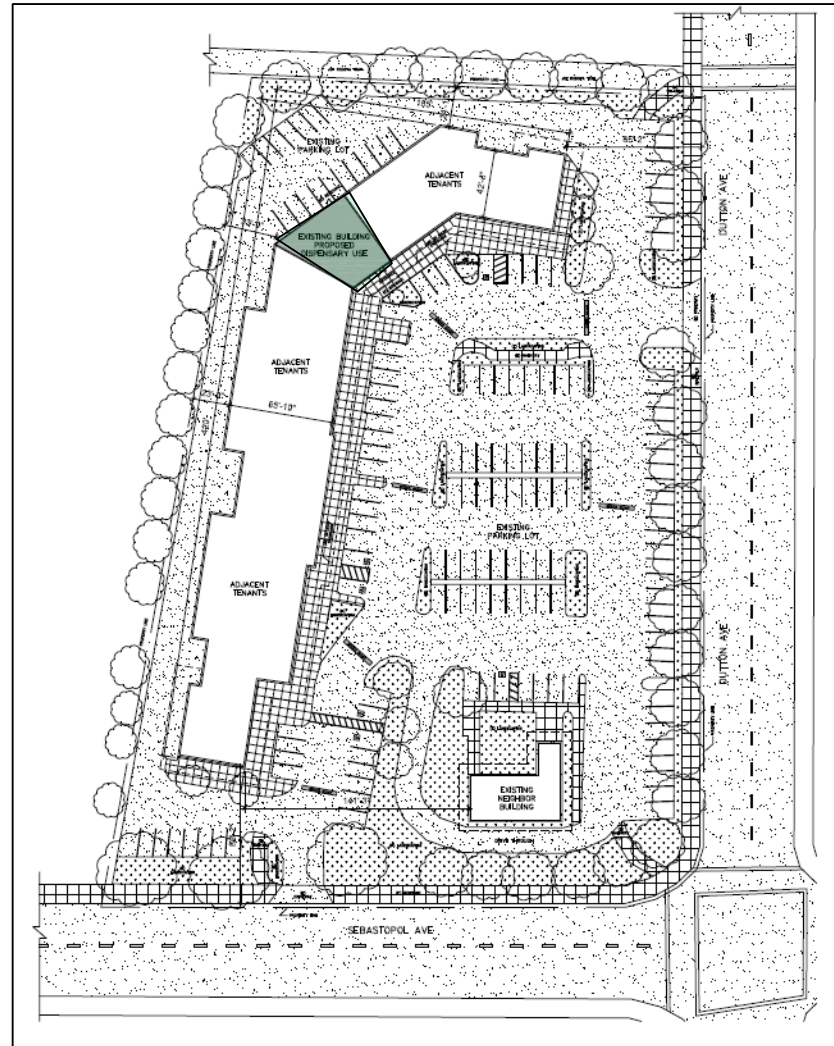
Project Location (A) 470 Sebastopol Rd



Project Location (B) 443 Dutton Ave



Project Location (B) 443 Dutton Ave





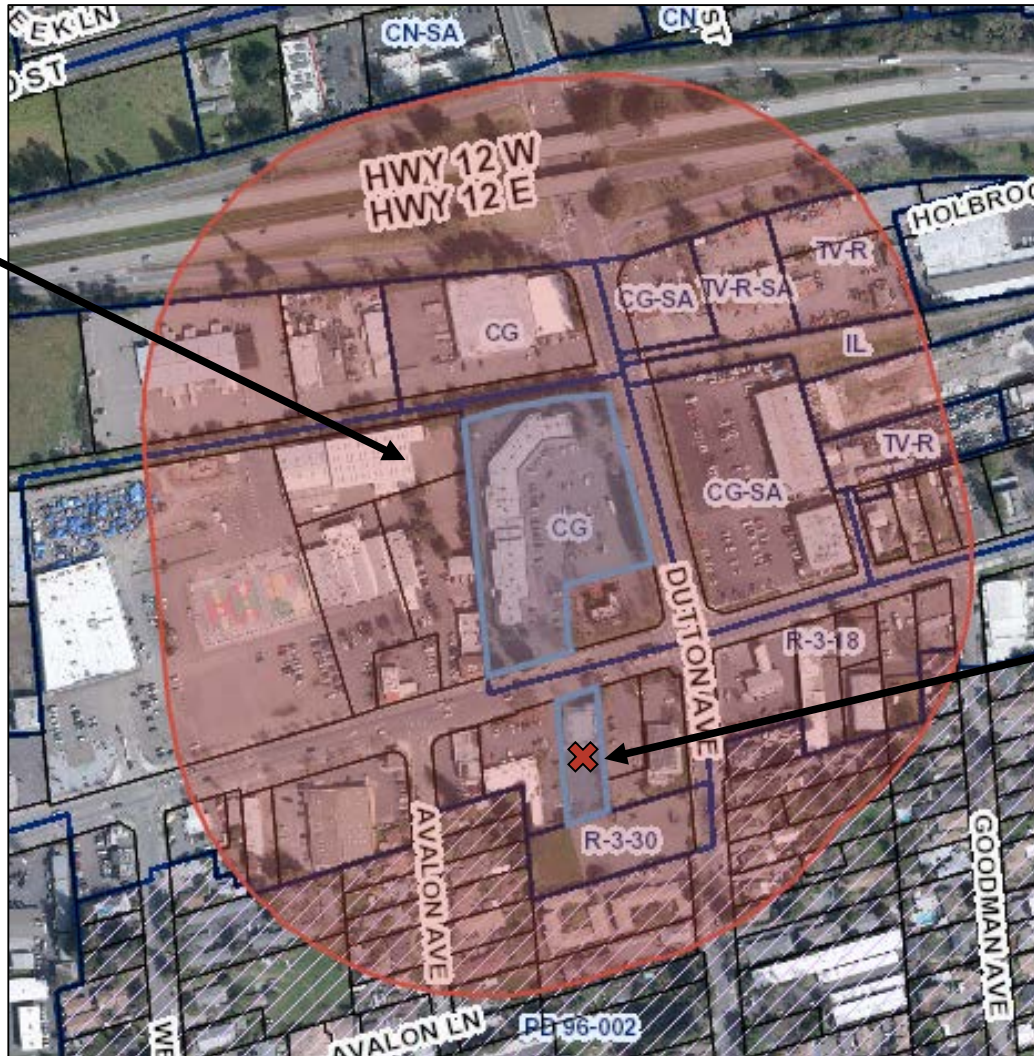
Evaluation Scores

AVERAGE SCORES		
Cannabis Retail Merit Based Review Criteria	A	B
	Highway Retail Outlet CUP18-078 470 Sebastopol Rd	Phenotopia CUP18-057 443 Dutton Ave
Local & State Compliance (20 points)	12.3	18.7
Site Management (20 points)	18	19
Neighborhood Compatibility (30 points)	16.8	27
Neighborhood Enhancement (30 points)	18.3	27.7
TOTAL SCORE (Out of 100)	65.4	92.4

Merit Based Review Recommendation

Applicant B – 443 Dutton Ave

Applicant B
Phenotopia
Score: 92.3



Applicant A
Highway Retail
Outlet
Score: 65.4

- Since applicant B achieved the highest score, the Department of Planning & Economic Development recommends that the Cannabis Subcommittee, by motion, select applicant B to move forward in the Conditional Use Permit entitlement process.

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