



City of Palm Desert – Commercial Cannabis Businesses: Selection Criteria

Palm Desert is well known as a desirable place to do business and, as with any type of business, it is important that potential cannabis businesses be thoughtfully reviewed to ensure consistency with the community's values and priorities. Furthermore, the City anticipates that there may be more applications for cannabis business conditional use permits than allowed under Ordinance 1329. Therefore, the City has enacted, through Resolution, the following process for prioritizing applications.

I. Initial Review

All commercial cannabis businesses are required to submit a Conditional Use Permit (CUP) application, with fee, to the City's Community Development Department. Applications will be reviewed for "completeness" to ensure that applicants have submitted all the required information necessary for review of the application. Only applications received within the first week of December 2017 ("initial review and prioritization period") and deemed complete will move on for review under the City's selection criteria. After the initial review and prioritization period, additional applications will be reviewed and processed according to date the application is accepted as complete and will not be subject to the review and prioritization process.

II. Selection Criteria

The following selection criteria will be used by the Department of Community Development to evaluate and prioritize CUPs for commercial cannabis businesses. Selection criteria listed below are worth a maximum of five points each. A maximum total of 95 points is available for each application. To obtain points, the applicant must demonstrate compliance with the criteria listed. Applicants who exceed the minimum standards listed in the selection criteria will earn higher point totals.

1. Location and Neighborhood Compatibility (35 points)

- a. Has the applicant secured a lease and do the CCRs permit the use?
- b. Is the location 1,000 feet away from schools, daycares, and youth centers?
- c. Are "sensitive uses" (places of worship, parks, pre-schools, drug or rehab centers) within 500 feet of the location?
- d. Has the applicant provided a detailed description of how the premises and exterior building areas will be managed so as to avoid nuisance, loitering, and other negative impacts on surrounding properties?
- e. Does the applicant identify adequate odor control measures?
- f. Is the operation plan prepared in accordance with Chapter 5.101?
- g. Is the proposed use located in an appropriate zoning designation?

2. Security Plan (10 points)
 - a. Is a detailed security plan provided that includes descriptions for effective fire prevention, suppression, HVAC and alarm systems?
 - b. Does the security plan identify all required elements contained in Chapter 5.101 and adequately address security for the particular site and operation?
3. Qualifications/Experience of Professionals (15 points)
 - a. Does the applicant provide a viable business plan in accordance with Chapter 5.101?
 - b. Does the applicant provide information demonstrating successful previous business experience?
 - c. Do the principals of the business have successful business experience?
4. Building Façade and Interior Improvements (20 points)
 - a. Does the applicant provide a detailed tenant improvement plan that identifies all interior improvements?
 - b. Are the interior improvements attractive and in keeping with traditional retail or industry standards?
 - c. Are the exterior façade improvements attractive, suitable for Palm Desert's image and climate, and enhance the surrounding areas?
 - d. Does the applicant provide a detailed architectural plan for building façade improvements?
5. Community Benefits (15 points)
 - a. Does the applicant provide an effective community outreach plan for nearby and adjacent land uses?
 - b. Does the applicant describe credible benefits to the overall community, local economy, and any community or non-profit contributions or affiliations?
 - c. Does the applicant provide any additional community benefits described in either their business plan or other documentation submitted as part of the CUP?

III. Lottery

Applicants will be ranked based on total point scores, with the highest score given rank "1". Ties will be decided by lottery. Applicants will then be processed for CUPs and Regulatory Permits concurrently based on rank until the permitted number of locations are satisfied. If the proposed location of higher ranked applicant precludes a lower ranked applicant's location, than that lower ranked application shall be put on hold and lower ranked applications considered, until applications have been selected for processing for the permitted number of locations. CUPs will not be granted until that applicant has been issued a regulatory permit. (Or the granting of CUPs will be conditioned on the applicant's acquisition of a Regulatory Permit.)