

Cannabis RFP

Questions & Answers

Question #1

Our understanding is the city has no current cap on licenses available while the application process is merit-based RFP. Is this correct?

Response: The City of Guadalupe has a soft cap and what we mean by that is at this time the City Council is looking at only one retailer but may consider more once they have a better understanding of the quantity and quality of the applications before making the final determination. So, to be clear there is not an unlimited number of retailers that will be permitted in the City but there is for cultivation (processing only), manufacturing, distribution, and testing labs.

Question #2

If two applicants score equally on one parcel, what's your tie breaker?

Response: As noted in the Procedures all those that score 90% or higher will have the opportunity to present to the City Council who will ultimately make the final decision. So, at that point there is no scoring but a vote by the City Council to make the final selection.

Question #3

Regarding the fees associated with the application process. We know that the ZVL should be submitted along with the other application components. Should the \$400 check for the ZVL be written and mailed to the Building & Planning Department or can we just write and send it to the City?

Response: The ZVL should be submitted separately. The check should be sent to City Hall with a copy of the application. Alice Saucedo will receive it and direct it to Bill Scott (planning) who will perform the review and respond to you. Once, you have Zoning Verification you may then submit the overall Application.

Question #4

Are there any special parking requirements?

Response: The Ordinance states a Zoning Clearance (which is routine for all commercial activities) will evaluate the availability of off-street parking. Please see below section of the ordinance.

9.22.310 Authorization from the Planning Director.

Prior to commencing operations, a cannabis business must obtain a zoning clearance from the Planning Director or the Planning Director's designee(s) certifying that the business is located on a site that meets all of the requirements of Sections 9.22.300, 9.22.320, and 9.22.330 of this chapter. (Ord. 2021-494 §2)

9.22.330 Location and design of cannabis businesses.

D. Each proposed cannabis business shall:

1. Conform with the City's General Plan, any applicable specific plan, master plan, and design requirements.
2. Comply with all applicable zoning and related development standards.
3. Be constructed in a manner that minimizes odors to surrounding uses, and promotes quality design and construction, and consistency with the surrounding properties.
4. Be adequate in size and shape to accommodate the yards, walls, fences, **parking and loading** facilities, landscaping and all items required for the development.
5. Be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.
6. Be provided with adequate electricity, sewerage, disposal, water, fire protection and storm drainage facilities for the intended purpose. (Ord. 2021-494 §2)