



CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING
AUTHORITY/COVINA HOUSING AUTHORITY JOINT STUDY SESSION
AGENDA

Tuesday, October 15, 2024, 4:30 p.m.
125 E. College Street, Covina, California
Council Chamber of City Hall

Pages

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members: Walter Allen, III, Patricia Cortez, Hector Delgado,
Mayor Pro Tem/Vice Chair Victor Linares, and Mayor/Chair John C. King

PUBLIC COMMENTS

NEW BUSINESS

Commercial Cannabis Permit Program RFP Process and Phase IV Evaluation

3

Staff Recommendation:

That the City Council:

1. Receive an update on the City's Commercial Cannabis RFP/
Evaluation Process; and
2. Receive and file presentations from prospective commercial cannabis
permit applicants.

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next special closed session of the Council/Agency/Authority scheduled for October 15, 2024, at 7:00 p.m. for closed session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.



CC Study Session AGENDA ITEM REPORT

Meeting: October 15, 2024
Title: Commercial Cannabis Permit Program RFP Process and Phase IV Evaluation
Presented by: Cannabis Evaluation Committee
Recommendation: That the City Council:
1. Receive an update on the City’s Commercial Cannabis RFP/ Evaluation Process; and
2. Receive and file presentations from prospective commercial cannabis permit applicants.

EXECUTIVE SUMMARY:

In September 2023, the City Council authorized the issuance of a Request for Proposals (“RFP”) for its Commercial Cannabis Permit Program. Proposals were received at the end of January 2024 and since this time, the City’s Cannabis Evaluation Committee has undergone an extensive vetting process of applicants consisting of the following phases:

- ✓ **Phase I:** Review of applicant proposals for completeness and responsiveness to the RFP document. Proposals were screened qualitatively, on a pass/fail basis under several categories.
- ✓ **Phase II:** Responsive proposals from Phase I were evaluated on a technical basis and awarded points under several categories, with a total of 2,000 points available.
- ✓ **Phase III:** Proposals that scored 1,600 points or greater (80% of total) in Phase II were invited to an in-person interview and evaluated under several categories, with a total of 200 points available.
- ✓ **Phase IV:** Applicants that scored 180 points or greater (90% of total) in Phase III have been placed onto a ranking list for the City Council’s further consideration and will be provided the opportunity to address the City Council.

As a result of this process, eight (8) applicants have been placed on a ranking list for the City Council’s further consideration. In accordance with the City’s RFP, applicants that reach Phase IV in the evaluation process will be provided the opportunity to address the City Council and provide presentations on their proposed location and business model. As proposed, this study session will help the Council to better understand each applicant’s proposal in advance of selecting up to three (3) applicants to proceed in the entitlement phase of opening for business. As noted in the RFP, in its sole discretion, the City Council may choose to award a Notice to Proceed (“NTP”) to up to three (3) applicants receiving ninety (90) percent or above in Phase III.

DISCUSSION:

Following the City Council’s authorization to issue an RFP for the Commercial Cannabis Permit Program, the City created a dedicated page on its website – www.covinaca.gov/cannabisprogram - to serve as a centralized hub for information related to the RFP. In order to ensure an equitable and transparent process, all formal communications to applicants (applicant questions/City responses, RFP addenda, etc.) have been made in writing and provided on this website.

To initiate the RFP process, the City hosted a mandatory, in-person pre-proposal meeting on Thursday, October 5, 2023 to review the City’s website, RFP document, questions/answer process and submittal deadlines, among

others. Twenty-eight (28) applicant representatives attended this meeting and a total of one hundred twenty-four (124) questions were received from prospective applicants and subsequently answered/posted on the City’s website to clarify the RFP document. Following the question/answer process, two (2) RFP addenda were issued to the RFP, including revising the proposal submittal deadline to January 31, 2024 at 2:00 p.m. A total of 11 applicant proposals were received, with 1 proposal being rejected due to its submission after the submittal deadline.

Phase I Evaluation

As described on pages 6-8 of the RFP document, applicant proposals were reviewed for completeness and responsiveness on a pass/fail basis under several categories, including payment of fees, confirmation that a business representative attended the mandatory pre-proposal meeting, adherence to proposal length/formatting requirements and completion/submittal of zoning verification/site control, background checks for business owners and acknowledgements, among others.

During this evaluation phase, it was determined that proposals from two (2) of the remaining ten (10) applicants were non-responsive and their proposals were rejected from further consideration. In accordance with Covina Municipal Code § 5.80.100, both applicants filed timely appeals on the determination and on July 16, 2024, the City Council conducted appeal hearings to take public testimony on the matters. Following the hearings, the Council sustained the decisions to reject both proposals from further consideration and on August 20, 2024, the City Council adopted Resolutions CC 2024-74 and CC 2024-75 upholding its decisions.

Phase II Evaluation

Following the Phase I Evaluation, the remaining eight (8) applicants were evaluated on a technical basis under several categories, including qualifications, business plan, community benefits, facility design/neighborhood compatibility and security plan. As described on pages 8-9 of the RFP, a total of 2,000 points were possible and proposals scoring 1,600 points or greater would be eligible to proceed to Phase III of the evaluation process. Based on the review of applicant proposals, the following scores were tabulated for the remaining applicants:

	Section 3 Qualifications	Section 4 Business Plan	Section 5 Community Benefit	Section 6 Neighborhood Compatibility	Section 7 Security	Total Points
	Points	Points	Points	Points	Points	
Total Points	500	400	200	400	500	2,000

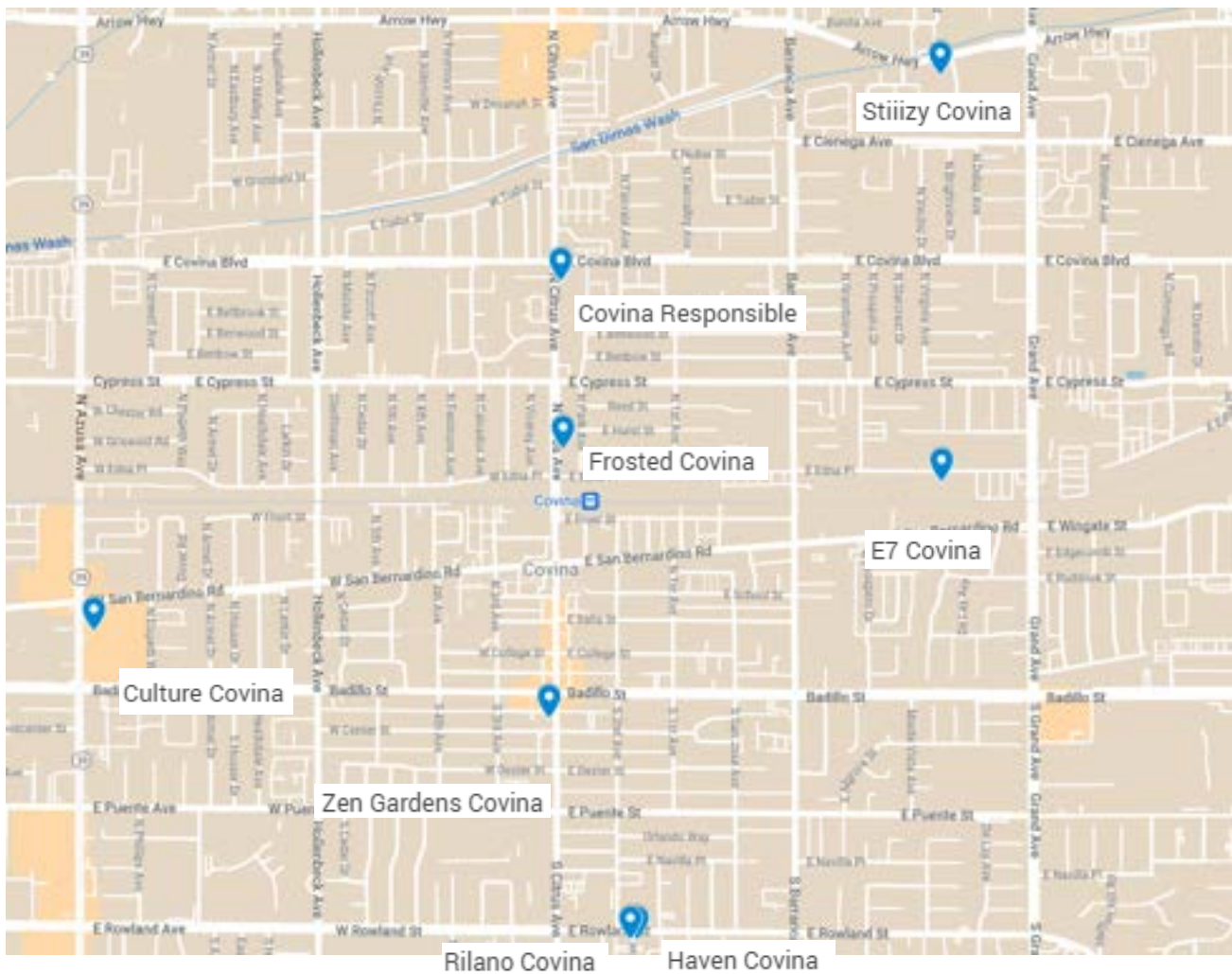
Applicant	Section 3 Points	Section 4 Points	Section 5 Points	Section 6 Points	Section 7 Points	Total Points
Covina Responsible	496	393	185	400	500	1,974
Culture Covina	488	380	185	394	500	1,947
E7 Covina	496	395	185	394	500	1,960
Frosted Covina	347	358	160	365	500	1,730
Haven Covina	493	379	175	398	500	1,945
Rilano Covina	436	381	185	386	500	1,888
Stiizy Covina	500	372	185	394	500	1,951
Zen Gardens Covina	438	380	185	394	500	1,897

Through the evaluation, it was determined that each of the remaining applicants possess experience in opening and sustaining cannabis businesses. As noted above, five of the applicants (Covina Responsible, Culture Covina, E7 Covina, Haven Covina and Stiizy Covina) scored within a 29-point range (~1% of total points) of each other and two applicants (Rilano Covina, Zen Gardens Covina) were within an 86-point range (~4% of total points). The remaining applicant (Frosted Covina) possesses cannabis industry experience in Washington but has not opened a business location in California.

Additional details regarding each applicant’s proposed business locations, design and proposed operations is included in Attachment A.

Locations/Map

Applicant	Proposed Business Address
Covina Responsible	1052 N. Citrus Avenue
Culture Covina	220 N. Azusa Avenue
E7 Covina	740 E. Edna Place
Frosted Covina	754 N. Citrus Avenue
Haven Covina	228 E. Rowland Street
Rilano Covina	216 E. Rowland Street
Stiizy Covina	754 Arrow Highway, Suites D, E, F
Zen Gardens Covina	125 S. Citrus Avenue



Phase III Evaluation

Following the Phase II Evaluation, the remaining eight (8) applicants were invited to an in-person interview with the City’s Cannabis Evaluation Committee (Consultant – Urban Futures, City Manager’s Office, Police Department, Community Development Department). Each applicant selected an interview appointment which consisted of a presentation and responding to questions from the Evaluation Committee. As described on page 9 of the RFP, a total of two hundred (200) points were possible in this phase and proposals scoring one hundred eighty (180) points or greater would be eligible to proceed to Phase IV of the evaluation process. Based on the review of applicant proposals, the following scores were tabulated for the remaining applicants:

	Responsiveness	Qualifications	Operations	Security Plan	Community Benefits	Neighborhood Fit/Design	Total Points
Total Points	50	50	25	25	25	25	200

	Responsiveness	Qualifications	Operations	Security Plan	Community Benefits	Neighborhood Fit/Design	Total Points
Covina Responsible	45	50	25	25	24	25	194
Culture Covina	45	50	25	25	24	25	194
E7 Covina	40	50	25	25	24	25	189
Frosted Covina	45	45	20	25	24	22	181
Haven Covina	45	50	23	25	25	23	191
Rilano Covina	50	50	25	25	24	22	196
Stiiizy Covina	50	50	25	25	24	25	199
Zen Gardens Covina	45	50	25	25	24	25	194

During Phase III, the Cannabis Evaluation Committee determined that each of the remaining applicants possess the requisite experience and capabilities to successfully proceed in the evaluation process. A brief description of each category is listed below.

- Responsiveness - Applicants were scored based on their overall presentation and responsiveness to questions from the Evaluation Committee.
- Qualifications - Applicants were scored based on the presentation of the ownership/leadership team’s experience in the cannabis industry, with an added focus on their operations in the California marketplace.
- Operations - Applicants were scored based on their presentation of operational elements – staffing levels, familiarity with the California labor market/regulations, operating protocols, facility logistics, delivery procedures, inventory management, viability in market, business model, and software systems, among others.
- Security Plan – Applicants were scored based on their presentation of required security elements needed to open for business operations.
- Community Benefits – Applicants were scored based on their presentation of community benefits that will be offered to the local community.
- Neighborhood Fit/Design – Applicants were scored based on their presentation of proposed design elements and cohesiveness with the surrounding neighborhood.

Phase IV Evaluation

With Phase III complete, each applicant will be provided the opportunity to address the City Council, should they desire to do so. Each applicant has been notified of tonight’s study session and will be limited to a ten (10) minute presentation and up to 10 minutes for questions/responses related to their proposal. It is important to note that no action is proposed for this study session and that the City Council will consider the matter further at a future regular meeting. As noted in the RFP page 9, the City Council, in its sole discretion, may choose to issue a Notice to Proceed (“NTP”) to any applicant receiving 180 points and above in Phase III, or none of the applicants.

Following the issuance of an NTP, the applicant will have sixty (60) days to file its preapplication for a Conditional Use Permit, with the payment of all related fees. No extension periods will be provided. Should the applicant not meet this requirement, the applicant shall forfeit its ability to submit a preapplication for a CUP and the City may issue an NTP to another eligible applicant.

Resolution CC 2023-96 (Process Standards for Commercial Cannabis Permit Applicants)

It is important to note that the City Council's adopted Process Standards remain in effect for this competitive selection process. As adopted, applicants and their third-party representatives are discouraged from contacting members of the City Council regarding any matters related to the City's Commercial Cannabis RFP process, zoning and/or land use issues. If contacted, City Councilmembers will not respond to said communications and will forward them to appropriate staff involved in the RFP process.

FISCAL IMPACT:

Program costs have been offset with application fees paid by applicants and grant funds secured from the State.

CANNABIS PROGRAM APPLICANT EVALUATION

City of Covina



OCTOBER 2024

Prepared by
Cannabis Evaluation Committee

Program Background

In November 2016, California voters approved Proposition 64 by a 57% majority, which allows the adult use of cannabis and established regulations related to cultivation, manufacturing, testing and retail sales. As a part of these regulations, cities maintain the ability to regulate local businesses, enforce zoning rules, impose taxes and penalize unpermitted uses. State law further requires businesses in this industry to obtain a local permit prior to obtaining a State license.

In summer 2020, the Covina City Council requested an update on statewide regulations related to cannabis. This request was prompted by ongoing changes in the regulatory environment including the State's adoption of the MAUCRSA, coupled with the observation that a growing number of local agencies have decided to implement local programs. Following its discussion, the Council requested the creation of a Cannabis Ad-Hoc Committee ("Committee") comprised of two Councilmembers and staff from the City Manager's Office, City Attorney's Office, Police Department and Community Development Department to study the issue further.



From 2020-2023, the City engaged in an extensive analysis of the State's voter-approved legalization of cannabis products. This analysis included a comprehensive review of laws, the study of other communities that have adopted local cannabis programs, an evaluation of potential public safety/public health impacts associated with cannabis and a robust community outreach component to engage the public on the topic.

Following this study and outreach process, in early 2023, the Covina Planning Commission recommended adoption of proposed amendments to the Covina Municipal Code. Later in February 21, 2023, the Covina City Council adopted Ordinance 23-01 amending the Covina Municipal Code to authorize the establishment and operation of up to three cannabis businesses in certain commercial and light manufacturing zones. The Ordinance further establishes a six hundred (600) foot buffer from certain sensitive uses and a comprehensive set of regulations, including development standards, security requirements, business operations, enforcement mechanisms and an entitlement process, subject to the review of the City's Planning Commission and City Council.

Request for Proposals Process

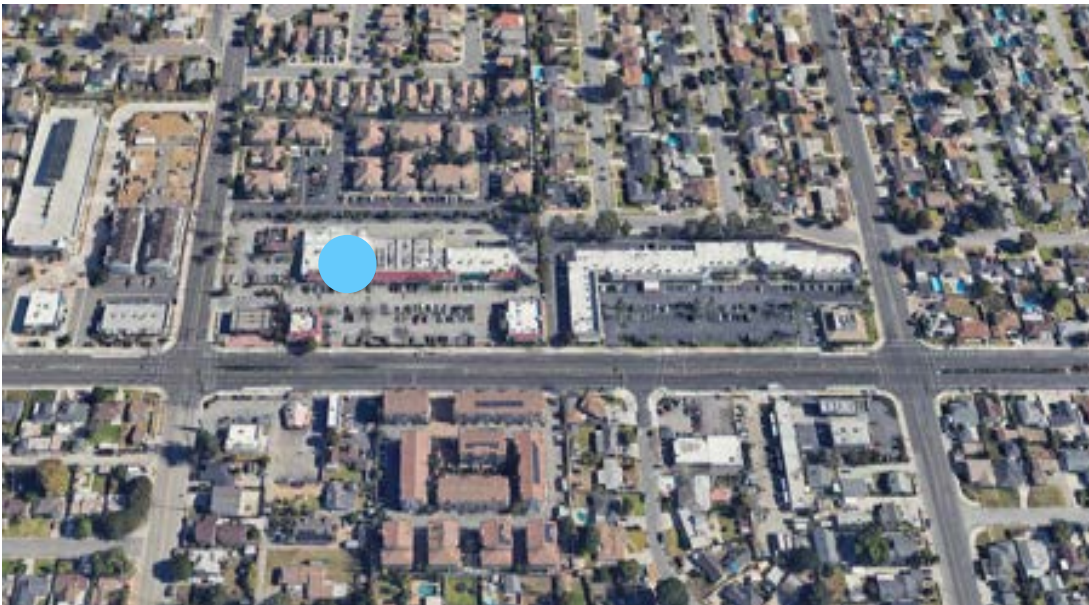
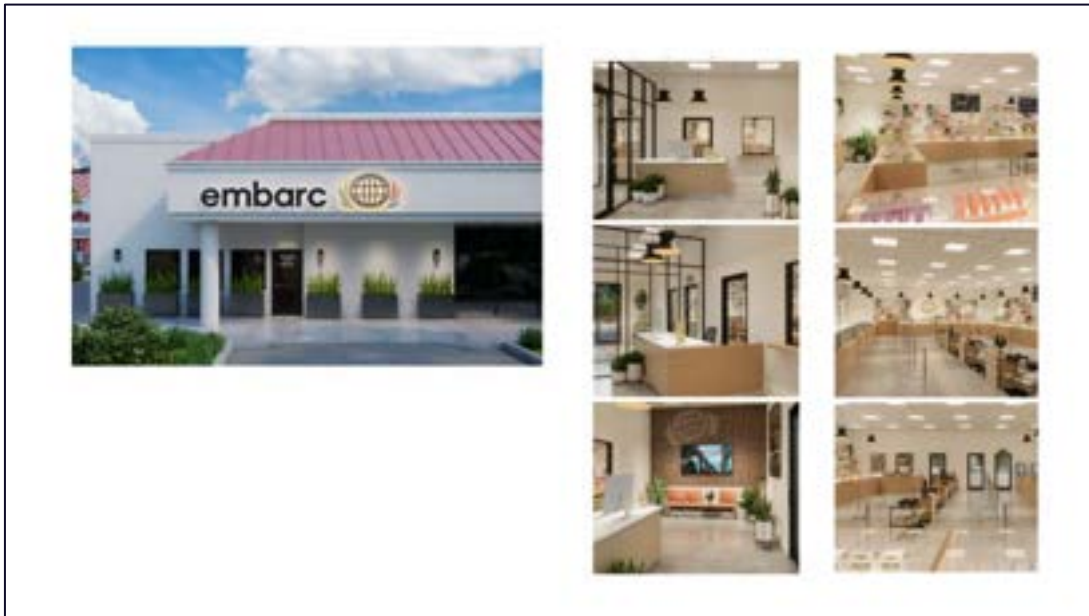
In September 2023, the City Council adopted a fee schedule related to a Commercial Cannabis Business Permit Program and approved the issuance of a competitive, Request for Proposals (“RFP”) process for prospective applicants. Proposals were received in January 2024 and an extensive vetting process has been used to evaluate applicants. As a result of this vetting process, eight (8) applicants have progressed to the final evaluation phase and consideration by the Covina City Council.

In accordance with the City’s RFP, applicants that reach the final evaluation phase will be provided the opportunity to address the City Council. Following this step, the City Council – in its sole discretion – may choose to award a Notice to Proceed to up to three (3) applicants that scored ninety percent (90%) or above in Phase III of the evaluation process. Proposed business locations and a summary of each applicant’s proposal is included below.



Covina Responsible/Embarc

Proposed Business Address: 1052 N. Citrus Avenue



Qualifications

- ✓ 12 existing locations including South Lake Tahoe, Chico, Ventura, Martinez and Fontana
- ✓ License Types: Retail
- ✓ Ownership Team: Lauren Carpenter, Dustin Moore, Jorge Marquez, Eloy Florez

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups
- ✓ Developed a community advisory board to guide community programming efforts and selected participants/board members

Neighborhood Compatibility and Design

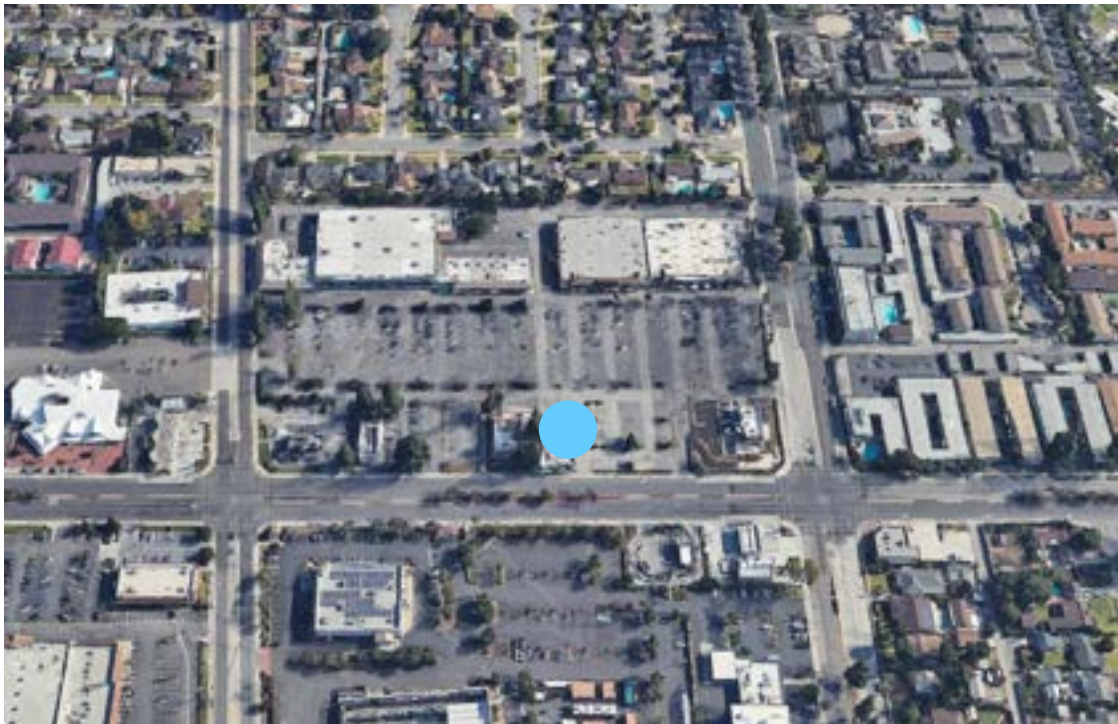
- ✓ Proposed exterior finishes compliment existing businesses in shopping center
- ✓ Proposed interior finishes are well-designed and modern, with the use natural wood tone displays and decorative lighting
- ✓ Proposed street/parking lot front entrance with separated lobby check-in area from retail sales floor
- ✓ Proposed use of 40 dedicated parking spaces and access to additional onsite parking available in shopping center

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public

Culture Covina/Culture

Proposed Business Address: 1052 N. Citrus Avenue



Qualifications

- ✓ 18 existing locations including Corona, Stanton
- ✓ License Types: Retail
- ✓ Ownership Team: Devon Julian, Julie Le, Barigye McCoy, Jesse Hernandez

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups
- ✓ Proposed community advisory board to guide community programming efforts

Neighborhood Compatibility

- ✓ Proposed exterior finishes complement existing businesses in shopping center
- ✓ Proposed interior finishes are well-designed and modern, with the use natural wood tone displays and decorative lighting
- ✓ Proposed street/parking lot front entrance with separated lobby check-in area from retail sales floor
- ✓ Proposed use of 19 dedicated parking spaces and access to additional onsite parking available in shopping center

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public

E7 Covina

Proposed Business Address: 740 E. Edna Place



Qualifications

- ✓ 13 existing locations including Cathedral City, Chula Vista, Port Hueneme
- ✓ License Types: Retail, Distribution, Manufacturing
- ✓ Ownership Team: Robert Divito, Robert Owen, Matt Begin, Miriam Owen, Christopher Glew

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Proposed microbusiness use with retail and manufacturing component
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups
- ✓ Proposed community advisory board to guide community programming efforts

Neighborhood Compatibility and Design

- ✓ Proposed exterior finishes complement surrounding neighborhood
- ✓ Proposed interior finishes are well-designed and modern, with the use natural wood tone displays and decorative lighting
- ✓ Proposed street/parking lot front entrance with separated lobby check-in area from retail sales floor
- ✓ Proposed use of 50 dedicated parking spaces

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public

Qualifications

- ✓ 3 existing locations including Spokane, Washington
- ✓ License Types: Retail
- ✓ Ownership Team: Elizabeth Byczek, Todd Byczek

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups

Neighborhood Compatibility and Design

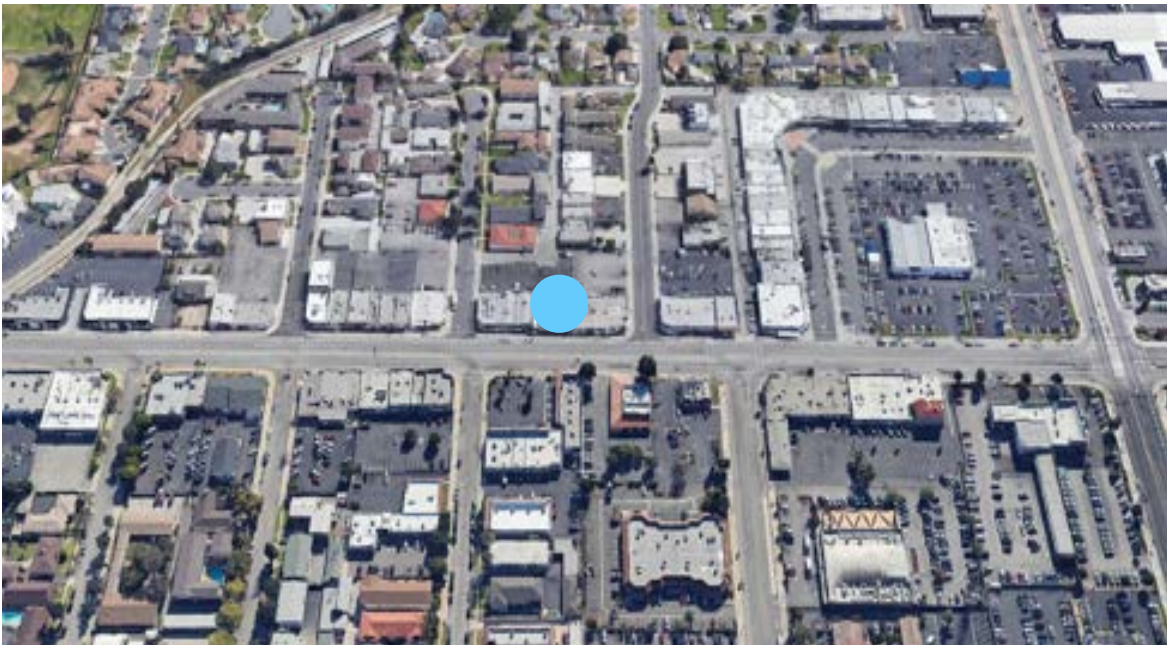
- ✓ Proposed exterior finishes complement surrounding neighborhood
- ✓ Proposed interior finishes are well-designed and modern, with the use natural wood tone displays and decorative lighting
- ✓ Proposed street front entrance and rear entrance from parking lot. Both entrances would utilize a small separated lobby check-in area from retail sales floor
- ✓ Proposed use of 5 dedicated parking spaces with the potential for 2-3 additional spaces

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public

Haven Covina

Proposed Business Address: 228 E. Rowland Street



Qualifications

- ✓ 15 existing locations including Long Beach, Stanton
- ✓ License Types: Retail, Distribution, Cultivation, Manufacturing
- ✓ Ownership Team: Johnnie Hernandez, Charles Boldwyn, Courtney Caron, Michael Simonian, Mark Simonian

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups
- ✓ Proposed community advisory board to guide community programming efforts

Neighborhood Compatibility and Design

- ✓ Proposed exterior finishes complement existing businesses in shopping center
- ✓ Proposed interior finishes are well-designed and modern, with the use natural wood tone displays and decorative lighting
- ✓ Proposed street front entrance and rear entrance from parking lot. Rear entrance would utilize a corridor in premises to lead to front reception area
- ✓ Proposed use of 32 dedicated parking spaces and proposes to lease 4 additional spaces for employee parking at a nearby private parking lot

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public

Rilano Covina

Proposed Business Address: 216 E. Rowland Street



Qualifications

- ✓ 3 existing locations including West Hollywood, Aptos
- ✓ License Types: Retail, Manufacturing
- ✓ Ownership Team: Hank Casillas, Richard Probst, Jim Barazi, Colin Disheroon, John Brittain, Bernardina Caeti, Jared Younker, Lawrence Horwitz

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups
- ✓ Proposed community advisory board to guide community programming efforts

Neighborhood Compatibility and Design

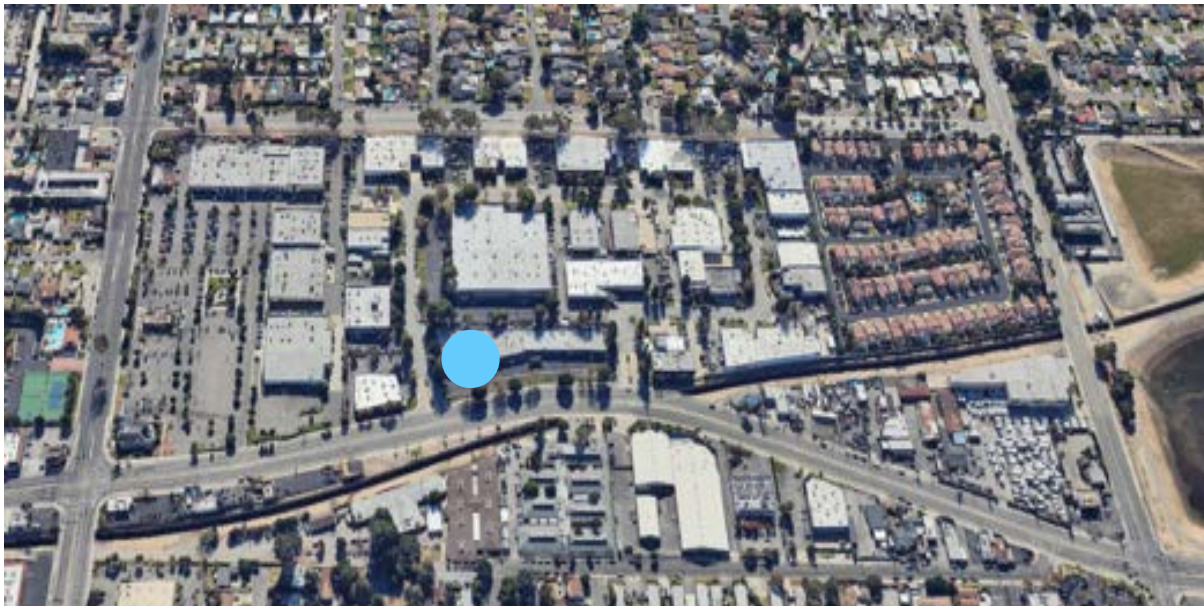
- ✓ Proposed exterior finishes complement existing businesses in shopping center
- ✓ Proposed interior finishes are well-designed and modern, with the use wood tone displays and decorative lighting. Applicant expressed interest in modifying color palettes
- ✓ Proposed street/parking lot front entrance with separated lobby check-in area from retail sales floor
- ✓ Proposed use of 45 dedicated parking spaces and access to additional onsite parking available in shopping center

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public

Stiiizy Covina

Proposed Business Address: 754 Arrow Highway



Qualifications

- ✓ 46 existing locations including Palm Desert, Costa Mesa, Pomona, Davis
- ✓ License Types: Retail, Distribution, Cultivation, Processing, Manufacturing
- ✓ Ownership Team: James Kim, Tak Sato, Stephanie Uy, Michael Touhey, Jasmine Szameit

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed microbusiness use with retail and manufacturing component
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups
- ✓ Proposed community advisory board to guide community programming efforts

Neighborhood Compatibility and Design

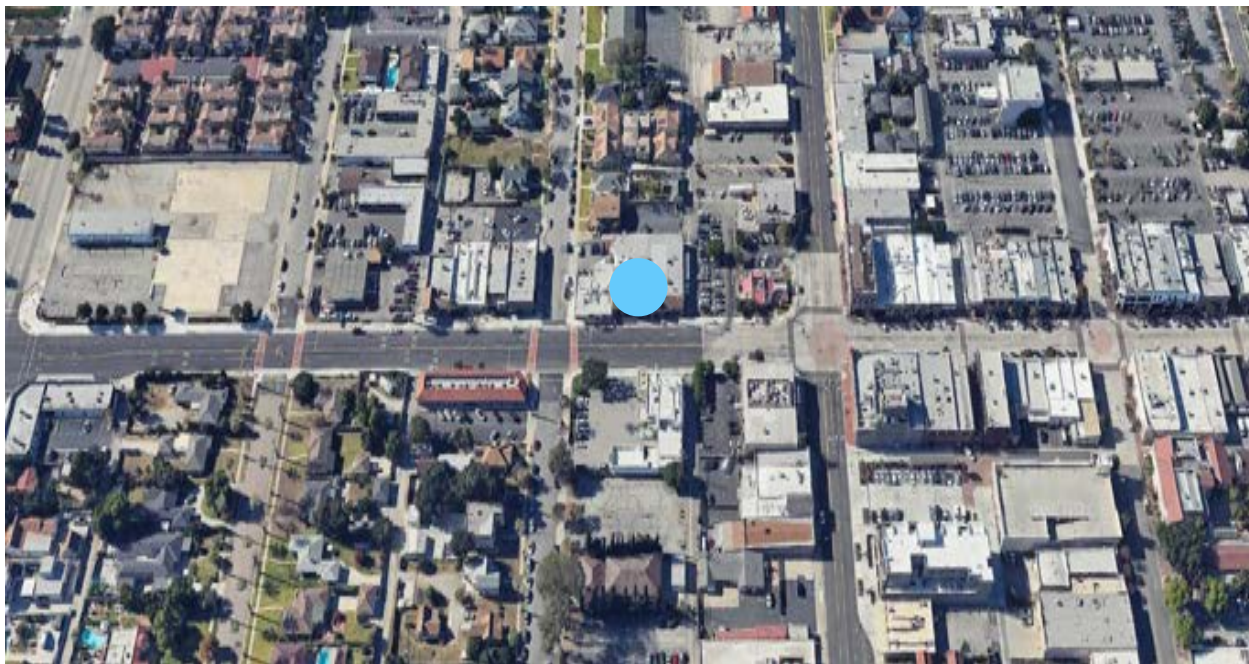
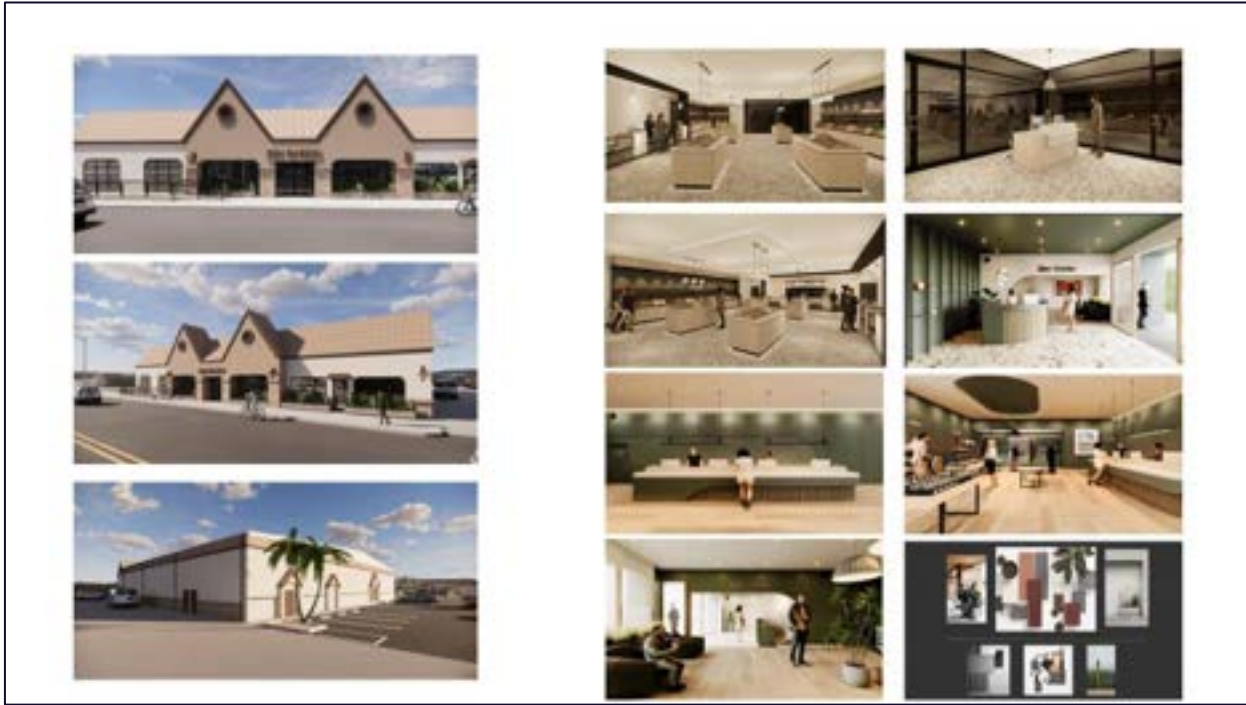
- ✓ Proposed exterior finishes complement existing businesses in shopping center
- ✓ Proposed interior finishes are well-designed and modern, with the use natural wood tone displays and decorative lighting
- ✓ Proposed street/parking lot front entrance with separated lobby check-in area from retail sales floor
- ✓ Proposed use of 94 dedicated parking spaces

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public

Zen Gardens Covina

Proposed Business Address: 125 S. Citrus Avenue



Qualifications

- ✓ 4 existing locations including Stockton, Sacramento
- ✓ License Types: Retail, Cultivation
- ✓ Ownership Team: Corey Travis, Alex Calleres, Angela Thomas, Randy Szameit, Macy Newell

Business Plan

- ✓ Extensive list of standard operating procedures for business operations
- ✓ Proposed labor peace agreement and local hire provisions
- ✓ Use of modern IT software systems for point of sale and track/trace functions
- ✓ Discussion of market assessment and anticipated viability in marketplace
- ✓ Adequate resources available to startup and sustain business operations

Community Benefit

- ✓ Proposed involvement in community and local non-profit organizations
- ✓ Dedicated resources to local community groups
- ✓ Proposed community advisory board to guide community programming efforts

Neighborhood Compatibility and Design

- ✓ Proposed exterior finishes complement existing businesses in shopping center
- ✓ Proposed interior finishes are well-designed and modern, with the use natural wood tone displays and decorative lighting. Applicant expressed interest in expanding lobby check-in space
- ✓ Proposed street/parking lot front entrance with separated lobby check-in area from retail sales floor
- ✓ Proposed use of 20 dedicated parking spaces and access to adjacent public spaces

Security

- ✓ Robust security provisions with appropriate video surveillance, on site security presence and after-hours security monitoring
- ✓ Use of appropriate video surveillance technology, storage and access for City law enforcement personnel
- ✓ Use of physical deterrents to enhance security measures, fortify premises, limit access throughout premises, secure currency/products and limit currency stored onsite
- ✓ Robust delivery protocols to ensure the safety of personnel and the general public