



Cannabis Permits Policy Discussion

**Rules Committee meeting
June 30, 2025**

OVERVIEW

- Summary of current regulations
- Eligible locations
- Overview of cannabis supply chain and use types
- Regional context
- Policy questions for Committee feedback and discussion

CITY COUNCIL PRIORITY



**ECONOMIC
DEVELOPMENT**

HIGHLIGHTS OF CURRENT SAN LEANDRO MUNI CODE REGULATIONS (RETAIL DISPENSARIES)

Municipal Code:

- Total number of dispensary operating permits: 4
- Setbacks*:
 - 1,000 feet of a public or private school, public library, youth center (serving youth ages eighteen (18) and under)
 - 500 feet from parks and recreation facilities, facilities for religious worship and incidental religious education
 - 500 feet from a residential zone
- Commercial or Industrial zone, or its equivalent*
- Additional operating, security, recordkeeping, facilities, and signage regulations
- City Manager may impose separate conditions of approval
- Compliance with CA Dept of Cannabis Control regulations
- Commercial cultivation prohibited in City of San Leandro under separate ordinance

*location limitations apply “unless it is determined by the City that the location will not impact the peace, order and welfare of the public.”

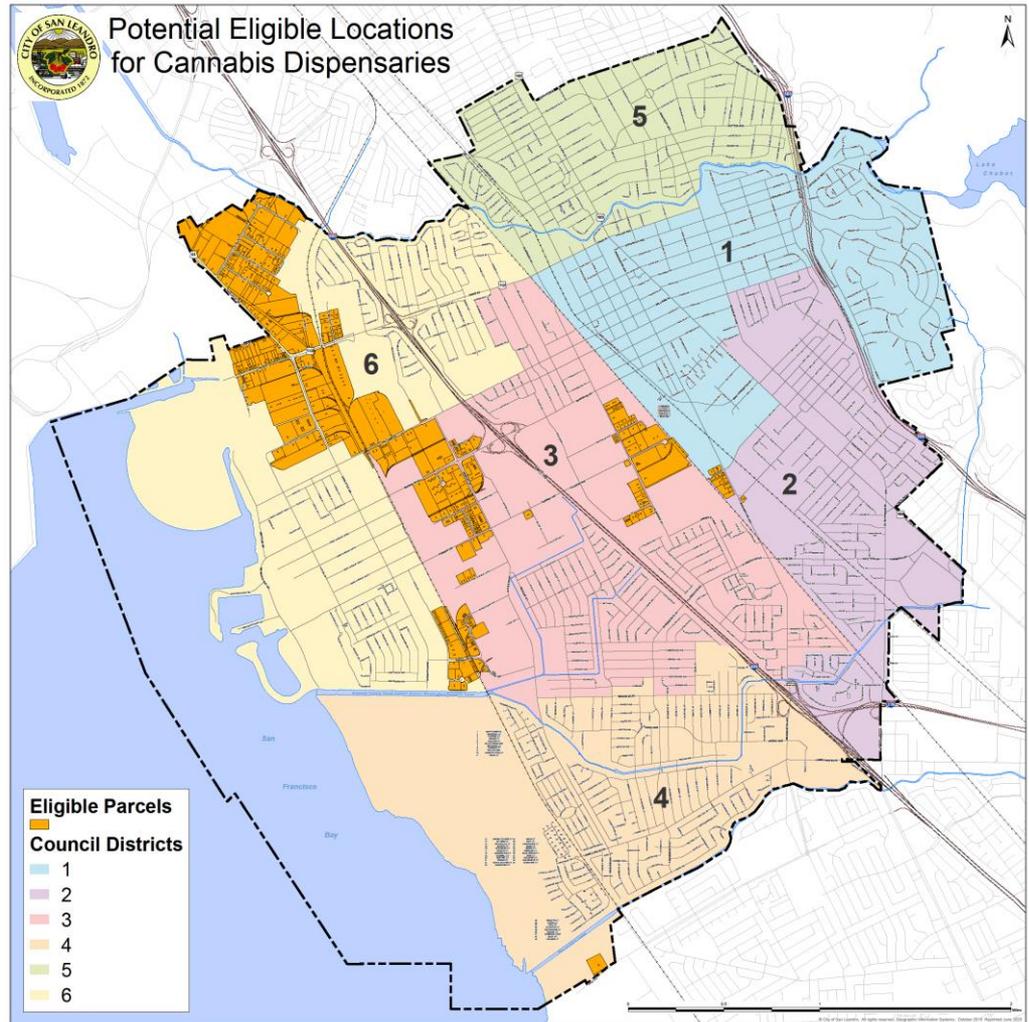
HIGHLIGHTS OF SAN LEANDRO ZONING CODE REGULATIONS (DISPENSARIES)

Zoning Code:

- All permitted cannabis business types require a Conditional Use Permit (CUP) from the Planning Commission
 - CUP findings ensure consistency with the General Plan and the Code, no detrimental effect to public health, safety or welfare, and no adverse impacts
- Zoning Districts that allow a Cannabis Dispensary with a CUP:
 - IT (Industrial Transition)
 - IG (Industrial General)
 - IG (AU) (Industrial General with Assembly Use Overlay)
 - IP (Industrial Park)
 - CC (Commercial Community)
- Cannabis Dispensaries subject to the performance standards in the Municipal Code
- Additional specific CUP findings for Cannabis Manufacturing:
 - Appropriate distance to sensitive land uses (e.g., schools, residences, childcare, parks)
 - Measures taken to address odor, noise, waste, exhaust
 - Site is secure and aesthetically compatible
 - No disproportionate burden on provision of public services

DISPENSARIES:

**POTENTIALLY
ELIGIBLE
LOCATIONS
BASED ON CURRENT
SETBACKS AND
ZONING**



CANNABIS SUPPLY CHAIN

Key:

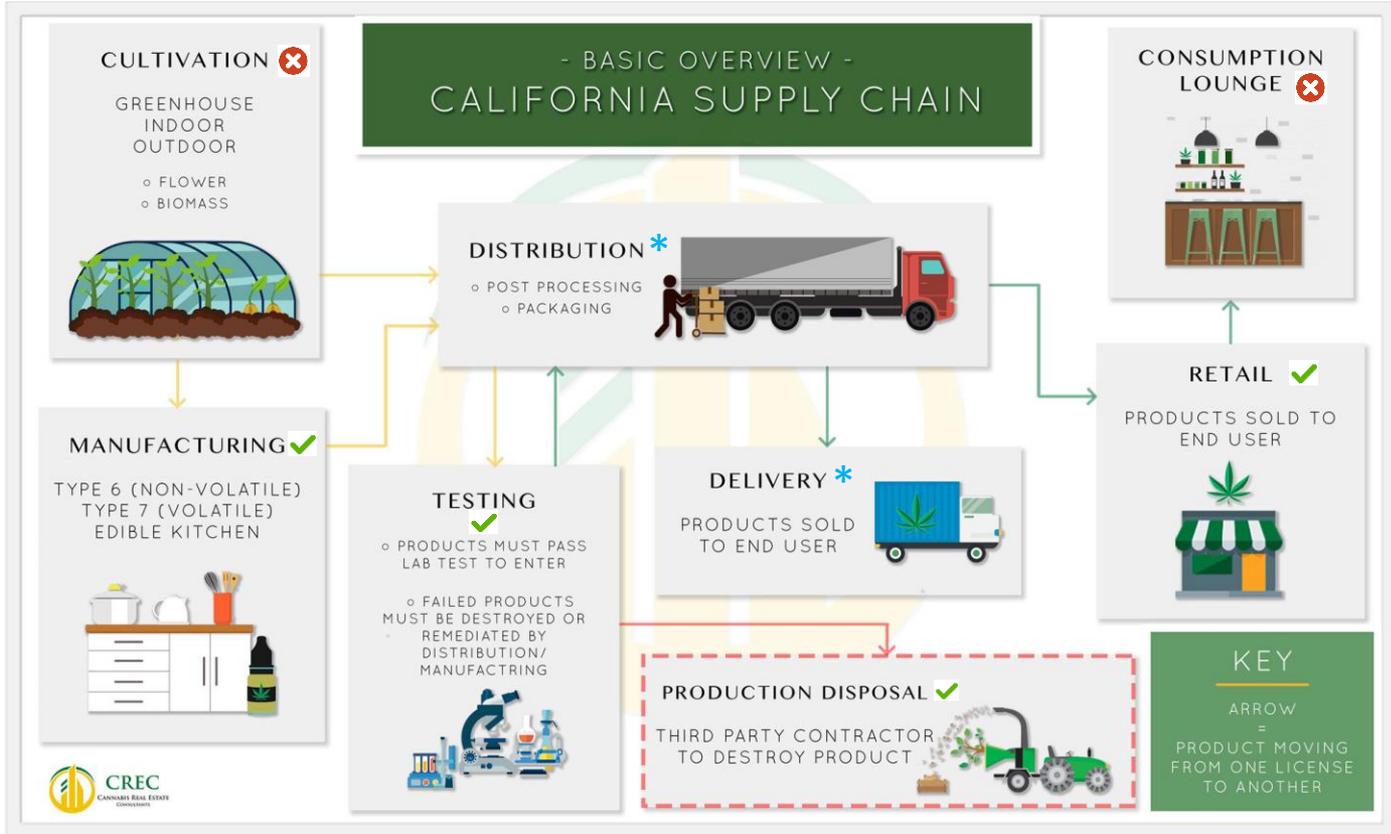


= Permitted in San Leandro



= Not Permitted in San Leandro

* = Must Originate from a CA licensed facility



OVERVIEW OF CANNABIS USE TYPES

- Currently permitted use types in San Leandro
 - Retail sales dispensaries (currently 4 operating permits)
 - Delivery (must originate from licensed facility in CA)*
 - Distribution (must originate from licensed facility in CA)*
 - Manufacturing
 - Testing Laboratory
- Examples of other use types that *could* be authorized by the City, per State law**
 - Cultivation
 - On-site consumption
 - Temporary cannabis event licenses

*Allowable for businesses not permitted in San Leandro

**Full list: <https://cannabis.ca.gov/applicants/license-types/>

REGIONAL CONTEXT

Cannabis Dispensary Regulations, Alameda County Cities

City	Dispensary Restrictions			Other Permitted Commercial Cannabis Activity				
	Minimum Separation Requirements	Type of Permit Required for Dispensary	Currently Permitted*	Cultivation	Manufacturing	Distribution	Testing	Consumption Lounge
Alameda County	1,000-feet from any school, any licensed child or day care facility, public park or playground, drug recovery facility, rec. center, or other dispensary	Use Permit	Yes (5)	Yes	Yes	Yes	Yes	No
Alameda	1,000-feet radius from a school	Use Permit	Yes (4)	Yes	Yes	Yes	Yes	No
	600-feet from a youth center, tutoring center or day care							
	One-mile from another dispensary							
Berkeley	600-feet from another retailer, elementary school, community center or skate park	Zoning Certificate	Yes (7)	Yes	Yes	Yes	Yes	Yes
	1,000-feet of a middle school or high school							
Emeryville	250-feet from a school, day care, religious institution or public park	Use Permit	Yes (4)	No	Yes	Yes	Yes	No
Hayward	500-feet from another dispensary	Use Permit	Yes (3)	Yes	Yes	Yes	Yes	No
	600-feet from a library, public open space, day care or youth center							
	1,000-feet from a school							
Union City	100-feet from a residential zone, school, child care facility, parks, library or youth center	Commercial Cannabis Permit	Yes (3)	Yes	Yes	Yes	Yes	No
San Leandro	1,000-feet from a school, library, youth center, parks and rec facility, religious institution or another dispensary	Use Permit	Yes (4)	No	Yes	Yes	Yes	No
	500-feet from a residential zone							

*Does not reflect the number allowed

REGIONAL TRENDS

- Retail sales 'normalizing' in most communities
- Cities are exploring increases in number of allowed dispensaries and use types
- Retail dispensaries are common in many downtown/pedestrian areas and shopping centers:
 - Hayward
 - Alameda
 - Union City
 - Berkeley
 - Emeryville
 - San Francisco
 - San Jose

Hayward:



Alameda:



Union City:



POLICY QUESTIONS FOR COMMITTEE FEEDBACK

- Is there interest in allowing more dispensary operating permits? If so, how many?
- Is there interest in expanding the eligible locations map?
- Is there interest in eliminating the requirement for a CUP?
- Is there interest in allowing other use types?



QUESTIONS?