



Cannabis Policy Proposed Code Amendments

**Rules Committee meeting
April 22, 2026**



CITY COUNCIL PRIORITY



**ECONOMIC
DEVELOPMENT**

PREVIOUS COUNCIL & COUNCIL COMMITTEE ACTIONS

May 19, 2025:

Council awards 4th operating permit and directs staff to bring to Rules Committee a potential expansion of the number of licenses and the related process for awarding them and to treat other dispensary operators comparably

June-December 2025:

Rules Committee deliberates on potential code changes

December 10, 2025:

Rules Committee directs staff to advance the project forward for full City Council consideration

March 9, 2026:

Council considers Rules Committee recommendations and directs staff to send topic back to Rules Committee for further discussion and direction

3/9 CITY COUNCIL TAKE-AWAYS

Council consensus:

- Supported allowing for the issuance of two additional cannabis operating permits (for a total of 6)
- Supported allowing setback modifications to account for physical barriers, such as freeways or waterways

Council Lack of consensus:

- sensitive use distancing requirements
- modified zoning districts
- cannabis retail downtown

PRIOR RULES COMMITTEE RECOMMENDATION

- Codify clearer definition of Youth Center, mirroring City of Alameda.

Sample DRAFT definition:

"Youth centers" means any public or private facility that is exclusively used to host recreational or social activities for minors (under eighteen (18) years of age), such as, private youth membership organizations or clubs, social service teenage club facilities, or amusement facilities. "Youth centers" does not include any building, location, or facility where any programs, activities, or services: (a) are offered at private residences, (b) involve martial arts/combat sports, cultural or similar education, or physical fitness, or (c) are offered for fewer than five hours per day each day the building, location, or facility is open. Notwithstanding the foregoing, youth centers shall also mean any facility determined by the Recreation and Parks Department to be a recreation center in a city park."

PRIOR RULES COMMITTEE RECOMMENDATION (CONT'D)

- Draft distancing provision:

A dispensary must be located at least 600 feet from sensitive receptors as identified in San Leandro Municipal code section 4-33-200(d). The minimum distance may be reduced if the approval authority finds that a significant physical or geographic barrier (e.g., a freeway, waterway, etc.) or site-specific features exist that would block access between the dispensary and the other use.

PRIOR RULES COMMITTEE RECOMMENDATION

- Allow two additional permits:

DRAFT code provision:

§ 4-33-200DISPENSARY PERMIT REQUIRED AND APPLICATION FOR PERMIT.

(c) The City shall issue no more than ~~four~~ **six** valid permits for the operation of dispensaries in the City.

Cannabis Dispensary Regulations, Alameda County Jurisdictions											
Jurisdiction	Dispensary Restrictions & Setbacks from Sensitive Uses										Number Currently Allowed by Code*
	Residential Zones	Schools	Houses of Worship	Parks/ Playgrounds/ Rec Centers	Youth Centers	Library	Child Care/ Day Care	Drug Recovery Facility	Other Dispensary	Permit Type Required for Dispensary	
Unincorporated Alameda Co.	N/A	1,000'	N/A	1,000'	N/A	N/A	1,000'	1,000'	1,000'	Use Permit	5
Alameda	N/A	1,000'	N/A	N/A	600'	N/A	600'	N/A	5,280'	Use Permit	4
Berkeley	N/A	600' Elem 1,000' Middle/ High	N/A	600'	N/A	N/A	N/A	N/A	600'	Zoning Certificate	7
Emeryville	N/A	250'	250'	250'	N/A	N/A	250'	N/A	N/A	Use Permit	4
Hayward	N/A	1,000'	N/A	600'	600'	600'	600'	N/A	500'	Use Permit	3
Oakland	N/A	600'	N/A	N/A	600'	N/A	600'	N/A	N/A	Cannabis Dispensary Permit	26
Union City	100'	100'	N/A	100'	100'	100'	100'	N/A	N/A	Commercial Cannabis Permit	3
San Leandro (existing)	500'	1,000'	1,000'	1,000'	1,000'	1,000'	1,000'	N/A	N/A	Use Permit	4
San Leandro (proposed)	N/A	600'	N/A	600'	600'	N/A	600'	N/A	N/A	Use Permit	6
Albany	not allowed										
Dublin	not allowed										
Fremont	not allowed										
Livermore	not allowed										
Newark	not allowed										
Piedmont	not allowed										
Pleasanton	not allowed										

*May not reflect number presently open for business

REGIONAL CONTEXT & STAFF RECOMMENDATION

San Leandro Zoning Districts that allow a Cannabis Dispensary with a CUP:

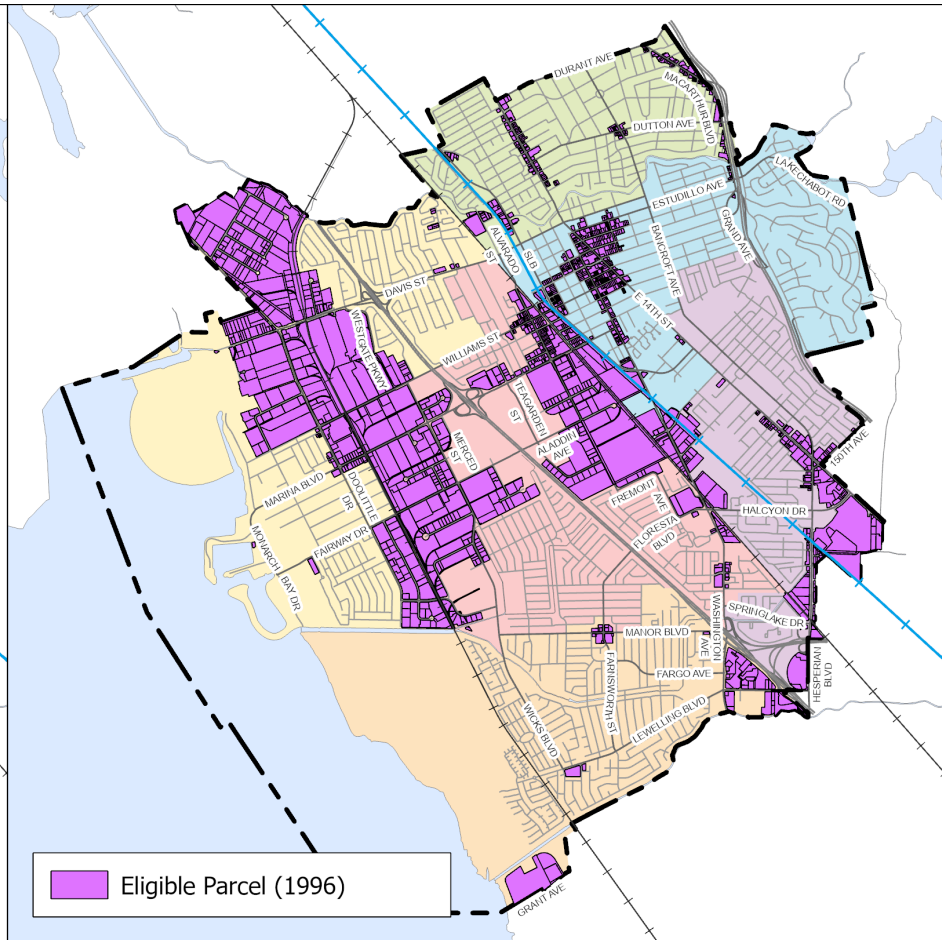
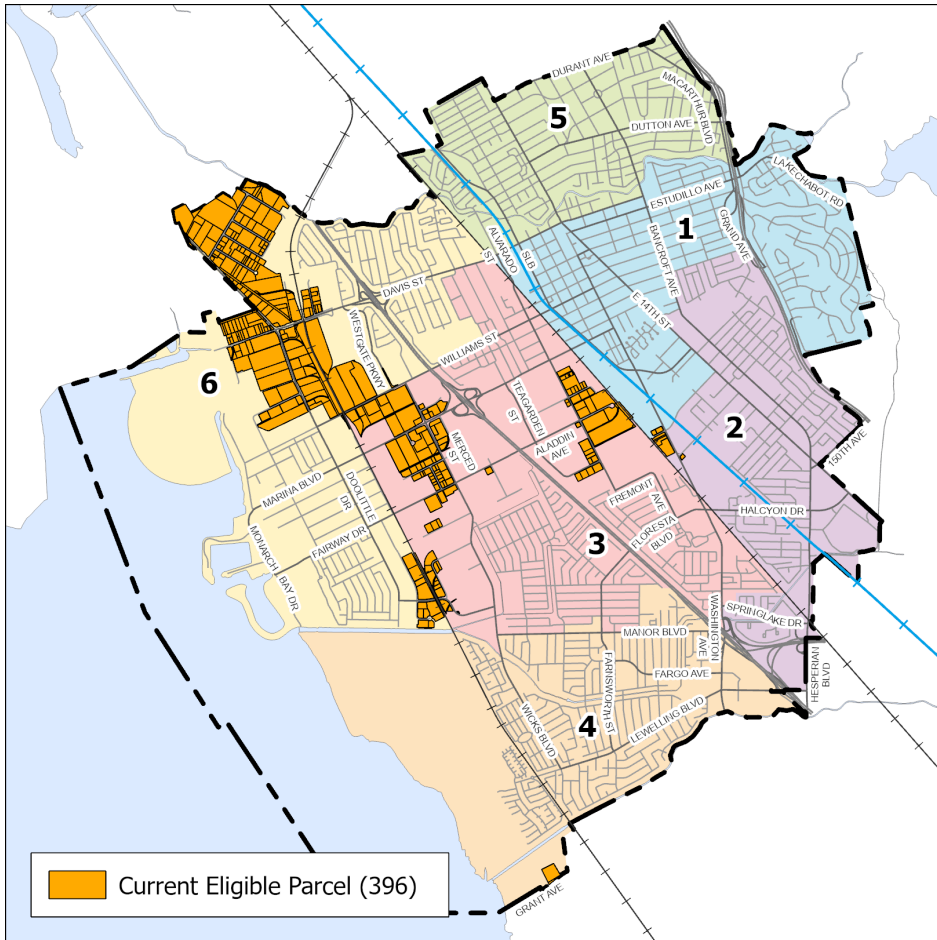
Industrial Zones

- IG - Industrial General
- IG (AU) - Industrial General (Assembly Overlay)
- IP - Industrial Park
- IT - Industrial Transition

Commercial Zones

- CC - Commercial Community

EXISTING MAP VS. RECOMMENDED MAP COMPARISON*



*viability could be further impacted by individual site constraints; excludes youth center overlay

RULES COMMITTEE QUESTION

- *What are the distancing requirements from liquor stores*

Other Land Uses Requiring Separation from Sensitive Land Uses (in feet):

Land Use	Residential Zones	Schools	Houses of Worship	Parks/ Playgrounds/ Rec Centers	Youth Centers	Libraries	Child Care / Day Care
Cannabis Dispensary (Existing)	500	1,000	1,000	1,000	1,000	1,000	1,000
Cannabis Dispensary (Proposed)	None	600	600	600	600	None	600
Beer & Wine Stores	None	1,000	None	1,000	None	1,000	None
Convenience Stores	None	1,000	None	1,000	None	1,000	None
Liquor Stores	None	1,000	None	1,000	None	1,000	None
Bars	None	None	None	None	None	None	None

COMMITTEE DIRECTION NEEDED



Rules Committee provide direction to staff on the following:

- sensitive use distancing requirements
- modified zoning districts
- cannabis retail downtown