



# **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



# 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.”

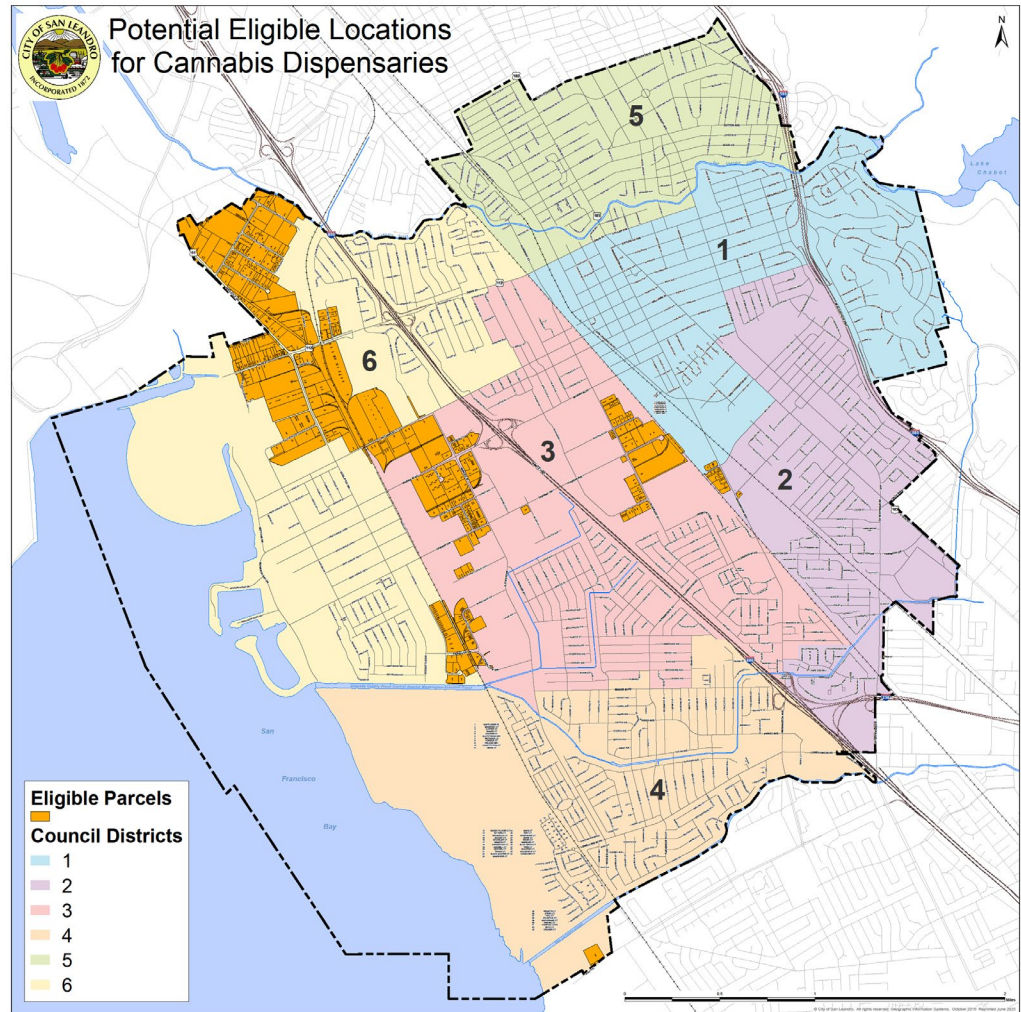
# HIGHLIGHTS OF SAN LEANDRO ZONING CODE REGULATIONS (DISPENSARIES)

## **Zoning Code:**

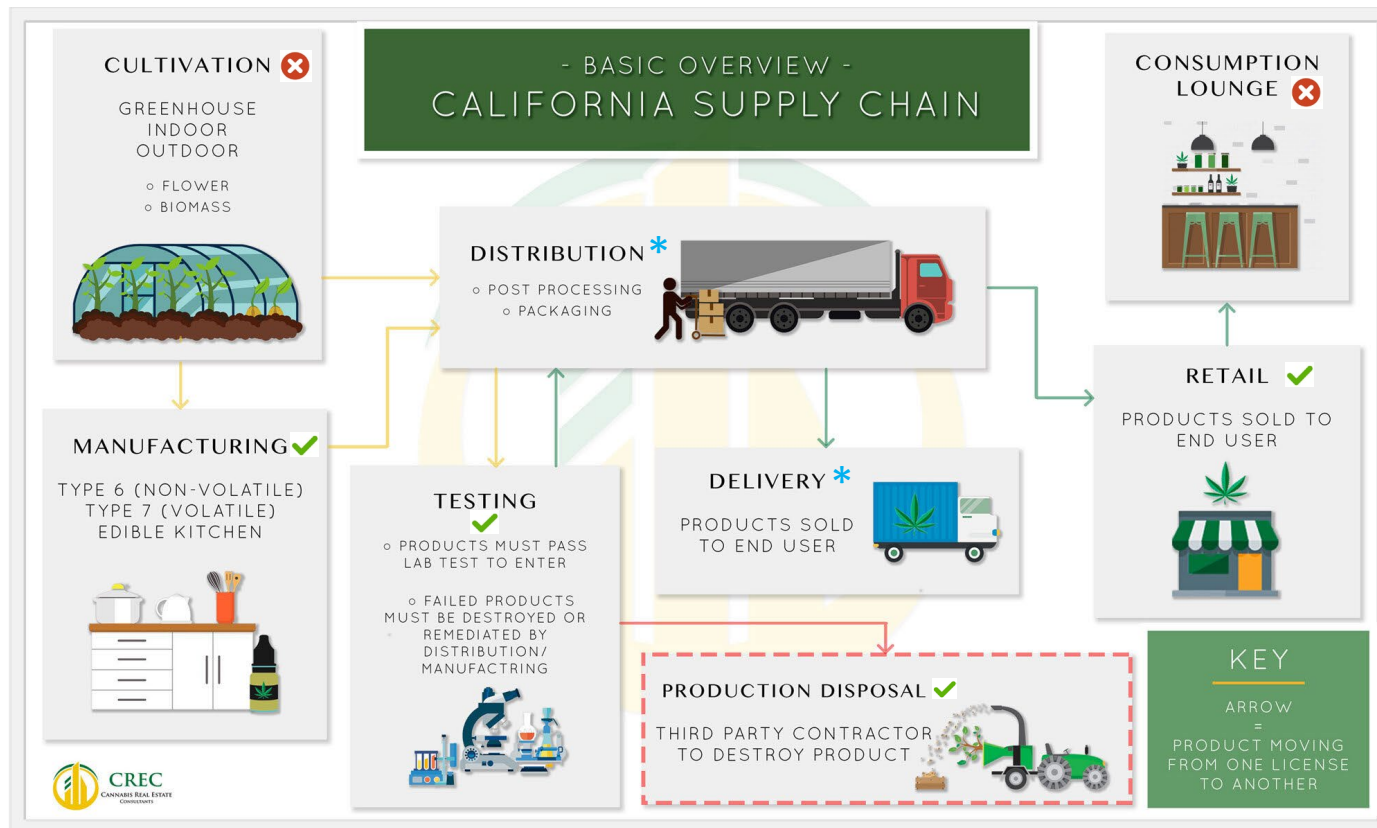
- All permitted cannabis business types require a Conditional Use Permit (CUP) from the Planning Commission
  - CUP findings ensure consistency with the General Plan and the Code, no detrimental effect to public health, safety or welfare, and no adverse impacts
- Zoning Districts that allow a Cannabis 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/>



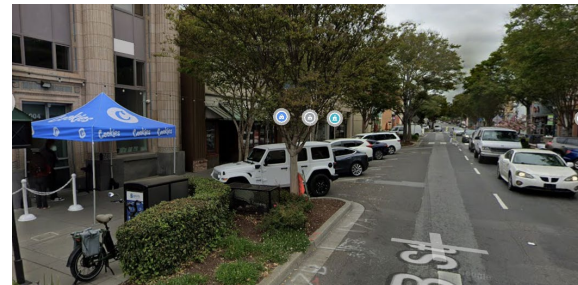
# REGIONAL CONTEXT

| Cannabis Dispensary Regulations, Alameda County jurisdictions |  |  |                   |                                 |               |         |                      |                        |                  |  |                      |  |               |              |         |                    |
|---|--|--|-------------------|---------------------------------|---------------|---------|----------------------|------------------------|------------------|--|----------------------|--|---------------|--------------|---------|--------------------|
| Jurisdiction  | Dispensary restrictions & setbacks from sensitive uses |  |                   |                                 |               |         |                      |                        |                  |  |                      | Other Permitted Commercial Cannabis Activity |               |              |         |                    |
|   | Residential zones                                      | Schools  | Houses of worship | Parks/ playgrounds/ Rec centers | Youth centers | Library | child care/ day care | drug recovery facility | other dispensary | Type of Permit Required for Dispensary | Currently Permitted* | Cultivation                                  | Manufacturing | Distribution | Testing | Consumption Lounge |
| Unincorporated Alameda Co.                                    | N/A  | 1,000'   | N/A               | 1,000'                          | N/A           | N/A     | 1,000'               | 1,000'                 | 1,000'           | Use Permit                             | Yes (5)              | Yes  | Yes           | Yes          | Yes     | No                 |
| Alameda   | N/A  | 1,000'   | N/A               | N/A                             | 600'          | N/A     | 600'                 | N/A                    | 5,280'           | Use Permit                             | Yes (4)              | Yes  | Yes           | Yes          | Yes     | No                 |
| Berkeley  | N/A  | 600' (elementary)<br>1,000' (Middle & High School) | N/A               | 600'                            | N/A           | N/A     | N/A                  | N/A                    | 600'             | Zoning Certificate                     | Yes (7)              | Yes  | Yes           | Yes          | Yes     | Yes                |
| Emeryville  | N/A  | 250'   | 250'              | 250'                            | N/A           | N/A     | 250'                 | N/A                    | N/A              | Use Permit                             | Yes (4)              | No   | Yes           | Yes          | Yes     | No                 |
| Hayward   | N/A  | 1,000'   | N/A               | 600'                            | 600'          | 600'    | 600'                 | N/A                    | 500'             | Use Permit                             | Yes (3)              | Yes  | Yes           | Yes          | Yes     | No                 |
| Union City  | 100'   | 100'   | N/A               | 100'                            | 100'          | 100'    | 100'                 | N/A                    | N/A              | Commercial Cannabis Permit             | Yes (3)              | Yes  | Yes           | Yes          | Yes     | No                 |
| San Leandro   | 500'   | 1,000'   | 1,000'            | 1,000'                          | 1,000'        | 1,000'  | 1,000'               | N/A                    | N/A              | Use Permit                             | Yes (4)              | No   | Yes           | Yes          | Yes     | No                 |
| *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:



**SAN JOSE spotlight**  
Local Policy Business Housing Elections Community Investiga

**San Jose pot shops may move into more locations**

by Jana Kadah  
MAY 29, 2023

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# 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?