



Cannabis Policy Proposed Code Amendments

**Rules Committee meeting
December 10, 2025**

(cont'd from Sept 22, 2025 Rules Committee meeting)



CITY COUNCIL PRIORITY



OVERVIEW

- Recap of September Rules Committee meeting
- Updated setback comparisons and proposed code changes
- Location scenarios
- Staff recommendations

RECAP OF SEPTEMBER RULES COMMITTEE FEEDBACK

- Supported codifying youth center definition
 - *Response: Draft definition presented at Sept 22 meeting, which mirrors City of Alameda*
- Allow setback modifications to account for physical barriers, such as freeways or waterways
 - *Response: proposed code provisions provided on slide 6*
- Identify scenarios for modified zoning districts
 - Show visualizations of the various potential zoning districts where retail cannabis sales potentially could be allowed
 - *Response: visualization maps provided on slides 7-12*

Cannabis Dispensary Regulations, Alameda County Jurisdictions

Jurisdiction	Dispensary Restrictions & Setbacks from Sensitive Uses										
	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	Number Currently Allowed by Code*
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	4
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

EXISTING REGIONAL CONTEXT

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





PROPOSED SETBACK REVISION

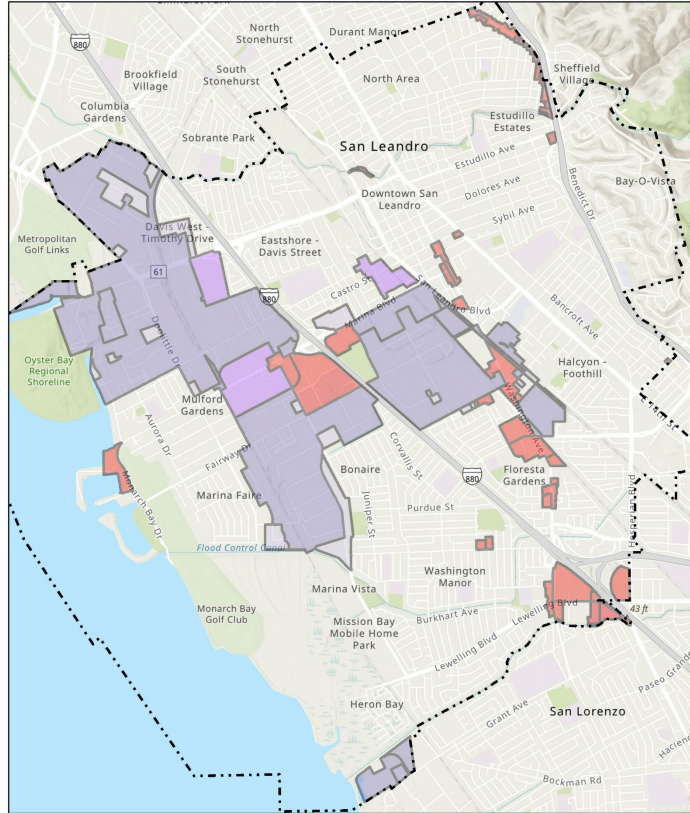
- Draft setback provisions:

A dispensary must be located at least 600 feet from a public or private school, house of worship, parks and recreation facilities, youth centers, and childcare or daycare facilities. 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.

Scenario 1:

1. Existing Zones





-  IG (Industrial General)
-  IP (Industrial Park)
-  IT (Industrial Transition)
-  CC (Commercial Community)



Zoning scenarios*

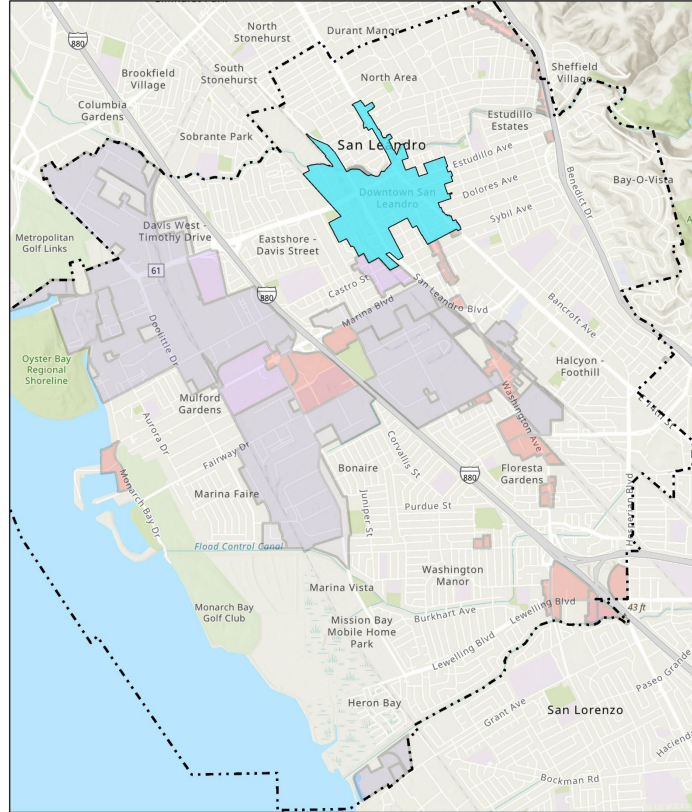
Scenario 2:

1. Existing Zones

-  IG (Industrial General)
-  IP (Industrial Park)
-  IT (Industrial Transition)
-  CC (Commercial Community)

2. Downtown





-  DA (Downtown Area)



Zoning scenarios

Scenario 3:



1. Existing Zones

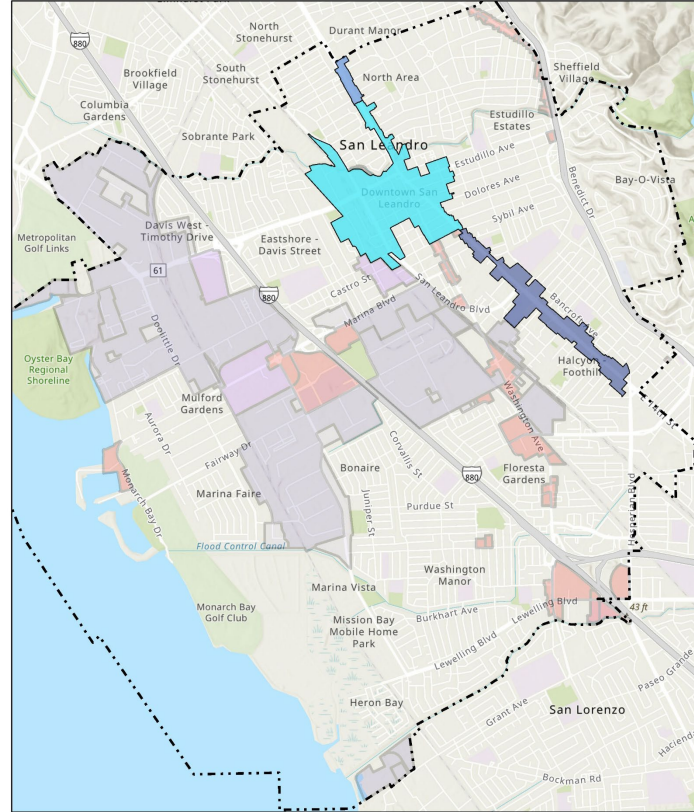
-  IG (Industrial General)
-  IP (Industrial Park)
-  IT (Industrial Transition)
-  CC (Commercial Community)

2. Downtown

-  DA (Downtown Area)

3. E. 14th St Corridor





-  NA (North Area)
-  SA (South Area)



Zoning scenarios

Scenario 4:



1. Existing Zones

-  IG (Industrial General)
-  IP (Industrial Park)
-  IT (Industrial Transition)
-  CC (Commercial Community)

2. Downtown

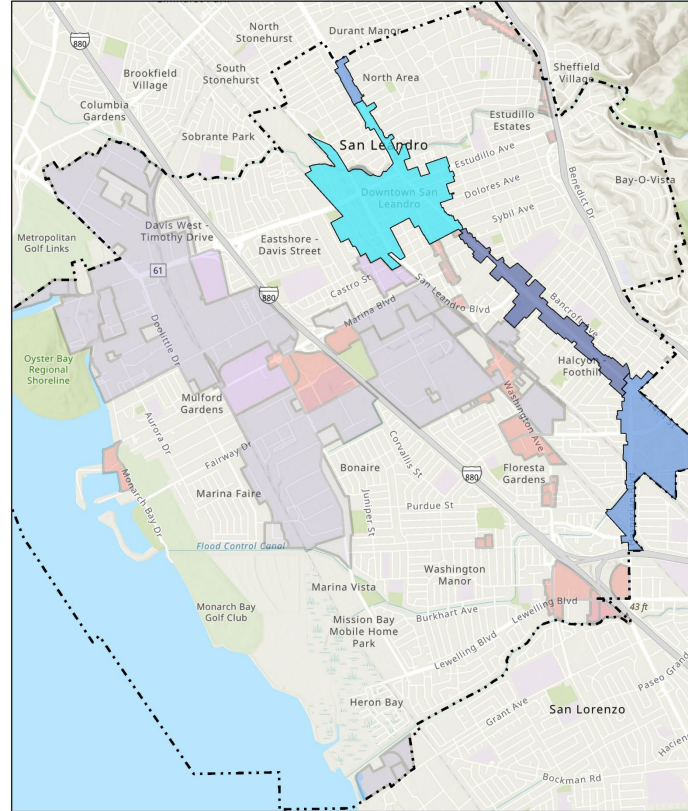
-  DA (Downtown Area)

3. E. 14th St Corridor

-  NA (North Area)
-  SA (South Area)

4. Bayfair TOD





-  B-TOD



Zoning scenarios

Scenario 5:



1. Existing Zones

-  IG (Industrial General)
-  IP (Industrial Park)
-  IT (Industrial Transition)
-  CC (Commercial Community)


2. Downtown

-  DA (Downtown Area)

3. E. 14th St Corridor

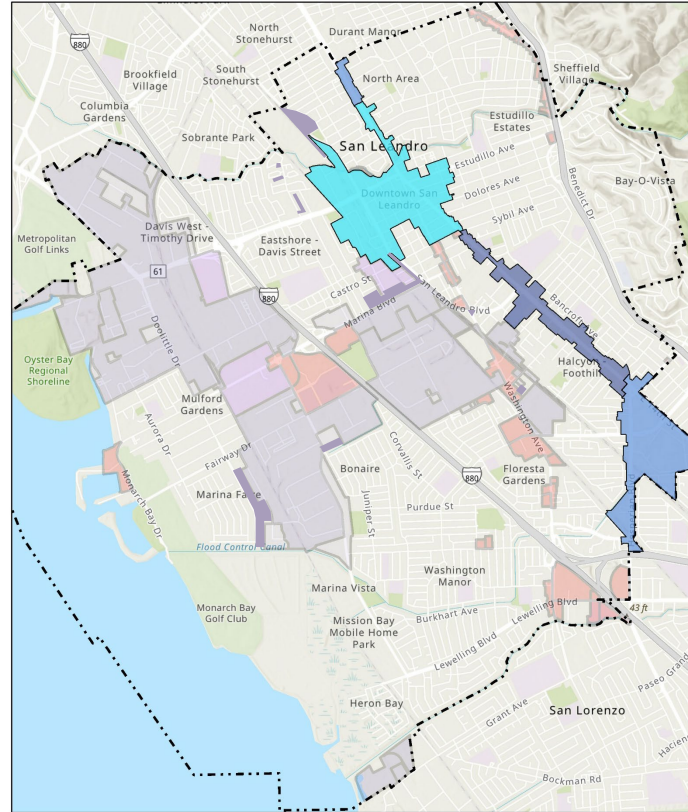
-  NA (North Area)
-  SA (South Area)

4. Bayfair TOD

-  B-TOD (Bayfair TOD)

5. Remaining Industrial





-  IL (Light Industrial)



Zoning scenarios

Scenario 6:



1. Existing Zones

-  IG (Industrial General)
-  IP (Industrial Park)
-  IT (Industrial Transition)
-  CC (Commercial Community)


2. Downtown

-  DA (Downtown Area)

3. E. 14th St Corridor

-  NA (North Area)
-  SA (South Area)



4. Bayfair TOD

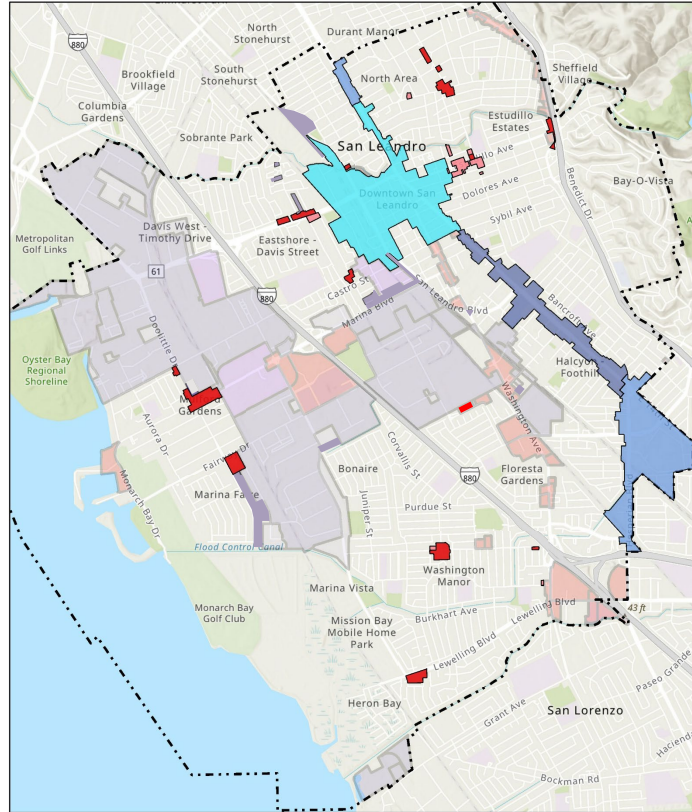
-  B-TOD (Bayfair TOD)

5. Remaining Industrial

-  IL (Light Industrial)

6. Additional Commercial

-  CN (Neighborhood Com.)
-  P (Professional Office)



Zoning scenarios

STAFF RECOMMENDATIONS

Review and Forward to City Council the Following:

- Allow deviations from setbacks to account for physical barriers
- Clearly define youth centers
- Modify minimum required setbacks as shown on slide 5
- Proceed with zoning map scenario 6
 - Allow dispensaries in full range of commercial and industrial zoning districts





QUESTIONS?

Industrial Zones:

IL Industrial Limited District. To provide areas appropriate for a wide range of: (1) low-to moderate-intensity industrial uses capable of being located adjacent to residential areas through provision of adequate buffering and attenuation measures; and (2) commercial services and light manufacturing, and to protect these areas, to the extent feasible, from disruption and competition for space from unrelated retail or commercial uses or general industrial uses. Certain types of retail sales are permitted under specified limitations.

IG Industrial General District. To provide and protect existing industrial sites and allow for continued operation of existing general industry, subject to performance standards and buffering requirements to minimize potential environmental impacts. Certain types of retail sales are permitted under specified limitations.

IP Industrial Park District. To provide and protect industrial lands for the development in a landscaped setting of communities of high technology, research and development facilities, limited industrial activities (including production and assembly but not raw materials processing or bulk handling), small-scale warehousing and distribution, industrial office centers, certain types of specified retail sales, and related uses.

IT Industrial Transition District. To provide and protect industrial lands for the development of emerging technologies, artisanal production, and light manufacturing methods, while preserving existing businesses and allowing additional commercial uses under specified limitations and residential development within one-half mile of a BART station.

Commercial Zones:

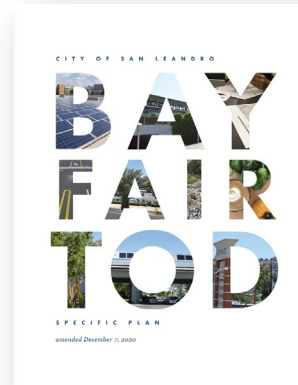
P Professional Office District. To provide opportunities for offices, mixed-use and multi-family residential uses at appropriate locations, subject to development standards and landscaping requirements that prevent significant adverse effects on adjacent uses. Retail activity is appropriate, subject to limitations to ensure development is consistent with the existing neighborhood quality.

CC Commercial Community District. To provide sites for commercial centers containing a wide variety of commercial establishments, including banking and financial establishments and businesses selling home furnishings, apparel, durable goods, and specialty items and generally having a citywide market area. Facilities, such as entertainment, eating-and-drinking establishments, hotels and motels are permitted, subject to certain limitations to avoid adverse effects on adjacent uses.

CN Commercial Neighborhood District. To provide sites for businesses serving the daily needs of nearby residential areas, subject to development standards that prevent significant adverse effects on adjoining neighborhoods. In addition to uses serving nearby residential areas, business and professional offices and residential uses are permitted above the ground floor.

Zoning District Purposes

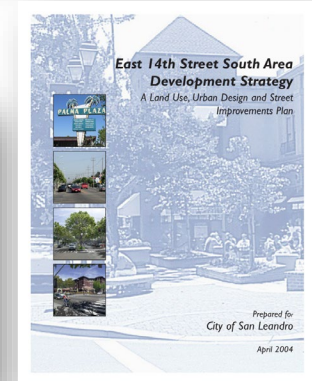
B-TOD Districts



DA Districts



SA Districts



NA Districts

