

Islamic Society of West Contra Costa County
1110 36th Street
Richmond, CA, 94804

04/02/2026

City Clerk
City of San Pablo
1000 Gateway Ave
San Pablo, CA, 94806



Re: Appeal of Planning Commission Approval – PC26-018

Conditional Use Permit – STIIZY Cannabis Dispensary
13041 San Pablo Avenue, San Pablo, CA

Dear City Clerk,

Pursuant to **San Pablo Municipal Code §17.16.080**, the Islamic Society of West Contra Costa County hereby submits this formal appeal of the Planning Commission's approval of a Conditional Use Permit (Action No. **PC26-018**) for a cannabis dispensary (STIIZY) located at **13041 San Pablo Avenue**.

This appeal is timely filed within ten (10) days of the Planning Commission's decision and is accompanied by the required filing fee.

Grounds for Appeal

The appellant respectfully asserts that the Planning Commission's approval is inconsistent with applicable land use principles, prior City actions, and the protection of public welfare. The primary grounds for appeal are summarized below:

1. Proximity to Youth and Sensitive Use

The proposed dispensary is located approximately **50 feet** from the Islamic Society of West Contra Costa County, which operates regular programming serving children ages 4–17, five days per week.

While the City has established buffer requirements for schools, the same underlying concern—protecting youth from exposure to cannabis-related activity—applies here. The approval fails to adequately consider the impact of placing such a use in immediate proximity to a facility that regularly serves minors.

2. Adverse Impacts on Quality of Life

The proposed use is expected to generate impacts that were not adequately addressed in the approval, including:

- **Noise Disturbing Mosque Prayer Times**
- **Neighborhood blight**
- **Potential increases in loitering and crime-related concerns**
- **Risk of on-site or nearby public consumption**
- **Parking constraints in an already impacted area**
- **Traffic impacts**, particularly given the high-volume intersection at **San Pablo Avenue and Rheem Avenue**

These impacts are particularly significant given the immediate adjacency to a place of worship and youth-serving facility.

3. Land Use Compatibility

The proximity of a cannabis dispensary to an active religious and youth-serving institution creates a fundamental incompatibility of uses, which was not sufficiently resolved through the approval or conditions imposed.

Request for Relief

For the reasons stated above, the appellant respectfully requests that the **City Council**:

- **Reverse** the Planning Commission's approval of Conditional Use Permit PC26-018

