



City of San Pablo

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3000
www.SanPabloCA.gov

Meeting Agenda

City Council

Mayor Elizabeth Pabon-Alvarado
Vice Mayor Rita Xavier
Councilmember Abel Pineda
Councilmember Patricia Ponce
Councilmember Arturo Cruz

Wednesday, June 3, 2026

6:00 PM

City Council Chambers
Members of the public may view this meeting
online by using this URL
<https://us02web.zoom.us/j/89046076519>

Special Meeting

IMPORTANT NOTICE ABOUT PUBLIC COMMENTS AND MEETING PARTICIPATION

NOTICE:

Members of the public are invited to attend the meeting in-person at Council Chambers.

Members of the public may also view the meeting on online at <https://us02web.zoom.us/j/89046076519> or during livestream online at <https://sanpablo.legistar.com/Calendar.aspx>.

Please note the following temporary change to the City's public comment procedures: Public comment by zoom or telephone will not be accepted. Public comment may be provided only in-person in Council Chambers or via email as set forth below.

PUBLIC COMMENT

At each meeting, the public has the opportunity to address the City Council on items appearing on the agenda and, for items not appearing on the agenda but within the purview of the City Council, during ORAL COMMUNICATIONS. Persons addressing the Council must limit their remarks to three (3) minutes unless an extension or decrease of time is set. As allowed by the Brown Act, the Mayor may limit the total time for public comments to facilitate the completion of business on the agenda.

• IN-PERSON PUBLIC COMMENT:

Any person wishing to make such address Council should first complete and deliver a "Speaker Form" available at the speaker's podium and submit it to the City Clerk identifying the agenda item. The Mayor will invite you to speak at the appropriate time when the matter is being considered.

• WRITTEN PUBLIC COMMENT:

Public comments may also be submitted via email to CityClerk@SanPabloCA.gov. Each email must contain in the subject line "PUBLIC COMMENTS NOT ON THE AGENDA" [or] "PUBLIC COMMENTS AGENDA ITEM No. ___". Written comments received by 12:00 noon on the day of the meeting will be provided in advance to the City Council and posted online with the agenda materials. During the meeting, the public may provide written public comments via email to CityClerk@SanPabloCA.gov. All written comments received after noon the day of the meeting will not be read out loud and will be provided directly to the members upon receipt and distributed with supplemental materials following the meeting. Please note that all information provided in public comments, including email addresses and any other personal information written or stated, is subject to disclosure on the broadcast of the video- or tele-conferenced meeting.

AGENDA MATERIALS

Copies of this Agenda and non-exempt public records relating to an open session item on this Agenda will be available for public view at the City Clerk's Office, 1000 Gateway Avenue, San Pablo. The full agenda packet may also be viewed on the City website at:

<https://www.sanpabloca.gov/1400/City-CouncilLSA-Planning-Comm-AgendasMin>

AMERICANS WITH DISABILITIES ACT:

In accordance with the Americans with Disabilities Act and Brown Act, individuals requesting disability-related accommodations should send a written request to the City Clerk by email, preferably the day prior to the meeting. The e-mail subject line should read "ADA Accommodation Request" and include your name, address, telephone number, and a description of the request. Notification as early as possible in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Requests may also be made by calling the City Clerk's Office at (510) 215-3000.

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****ORAL COMMUNICATIONS**

This is the time for comments on any item within the Council's subject matter jurisdiction, if such item is NOT listed on tonight's agenda. The Council may not engage in discussion or take action on any item that is not specifically listed on the agenda. Your item may be referred to city staff for investigation, report or placement on a future agenda. Persons addressing the Council are required to limit their remarks to three (3) minutes unless an extension or decrease of time is ordered. Please file your name and address with the City Clerk on forms available at the speaker's podium.

PUBLIC HEARINGS

1. [26-185](#) PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO CONSIDERING AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A RETAIL CANNABIS USE AT AN EXISTING COMMERCIAL BUILDING LOCATED IN THE COMMERCIAL MIXED USE DISTRICT IN THE SAN PABLO AVENUE SPECIFIC PLAN (SP-2) AT 13041 SAN PABLO AVENUE, APNS: 526-020-011, 526-020-014, & 526-020-015.

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, Class 1. This Class applies to continued operation of existing private structures, such as the existing commercial building where the new business proposes to locate, with negligible or no expansion of uses.

Recommendation: Conduct the Public Hearing; Adopt Resolution.

Attachments: [Att A. RES 2026-### CUP Stiiizy](#)
[Att B RES PC26-05 Planning Commission CUP Approval](#)
[Att C. Site location](#)
[Att D. Appellant's Letter](#)
[Att E. Staff Response to Appellant's Written Statement](#)
[Att F. Project Documents](#)
[Att G. Proof of Publication](#)

SUPPLEMENTAL MATERIALS (IF ANY)

2. [26-210](#) MATERIALS SUBMITTED AFTER PUBLICATION OF THE AGENDA WILL BE APPENDED AFTER THE COUNCIL MEETING. THIS IS NOT AN ACTION ITEM BUT MERELY A MECHANISM FOR MATERIALS SUBMITTED AFTER PUBLICATION OF THE AGENDA TO BE APPENDED TO THE PUBLISHED AGENDA AFTER THE COUNCIL MEETING.

ADJOURNMENT

Adjourn to the Special City Council Meeting - Study Session of June 2026 at 5:00 pm.



Legislation Text

File #: 26-185, **Version:** 1

PREPARED BY: Griffen Dempsey

DATE OF MEETING: June 3, 2026

SUBJECT:

PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO CONSIDERING AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A RETAIL CANNABIS USE AT AN EXISTING COMMERCIAL BUILDING LOCATED IN THE COMMERCIAL MIXED USE DISTRICT IN THE SAN PABLO AVENUE SPECIFIC PLAN (SP-2) AT 13041 SAN PABLO AVENUE, APNS: 526-020-011, 526-020-014, & 526-020-015.

CEQA: This project is categorically exempt under the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, Class 1. This Class applies to continued operation of existing private structures, such as the existing commercial building where the new business proposes to locate, with negligible or no expansion of uses.

RECOMMENDATION

Conduct the Public Hearing; Adopt Resolution.

COMPLIANCE STATEMENTS

FY 2025-27 City Council Priority Workplan Compliance Statement

Focus on Economic Development and Fiscal Diversification (Major Policy Goal), Adopt and Implement regulatory framework and City permitting for Cannabis commercial uses and impacts, post -Measure M (Policy 409), are contained in the FY 2025-27 City Council Priority Workplan, effective April 7, 2025, as amended through January 26, 2026.

REQUESTED ACTION

This item is an appeal of the decision of the Planning Commission to approve a Conditional Use Permit for a retail cannabis use at an existing commercial building located in the Commercial Mixed Use District in the San Pablo Avenue Specific Plan (SP-2) at 13041 San Pablo Avenue, APNs: 526-020-011, 526-020-014, & 526-020-015.

Per San Pablo Zoning Code Section 17.16.080, an action of the Planning Commission may be appealed to the City Council by any interested person within 10 days of the decision being issued. Following the decision of the Planning Commission to approve the Conditional Use Permit on March 24, 2026, an appeal was filed by Warsame Mohamed, representing the Islamic Society of West Contra Costa County, on April 2, 2026, and an appeal hearing was scheduled for the special City Council meeting on June 3, 2026.

The appeal is considered a *de novo* (new) hearing. The City Council should consider the application for the Conditional Use Permit on its own; it does not need to rely on or consider any findings made by the Planning Commission. In doing so, the City Council may confirm, modify, or reverse the action of the Planning Commission. The action of the City Council is final on the date of the decision and

may not be further appealed.

ENVIRONMENTAL DETERMINATION

The proposed use is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Existing Facilities. Section 15301 exempts from review the minor alteration of existing structures where there is little or no expansion of use. The site is currently occupied by an existing commercial building that has most recently hosted retail and community assembly uses. There is no proposed expansion to the building or facility and the minor alterations and tenant improvements imposed are expressly exempted pursuant to Section 15301(a).

BACKGROUND

In order to strengthen the city's economic base, on July 15, 2024, the City Council adopted Resolution 2024-105 placing a measure seeking to impose a cannabis business license tax on the ballot for the General Municipal Election. During the November 5, 2024, General Municipal Election, the City of San Pablo voters passed Measure M, which imposed a cannabis business license tax. On January 28, 2025, the Planning Commission approved Resolution PC25-01, recommending that the City Council approve revisions to existing regulations to establish land use standards applicable to certain permitted commercial cannabis businesses in the City. These new standards allowed for the establishment of the cannabis retail business use in the city. The ordinance containing these changes was introduced to the City Council on February 18, 2025, and adopted on March 3, 2025.

After establishing the standards for regulating the commercial cannabis business use in the City, the City Council adopted Resolution 2025-047 on April 21, 2025, authorizing the release of a Request for Qualifications (RFQ) process to select up to three (3) businesses to obtain Cannabis Operator Permits. The Economic Development and Housing division released the RFQ on April 22, 2025, inviting qualifying firms, partnerships, corporations, associations, persons or professional organizations to respond to the RFQ to be eligible to apply for such a Cannabis Operator Permits in the City of San Pablo. After receiving six (6) RFQ responses, The City Council approved Resolution 2025-114 on September 2, 2025, establishing a ranked eligibility list pursuant to the RFQ, and the top three (3) ranked applicants were then invited to proceed with a formal Cannabis Operator Permit application.

The applicant for this Conditional Use Permit, STIIIZY, is one of the top three ranked applicants for a Cannabis Operator Permit. On January 17, 2026, STIIIZY submitted a formal Cannabis Operator Permit application, which was approved on March 19, 2026. The Operator Permit was reviewed by the Planning Division, the Police Department and the City Attorney and was approved by the Zoning Administrator pursuant to Section 17.62.130(H)(9) of the Zoning Ordinance. The Operator Permit contains conditions of approval and performance standards. An overview of the Operator Permit regulations and performance standards is included in the Zoning Conformance section below. The applicant must also obtain an approved Conditional Use Permit before starting operations of the retail cannabis use.

PLANNING COMMISSION DECISION

The Planning Commission held a public hearing on this item on March 24, 2026. Prior to the hearing, 21 comment letters were received in opposition to the project. At the hearing, 6 members of the public spoke in opposition to the project. Most of the letters and all of the speakers were affiliated with the Islamic Society of West Contra Costa County, which is located adjacent to the project site. The letters not affiliated with the Islamic Society were received from several organizations advocating for public health or opposition to drugs and alcohol. The concerns of the public commenters included safety, traffic, the proximity of the site to the Islamic Society facility, as well as proximity to residences and schools in the neighborhood. Public commenters also expressed concerns about the influence a cannabis retail business could have on the local youth, including youth attending programs at the Islamic Society. After hearing these comments, the Planning Commission voted to approve the Conditional Use Permit.

The Islamic Society of West Contra Costa County, represented by Warsame Mohamed, filed an appeal of the decision and paid the applicable fee on April 2, 2026, and the appeal hearing was scheduled for this City Council meeting on June 3, 2026. The Conditional Use Permit appeal is explained below, and the applicant's submittal as well as a staff response to the appeal are attached to this staff report (Attachments C and D).

PROJECT DESCRIPTION

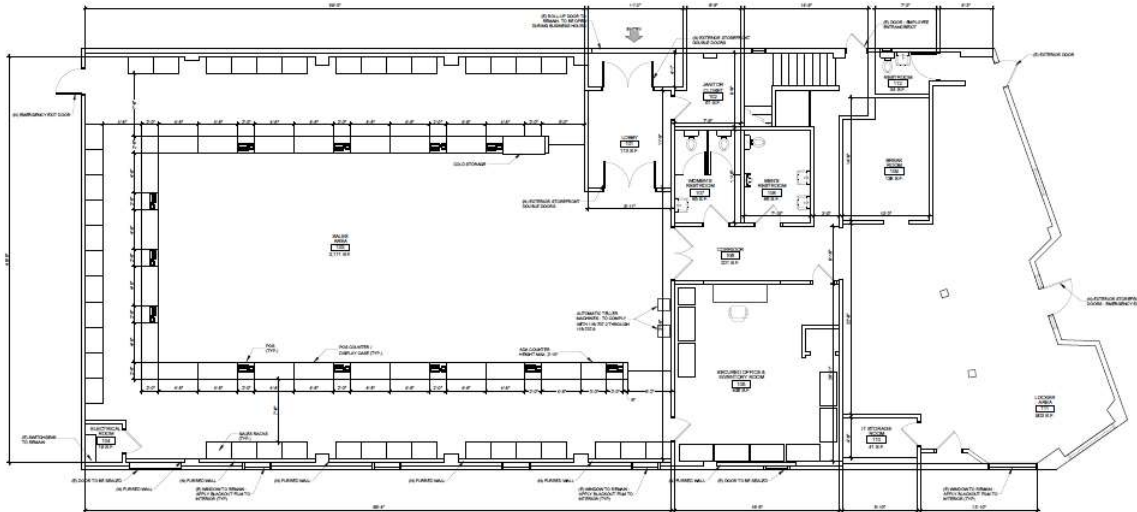
The appellant is requesting that the City Council grant its appeal and overturn the decision of the Planning Commission approving a retail cannabis use at an existing commercial building at 13041 San Pablo Avenue. The site is located within the San Pablo Avenue Specific Plan and has a land use designation of Commercial Mixed Use.

The subject site is located at the northwest corner with Rheem Avenue adjacent to the border with the City of Richmond. The surrounding area is characterized by primarily auto-oriented commercial uses along San Pablo Avenue, with single-family neighborhoods behind the main commercial corridor. The site contains an existing two-story commercial building with a surface parking lot. The building, which is currently vacant, comprises 7,639 square feet across both stories; the ground floor is 5,639 square feet. Most recently, this building was occupied by a church; prior to the church use, it contained a showroom for a door and cabinet company.

The proposed business plan for this use includes utilizing the ground floor of the existing tenant space to conduct the retail sale of cannabis. The tenant space will undergo tenant improvements to retrofit the space to the needs of the new proposed use. The proposed floor plan includes a public entrance on the north side of the building, facing the parking lot, leading to a lobby that will contain a security desk during peak hours. Customers will be required to check-in when entering the building to ensure that customers' age and identities are verified by a sales specialist before entering the sales floor. The plans also show a small storage room accessible from the lobby. The lobby would lead to a retail area featuring a display counter wrapping around the room, with several points of sale around the counter. Behind the counter would be a staff-only sales area, with a door leading to a secured

office. A corridor, accessible from the primary sales floor, would lead to an employee-only area containing restrooms, a breakroom, and a locker area, as well as additional storage rooms. The applicant does not propose to use the second floor of the building; this area is to remain vacant and not accessible to the public. An exhibit of the proposed floor plan included in the application materials (Attachment B) is shown below:

Exhibit 1: Proposed floor plan



Exterior improvements would include new exterior paint, windows, and business signage. New pavement, striping, and landscaping would be installed in the parking area, along with a new garbage enclosure.

The proposed Retail Cannabis Business would be known as STIIIZY San Pablo. The applicant, Tak Sato, has 50% ownership of the proposed cannabis retailer. STIIIZY, Inc. operates 59 dispensaries across California and 3 in Michigan. The applicant has submitted a business plan (Attachment B) detailing its proposed operations, including the security plan and community benefit programs. The proposed hours of operation would be from 8 a.m. to 10 p.m., seven days a week. The business expects to have 15-25 employees (see page 16, Attachment B). The cannabis retail business is also in the process of obtaining the required State license to operate. The cannabis retail business is required to obtain a Type 10 Storefront Retail with Delivery license with both Adult Use (A) and Medical (M) designations from the California Department of Cannabis Control (DCC). The business plan also states that STIIIZY only conducts business with licensed cultivators and manufacturers and sources their products from licensed distributors that operate within the scope of compliance with local and state regulations. The goods that they will offer for retail include the following: cannabis flower, pre-rolls, extract/concentrates, vaporizers, oil cartridges, edibles, infused beverages, topicals, tinctures, and capsules. All cannabis goods would be packaged and labeled in their final form and in compliance with State Law (see business plan included in Attachment B).

GENERAL PLAN CONFORMANCE

The site is designated as Commercial Mixed Use in the General Plan. The proposed use is consistent with the following policies:

Land Use & Physical Design Policies:

LU-G-7 Recognize the importance of promoting mixed-use development within Priority Development Areas to the vitality and quality of life in San Pablo.

LU-G-8 Promote site sensitive design and pedestrian-oriented activities in mixed-use developments.

LU-I-25 Integrate a vibrant mix of residential and commercial uses and promote redevelopment within Priority Development Areas to revitalize San Pablo's commercial corridors, support economic vitality, and foster new uses to serve the community.

LU-I-41 Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through sensitive site planning, building design, and/or appropriate operational measures.

Economic Development Policies:

ED-G-1 Review, assess, and respond to changing economic conditions.

ED-G-2 Pursue the Major Goals identified in the 2024 Economic Development Strategy, including the following:

- Expand economic opportunities for San Pablo's resident workforce*
- Revitalize and diversify San Pablo's older commercial and industrial areas*
- Promote expanded opportunities for home ownership*
- Strengthen the City's fiscal position*

ED-I-1 Annually monitor economic trends and leading indicators to identify emerging industries and new market opportunities, so that City policies and strategies can be proactive and timed to market changes.

The proposed cannabis retail business would be responsive to these General Plan Land Use and Economic Development polices by establishing a new use in an existing commercial area located in the Commercial Mixed Use designation. This new use has been reviewed by the San Pablo Police Department to ensure that it incorporates a strong security plan that complies with the newly adopted Regulation of Cannabis Activity Ordinance. In addition, the cannabis retail business would be a newer business type for San Pablo that would generate tax revenue for the city and respond to the Economic Development goals and policies of the General Plan.

SAN PABLO AVENUE SPECIFIC PLAN CONFORMANCE

The site falls within the San Pablo Avenue Specific Plan area. The Specific Plan was adopted in September of 2011 to provide a vision, and to identify goals and implementation measures for creating a vibrant, accessible, and sustainable mixed-use corridor. The plan aims to revitalize areas along San Pablo Avenue with higher-intensity development to promote stronger economic activity, street life, and transit ridership, among other goals. On a broader scale, Bay Area Metro (Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) is also focusing on San Pablo Avenue as one of three regional corridors to implement their Plan Bay Area Sustainable Communities Strategy (see <https://www.planbayarea.org/>). The corridor is designated

as a Priority Development Area.

The subject site is designated as Commercial Mixed Use within the San Pablo Avenue Specific Plan. This designation allows for a mix of uses including office, retail, commercial, residential, and public uses, with active uses fronting the San Pablo Avenue corridor.

The following guiding (G) and implementing (I) policies of the San Pablo Avenue Specific Plan are relevant to the proposed project:

Guiding Policy for Land Use:

2-G-1 Promote development of San Pablo Avenue as an attractive boulevard, lined with a diverse array of uses that promote vibrant street life, and maintain eyes on the street at all times.

2-G-3 Promote pedestrian- and transit-friendly development that enhances the public realm.

The proposed cannabis retail business would be responsive to these San Pablo Avenue Specific Plan policies by establishing a new type of use that would contribute to the diversity of uses along San Pablo Avenue. The proposed use would also activate the ground floor commercial space with visibility from both directions on San Pablo Avenue and Rheem Avenue. It would be compatible with both the other existing uses in the area.

ZONING CONFORMANCE

Section 17.54.030 of the Zoning Ordinance requires the use of Retail Sales, General, to have 1 parking space per 300 square feet of retail area. The proposed tenant space measures 5,639 square feet, which would require the business to provide 19 parking spaces. The site plan indicates that 18 off-street parking spaces will be provided. Section 17.54.050, Parking Waivers and Reductions, allows on-street parking adjacent to the subject property to be counted towards the parking requirement. There are approximately 7 on-street parking spaces adjacent to the project site. With the inclusion of these on-street spaces, the proposed use would have 25 parking spaces, which is more than the 19 required. Therefore staff recommends approval of the reduction allowed by Section 17.54.050 by the City Council. Finally, in accordance with Section 17.16.070, the parking waiver is considered with the Conditional Use Permit as projects with multiple permits or entitlements are decided by the highest review authority.

Regulation of cannabis activity

Section 17.62.130 (Special Nonresidential Uses - Regulation of cannabis activity) of the Zoning Ordinance includes special provisions for new cannabis activity regarding location, distance, operator permit requirements and Use Permit Conditions.

The purpose of Section 17.62.130 is to impose regulatory requirements on personal cannabis cultivation and commercial cannabis uses authorized and licensed by the State of California pursuant to state law and specifically authorized by this section. This section imposes licensing and regulatory requirements on cannabis businesses in addition to any other business license and regulatory requirements imposed on cannabis businesses by applicable state law and by any other provision of

the San Pablo Municipal Code. If a cannabis use is not specifically permitted by this section, it is not allowed to operate within the City.

As stated in this section of the Zoning Code, a maximum of three (3) cannabis retail businesses that are conditionally permitted and licensed pursuant to this section and state law are permitted to operate in the City of San Pablo. Cannabis retail business can be located in the following zoning districts:

NC- Neighborhood Commercial; CR- Regional Commercial; CMU- Commercial-Mixed Use; IMU- Industrial Mixed Use; EMU - Employment Mixed Use; MUCW, Mixed-Use Center West Districts; and within the San Pablo Avenue Specific Plan- Neighborhood Commercial, Regional Commercial, Mixed Use Center North, Mixed Use Center South, and Entertainment Overlay Districts, subject to a use permit approved by the Planning Commission.

Any cannabis retail business must maintain the following land use buffer distances and be located in the following areas:

- a. At least seven hundred fifty feet away from any public or private kindergarten, elementary, middle, or junior high school.
- b. At least one thousand two hundred fifty feet away from any public or private high school.
- c. At least one thousand feet from any other another commercial cannabis business.
- d. At least zero feet from any daycare center or youth center.

The distance shall be measured as a straight line, without regard to intervening structures or objects. Distances between cannabis retail businesses and public and private schools shall be measured from the closest property line of the property containing the school to the closest outside wall of the tenant spaces or, for single-occupancy structures, the closest outside wall of the structure containing the cannabis retail business. Distances between cannabis retail businesses shall be measured between the closest outside walls of the tenant spaces or, for single-occupancy structures, the closest outside wall of the structure containing the cannabis retail businesses.

The proposed cannabis retail operation by STIIIZY meets the location and distance requirements per Section 17.62.130 and would be able to operate at this location, subject to approval of a Conditional Use Permit.

Operator Permit and Performance Standards

An operator permit shall be required for all cannabis retail businesses operating within the City of San Pablo. The Zoning Administrator shall be responsible for the administration and enforcement of operator permits, which shall be issued for a maximum term of three years. The Operator Permit is an extensive application that must include all of the application requirements set forth by Section 17.62.130(G). These application requirements include the provision of information regarding the ownership and management of the proposed business, description of the proposed site, conceptual elevations of the proposed building, identifying information for the owners and key employees, a full description of the proposed operation, proof of State license compliance, information regarding other local licenses, disclosure of litigation proceedings, a security plan, certificate of insurance, a community benefits and retail business plan, signatures of applicants and property owners, identification of any hazardous materials, pro forma, and fees. The Zoning Administrator shall have

the authority to impose conditions on Operator Permits deemed necessary to maintain the health, safety, and general welfare of the public.

Upon issuance of an Operator Permit, an applicant has nine months to obtain a conditional use permit pursuant to San Pablo Municipal Code Section 17.20.040 <<https://ecode360.com/45741886>>. If an applicant fails to obtain a conditional use permit or any other necessary state cannabis license or approval within nine months of being granted an operator permit, said Operator Permit shall expire and the city may select another qualified applicant

Section 17.62.130(I) also contains a list of Operator Permit performance standards. These performance standards apply to all cannabis retail businesses and failure to comply with them shall be grounds for suspension or revocation of the permit. These performance standards include limits on hours of operation, which cannot exceed eight a.m. or after ten p.m. on any day of the week, alarm and video surveillance requirements, insurance coverage and ledger requirements, city inspections, restrictions for on-site consumption and deliveries, notification requirements and requests for regular meetings with city officials, among other requirements.

The applicant, STIIZY, submitted an Operator Permit application on January 27, 2026, which included all of the information required by Section 17.62.130(G). The Operator Permit application was reviewed by the Planning Division, the Police Department, and the City Attorney and was approved on March 19, 2026 by the Zoning Administrator per Section 17.62.130(H)(9) of the Zoning Ordinance. The Operator Permit approval is accompanied by the conditions of approval outlined by the performance standards. Compliance with these performance standards is required in addition to compliance with the conditions of approval set forth by the Conditional Use Permit.

CONDITIONAL USE PERMIT APPEAL

In addition to the Operator Permit and Performance Standards, The San Pablo Zoning Ordinance Section 17.62.130(K) requires a Conditional Use Permit for cannabis storefront retail businesses. Through this process, the Planning Commission was given an opportunity to review the proposed use, impose conditions of approval, and set terms for revocation. In approving the Conditional Use Permit to allow the new cannabis retail use, Zoning Ordinance Section 17.20.040 requires the Planning Commission to make a finding that the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. In its March 24, 2026 hearing on the Conditional Use Permit for the proposed project, the Planning Commission made the above finding and approved the Conditional Use Permit.

Following the Planning Commission's approval of the use permit, Warsame Mohamed, representing the Islamic Society of West Contra Costa County, filed a timely appeal. The appellant's written statement cited proximity to youth and sensitive uses, quality-of-life impacts such as blight, loitering, parking, and traffic impacts, and incompatibility of the proposed retail cannabis use with the adjacent religious and community assembly use as reasons to request that the City Council reverse the decision of the Planning Commission. Attachment D includes a staff response to the appellant's grounds of appeal.

The appeal is considered a *de novo* (new) hearing. The City Council should consider the application for the Conditional Use Permit on its own; it does not need to rely on or consider any findings made by the Planning Commission. In doing so, the City Council may confirm, modify, or reverse the action of the Planning Commission. The action of the City Council is final on the date of the decision and may not be further appealed.

Staff continues to recommend that the City Council make the findings to support issuance of the Conditional Use Permit pursuant to Zoning Ordinance Section 17.20.040. Specifically, staff recommends that the City Council find the following:

- A. As required by Section 17.20.040, the establishment, maintenance or operation of the cannabis retail business use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city.

The proposed cannabis retail use is unobtrusive and will not generate significant neighborhood impacts due to its modest size and location within an existing commercial building.

- B. The proposed cannabis retail business use would be responsive to General Plan policies calling for the provision of complementary services within a neighborhood.

The proposed cannabis retail business use would serve to re-occupy a commercial building that is underutilized and would offer an additional form of retail use in the area, it will be of a small scale, located within an established commercial building, and easily accessible to residents in the area. It would also comply with policies calling for use of crime prevention through environmental design strategies to help enhance public safety and reduce calls for service. It also responds to Economic Development policies that call for identifying new market opportunities and economic revenue sources for the city.

- C. The proposed Cannabis, Retail Business use would be compliant with Zoning Ordinance development regulations.

The proposed use would not result in any changes to the building structure, would require only minimal parking, which is well provided for at this location, and is not located within any of the land use buffers identified in Section 17.62.130(F)(2).

- D. The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with CEQA Guidelines pursuant to Section 15301, Existing Facilities. The project proposes to use existing tenant space and does not involve any new construction.

Additionally, staff continues to recommend that the City Council make the findings required by Zoning Ordinance Section 17.62.130(K)(3) for issuance of a Conditional Use Permit to cannabis retail businesses, include the following:

- a) The proposed use will not cause impacts to the surrounding neighborhood related to noise, blight, criminal activity, parking, or traffic that are greater than any such impacts associated with a different commercial use;

The proposed cannabis retail business has obtained an Operator Permit which includes a security plan, surveillance cameras, and a business plan with approved hours of operation. Provisions to prevent noise, blight, loitering, and other criminal activity are included within the Operator Permit. STIIZY has also submitted a site plan and operational plan that demonstrates that the proposed use is consistent with zoning development standards pertaining to traffic circulation and parking. With the proposed site plan and security measures in place, the proposed cannabis retail business will not cause impacts to the surrounding neighborhood that are greater than any impacts of a different commercial use.

- b) The proposed use will not place a burden on the provision of public services, including police department resources, that is disproportionate to other commercial uses.

The proposed cannabis retail business has agreed to comply with all performance measures included in the Operator Permit including a security plan, provision of surveillance cameras, quarterly meetings with the Police Department, hardening of vulnerable areas including entrances, and other requirements to ensure that the proposed will not place a burden on public service resources.

As discussed above, the proposed cannabis retail business use will meet all applicable findings by being consistent with the newly adopted Regulation of Cannabis Activity Ordinance, and will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working the neighborhood. Nor will the use be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city, and it will not generate significant neighborhood impacts due to its modest size and location within an existing commercial site. The new use will re-tenant a vacant commercial building, and it is in compliance with the General Plan and Zoning Ordinance development regulations including parking and location.

Public notice of hearing has been given by mail to the applicant, appellant, local affected agencies, and to all property owners within 300 feet of the subject property and has been published in the West County Times (West Contra Costa edition of the East Bay Times) in accordance with the requirements of Government Code Section 65905.

CONCLUSION

Staff recommends upholding the Planning Commission's approval of the request, denying the appeal, and approving the requested Conditional Use Permit for a new cannabis retail business use subject to the proposed conditions of approval. As the final approval authority, the City Council may add or amend such conditions as it deems necessary. Any future changes to an approved Conditional Use Permit must be approved through an amendment to the permit pursuant to the Zoning Ordinance.

FISCAL IMPACT

Planning application fees were collected and City resources spent for the review of the project. Approval of the Conditional Use Permit is projected to result in an increase in tax revenue for the City due to the Cannabis Business License Tax. Based on the Pro Forma submitted by STIIIZY, the projected tax revenue for the City would be \$550,321 for the first year of business.

ATTACHMENTS

- A. Resolution 2026-###, Upholding Planning Commission Approval, Denying Appeal, Granting Conditional Use Permit
- B. RES PC26-05 Planning Commission CUP Approval
- C. Site Location
- D. Appellant's Letter
- E. Staff Response to Appellant's Written Statement
- F. Project Documents
- G. Proof of Publication from West County Times

RESOLUTION 2026-###

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN PABLO UPHOLDING THE DECISION OF THE PLANNING COMMISSION, DENYING THE APPELLANT'S APPEAL, AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW A RETAIL CANNABIS USE AT AN EXISTING COMMERCIAL BUILDING LOCATED IN THE COMMERCIAL MIXED USE DISTRICT IN THE SAN PABLO AVENUE SPECIFIC PLAN (SP-2) AT 13041 SAN PABLO AVENUE, (APN: 413-352-017)

WHEREAS, on July 15, 2024, the City Council adopted Resolution 2024-105 placing a measure seeking to impose a cannabis business license tax on the ballot for the General Municipal Election on November 5, 2024 (the "Election");

WHEREAS, on December 16, 2024, the City Council adopted Resolution 2024-150 declaring the results of the Election pursuant to which Measure M (cannabis business license tax) was approved by the voters with 72% of the vote;

WHEREAS, on March 3, 2025, the City Council adopted Ordinance 2025-001, amending the San Pablo Municipal Code (Title 17 – Zoning Ordinance) Chapter 17.32, Section 17.32.030; Chapter 17.34, Section 17.34.030; Chapter 17.36, Section 17.36.030, Chapter 17.62, Section 17.62.130, and Chapter 17.70, Section 17.79.040 to revise existing regulations pertaining to the personal cultivation of cannabis and to establish land use standards applicable to certain permitted commercial cannabis businesses in the City of San Pablo;

WHEREAS, on April 21, 2025, the City Council adopted Resolution 2025-145, approving and authorizing the issuance of a Request for Qualifications (RFQ) for cannabis operator permits for retail sales and adopting procedures governing appeals, if any, of decisions related to the approval and establishment of the eligibility list in connection with the RFQ process;

WHEREAS, on April 22, 2025, the City released the RFQ for Cannabis Operator Permit for Retail Sales and received six (6) proposals prior to the RFQ due date of June 26, 2025;

WHEREAS, on June 26, 2025, the company, STIIIZY, submitted an RFQ and ranked in the top three (3) applicants and was invited to proceed with a formal Cannabis Operator Permit;

WHEREAS, on September 2, 2025, the City Council approved Resolution 2025-114 establishing a ranked eligibility list pursuant to the RFQ and the top three (3) ranked applicants were invited to proceed with a formal Cannabis Operator Permit application;

WHEREAS, on January 27, 2026, STIIIZY submitted a formal Cannabis Operator Permit Application, to establish a storefront cannabis retail business at 13041 San Pablo Avenue, in the Commercial Mixed Use district;

WHEREAS, on March 19, 2026, STIIIZY obtained approval for a Cannabis Operator Permit for the location at 13041 San Pablo Avenue, in the Commercial Mixed Use district;

WHEREAS, an application was submitted by STIIIZY to request a Conditional Use Permit to allow a Cannabis, Retail Business use at an existing commercial building located at 13041 San Pablo Avenue, as required per Section 17.62.130(K) of the San Pablo Zoning Ordinance;

WHEREAS, following a duly-noticed public hearing on March 24, 2026, the Planning Commission of the City of San Pablo approved the Conditional Use Permit to allow a cannabis retail business use at an existing commercial building;

WHEREAS, an interested party, Warsame Mohamed, representing the Islamic Society of West Contra Costa County, timely appealed the decision of the Planning Commission approving a Conditional Use Permit to allow a cannabis retail business use at an existing commercial building on April 2, 2026;

WHEREAS, in accordance with San Pablo Municipal Code Section 17.16.080, the City Council held a *de novo* public hearing on June 3, 2026 regarding the appeal of the decision of the Planning Commission, and rendering a final decision on the matter to uphold the Planning Commission decision, deny the appeal, and approve the Conditional Use Permit for the cannabis retail business; and

WHEREAS, a public hearing notice has been provided by mail to the applicant, local affected agencies and to all property owners within 300 feet of the subject property, and has been published in the West County Times newspaper (West Contra Costa edition of the East Bay Times) in accordance with the requirements of Government Code Section 65091, and a public hearing was held on June 3, 2026, at which public testimony was considered.

NOW, THEREFORE BE IT RESOLVED that pursuant to the California Environmental Quality Act, the proposed approval of this conditional use permit has been determined to be categorically exempt pursuant to CEQA Guidelines Section 15301, Existing Facilities Class 1. This Class applies to projects within existing private structures, such as the existing commercial building suite where the new businesses is proposed to be located, with negligible or no expansion of uses.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of San Pablo has reviewed the proposed appeal, conducted a public hearing, and based on all evidence in the record and testimony presented does hereby uphold the Planning Commission's decision, deny the applicant's appeal, and approve the Conditional Use Permit for a retail cannabis business use at 13041 San Pablo Avenue, including a parking waiver for the inclusion of 7 on-street parking spaces pursuant to San Pablo Municipal Code Section 17.54.050.B. The City Council's decision is based on the following findings:

- A. The granting of the Conditional Use Permit to allow a Cannabis, Retail use at an existing commercial building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city. *The proposed cannabis retail use is unobtrusive and will not generate significant neighborhood impacts due to its modest size and location within an existing commercial building. As described in the staff report and attachments, quality of life and neighborhood protections are adequately addressed through Conditions of Approval and Operator Permit performance standards.*
- B. The proposed cannabis retail business use would be responsive to General Plan policies calling for the provision of complementary services within a neighborhood. *The proposed cannabis retail business use would serve to re-occupy a commercial building that is underutilized and would offer an additional form of retail use in the area, it will be of a small scale, located within an established commercial building, and easily accessible to residents in the area. It would also comply with policies calling for use of crime prevention through environmental design strategies to help enhance public safety and reduce calls for service. It also responds to Economic Development policies that call for identifying new market opportunities and economic revenue sources for the city.*
- C. The proposed Cannabis, Retail Business use would be compliant with Zoning Ordinance development regulations. *The proposed use would not result in any changes to the building structure, would require only minimal parking, which is well provided for at this location, and is not located within any of the land use buffers identified in Section 17.62.130(F)(2).*
- D. The proposed use will not cause impacts to the surrounding neighborhood related to noise, blight, criminal activity, parking, or traffic that are greater than any such impacts associated with a different commercial use. *The proposed cannabis retail business has obtained an Operator Permit which includes a security plan, surveillance cameras, and a business plan with approved hours of operation. Provisions to prevent noise, blight, loitering, and other criminal activity are included within the Operator Permit. STIIIZY has also submitted a site plan and operational plan that demonstrates that the proposed use is consistent with zoning development standards pertaining to traffic circulation and parking. With the proposed site plan and security measures in place, as described in the staff report and attachments, the proposed cannabis retail business will not cause impacts to the surrounding neighborhood that are greater than any impacts of a different commercial use.*
- E. The proposed use will not place a burden on the provision of public services, including police department resources, that is disproportionate to other commercial uses. *The proposed cannabis retail business has agreed to comply with all performance measures included in the Operator Permit including a*

security plan, provision of surveillance cameras, quarterly meetings with the Police Department, hardening of vulnerable areas including entrances, and other requirements to ensure that the proposed will not place a burden on public service resources

- F. Public notice of hearing has been given by mail to the appellant, applicant, local affected agencies and to all property owners within 300 feet of the subject property and has been published in the West County Times (West Contra Costa edition of the East Bay Times) in accordance with the requirements of Government Code Section 65905.

BE IT FURTHER RESOLVED that the City Council approves the Conditional Use Permit to allow for a cannabis retail business use subject to the following Conditions of Approval:

1. The Use Permit shall become null and void within one year of the effective date of approval if not applied.
2. If the Cannabis Retail Business use granted by this Conditional Use Permit is discontinued for a period of six consecutive months, the Use Permit shall automatically expire.
3. The use shall be conducted in substantial compliance with the plans and application, submitted on January 27, 2026, and on file with the Community Development Department, PLAN2601-0012. Minor deviations from these submitted plans may be approved by the Zoning Administrator if it is determined the overall intent of this Conditional Use Permit and all Conditions of Approval remain fulfilled.
4. The applicant shall maintain a current business license for each business on the site issued by the City of San Pablo at all times.
5. The applicant shall make any improvements to the facility that may be required by the San Pablo Building Official pursuant to the inspection for a San Pablo business license.
6. Any new signage added to the building must be reviewed and approved by the Planning Division and a sign permit is required by the Building Division.
7. Non-compliance with any of the conditions of approval constitutes grounds for revocation of the business license and use permit.
8. The applicant shall obtain all necessary City of San Pablo Building and Public Works permits as well as any outside agency permits for water, waste, fire, County Environmental Health and any proposed work and shall submit payment of fees and agency permits and approval from relevant agencies for any proposed interior work.

9. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times. All scrap materials shall be stored in a container and shall be removed regularly.
10. Any and all construction improvements shall be designed by the appropriately licensed design professional. The standards imposed by the City for the private improvements shall be considered as minimum requirements and the standards may be increased by the design professional where judgment and prudence dictate.
11. Prior to construction, Applicant shall submit to City's Public Works Engineering Division, product and material cut sheets for key components, including storm drain pipes, manholes, inlets, street lights and pull boxes, if applicable.
12. Any abandoned pipes and other abandoned miscellaneous improvements shall be removed.
13. Any equipment such as backflow prevention devices, meters and transformers shall be screened with landscaping or other means, and not visible from the public right of way.
14. All applicable ordinances, regulations and requirements of Federal, State and local governments shall be met, including all the requirements of the City of San Pablo Municipal Code. All noise, building permit and grading permit requirements shall be met as applicable.

Operator Permit Performance Standards

15. Hours of operation. Cannabis retail businesses shall not be open to the public and shall not conduct retail sales or deliveries before eight a.m. or after ten p.m. on any day of the week.
16. Odor control. Odors shall be contained on the property on which the cannabis retail business is located.
17. Security, alarm, and video surveillance. Cannabis retail businesses must have security cameras installed, which shall be motion-sensored and capable of recording activity on the premises, including entry points to the property, and within all buildings and structures on the premises, including all entrances, exits, perimeter windows and all areas where customers and employees may have access, with the exception of any restroom area. Security cameras shall record twenty-four hours per day, seven days per week. The premises shall be equipped with, and at all times be monitored by, a secure web-based surveillance system. The camera and recording system must be of adequate quality, color rendition and resolution to allow the ready identification of an individual committing a crime on the premises and the ability to capture license plates entering and exiting the premises. The operator shall provide the chief of police remote access to any on-site web-based video surveillance to monitor remotely at any time. The City of San Pablo will only monitor video surveillance for law enforcement purposes related to in-progress or past crimes committed on the premises of a cannabis

retail business. Additionally:

- a. Areas where cannabis is stored shall have camera placement in the room facing the primary entry door at a height which will provide a clear unobstructed view of activity without sight blockage from lighting hoods, fixtures, or other equipment.
- b. Cameras shall also be placed at each location where weighing, packaging, transport preparation, processing, or labeling activities occur. Cameras shall be positioned to record all weighing, packaging, transport preparation, processing, or labeling activities.
- c. At least one camera must be dedicated to record the access points to the secured surveillance recording area. At each point-of-sale location, camera coverage must enable recording of the customer(s) and employee(s) facial features with sufficient clarity to determine identity.
- d. Surveillance video shall be kept for a minimum of ninety days in a format that can be easily accessed for viewing. Operators shall be required to cooperate with all law enforcement investigations and provide video footage related to any such investigation upon request. Motion-sensor lighting and alarms shall be required and shall be professionally installed and monitored to ensure the safety of persons and to protect the premises from theft. Alarm and surveillance systems shall be equipped with a failure notification system that provides prompt notification to the operator of any prolonged surveillance interruption or failure of the system. All surveillance equipment, records and recordings must be stored in a secured area that is only accessible to management staff. Operators must keep a current list of all authorized employees who have access to the surveillance system or alarm system.
- e. An operator shall maintain up-to-date and current records and existing contracts on the premises that describe the location and operation of each security alarm system, a schematic of security zones, the name of any alarm installation company, and the name of any monitoring company. All monitoring companies shall be licensed by the California Bureau of Security and Investigative Services to monitor motion-sensor lighting and alarms. Off-site monitoring and video recording storage of the premises by the operator or an independent third-party is authorized as long as standards exercised at the remote location meet or exceed all standards for on-site monitoring.
- f. All security measures installed on the premises shall have the capability to remain fully operational during a power outage.
- g. An operator shall maintain a minimum of a two-point security precaution that incorporates structures or physical barriers to regulate access to cannabis and money and prevents access of customers throughout the entire facility.
- h. Security guard(s) that are appropriately licensed by the California Bureau of Security and Investigative Services or approved equivalent shall be on-site during operational hours. Quantity and location of guard(s) shall be evaluated by the chief of police.
- i. Weapons and firearms are prohibited on the premises, unless authorized by the chief of police. This provision shall not apply to public officials engaged in official duty.

- j. Security measures shall be designed to ensure emergency access in compliance with fire safety standards.
- k. All structures used for cannabis retail business uses shall have locking doors, with commercial-grade non-residential locks, to prevent free access.
- l. Security measures shall prevent individuals from remaining on the premises of the cannabis retail business if they are not engaging in activities expressly related to the operations of the cannabis business.
- m. Bollards will be placed in close proximity to the vulnerable areas of the store, to include entrance and exit points, to prevent vehicles from targeting these areas. Depending on the site security plan, the chief of police can waive this requirement.
- n. Security measures shall include a transportation plan that details the procedures established for the safe and secure transport of cannabis, cannabis products, and currency to and from the cannabis retail business premises, including the transfer of currency for remitting city tax payments.
- o. Except for limited amounts of cannabis products used for display purposes, samples, immediate sales, and other authorized uses, all cannabis and cannabis products shall be stored in a secured and locked room, safe, or vault that meets approval of the chief of police. To the fullest extent possible, all cannabis and cannabis products shall be kept in a manner that prevents theft and loss, except for limited amounts used for the purposes of display or immediate sales.
- p. Panic buttons shall be installed in all cannabis retail business premises with easy access by employees and all employees shall be properly trained on its use.
- q. Any security bars installed on the windows or the doors of the cannabis business shall be installed only on the interior of the building in compliance with all applicable codes.
- r. Windows and roof hatches of the premises shall be secured from the inside with effective means so as to prevent unauthorized entry, and shall be equipped with latches or a similar mechanism that may be released quickly from the inside to allow exit in the event of emergency in compliance with all applicable provisions in this code.
- s. Each cannabis retail business shall identify a liaison and provide contact information to the chief of police who shall be available at all times to meet with the chief of police regarding security measures and operational issues.
- t. Minimum lighting level of one-foot candle shall be provided at building entrances. All lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. Exterior lighting on the premises shall be balanced to complement the security/surveillance systems to ensure all areas of the premises are visible, and shall provide increased lighting at all entrances to the premises. The lighting required shall be turned on from dusk to dawn. The site security plan shall include a photometric plan meeting these requirements and fixture details if new or upgraded lighting is required. Parking areas shall further meet all requirements of Chapter 17.56 of the Zoning Code.

18. Insurance coverage. Cannabis retail businesses shall maintain at all times commercial general liability providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for liabilities arising from the operations of the business (including the acts and omissions of its employees, consultants, contractors, and subcontractors), products and completed operations, property damage, death, bodily injury and personal and advertising injury with limits of at least two million dollars per occurrence. The general aggregate limit shall be twice the required occurrence limit. The CGL coverage may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by excess or umbrella policies, provided each such policy complies with the requirements set forth herein. Cannabis businesses shall also maintain comprehensive automobile liability (owns, non-owned, hired) providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury with limits of not less than one million dollars. The commercial general liability policy shall provide contractual liability, shall include a severability of interest or equivalent wording, shall specify that insurance coverage afforded to the city shall be primary, and shall name the city, its officers, and employees and additional insured. The city's risk manager shall have the authority to modify the insurance requirements for all cannabis businesses, from time to time, in his or her sole and absolute discretion.
19. Ledger. Cannabis retail businesses shall maintain, for a minimum of three years, a written accounting or ledger of all cash, receipts, credit card transactions, and reimbursements (including any in-kind contributions) as well as records of all operational expenditures and costs incurred by the permittee in accordance with generally accepted accounting practices and standards typically applicable to business records. Such ledger shall be made available to the city for inspection during business hours upon reasonable notice by the chief of police.
20. Inspections. To the extent permissible by law, the city shall have the right to enter and inspect any cannabis retail business for the purpose of ensuring compliance with the regulations of this section, provided that any such entry and inspection shall be conducted in a reasonable manner. The city shall also have the right to inspect any delivery vehicle for the purpose of ensuring compliance with the regulations of this section, provided that any such entry and inspection shall be conducted in a reasonable manner. Peace officers, whether in plain clothes or uniform, have the right to visit and inspect any cannabis business or delivery vehicle at any time during business hours without a search warrant, upon presentation of appropriate credentials. This includes inspection of all areas of the business premise or vehicle, including, but not limited to sales areas, back-of-house areas, storerooms, offices, closed or locked cabinets, safes, kitchens, and appurtenant buildings.

21. Notification. Within twenty-four hours after discovering any of the following, a cannabis retail business shall notify the police department:
 - a. Diversion, theft, loss, or any criminal activity involving cannabis or cannabis products or any agent or employee or permittee.
 - b. The loss or unauthorized alteration of records related to cannabis or cannabis products, customers, employees or agents.
 - c. Significant discrepancies identified between inventory records and inventory.
 - d. Any other material breach of security.
22. On-site consumption. Cannabis shall not be consumed on the premises of a cannabis retail business.
23. A cannabis retail business shall notify the chief of police within three days of receiving any notices of violation or other corrective action ordered by a state agency or other local licensing authority, and shall provide copies of relevant documents to the chief of police.
24. A cannabis retail business shall notify the chief of police within three days of any staffing changes. New employees shall be subject to the same requirements of the initial application process.
25. Deliveries. Deliveries from locations originating within San Pablo shall only be permitted by cannabis retail businesses which have been granted an operator permit by the city. Deliveries shall be subject to the following standards:
 - a. Any person who delivers cannabis shall have in their possession a copy of all licenses and permits required by the state of California and the city.
 - b. A licensed cannabis retail business which is authorized to conduct deliveries in San Pablo shall provide to the chief of police a list of all vehicles to be used for delivery of cannabis and cannabis products, including the vehicle's make, model, year, license plate number and vehicle identification number. The cannabis business shall update the list prior to any vehicle being added to or removed from service.
 - c. Cash shall be prohibited as a form of payment for cannabis delivery transactions at the delivery location. Payments shall be made via credit card, check, or other means of cashless payment or a cash payment shall be made in advance at the cannabis retail business location.
 - d. Delivery vehicles shall not be marked or otherwise identified with advertisements, the name of the cannabis retail business, or any other distinctive marking associated with cannabis.
 - e. Delivery of cannabis shall be directly to the residence or business address of the designated recipient; deliveries to any other location are prohibited.
 - f. Deliveries shall occur only between the hours of eight a.m. and ten p.m.
26. No business operations or retail merchandise shall be visible from the exterior of a building where a cannabis retail business is located.

27. Cannabis retail businesses shall ensure that advertising and marketing of cannabis and cannabis products are not targeted to individuals less than twenty-one years of age.
28. Regular meetings. Cannabis business operators shall schedule and be available for an in-person meeting with city staff not less than once every 180 days. These meetings shall be used to discuss ongoing operation of the cannabis business and any modifications to the operating permit necessary to maintain peace, order, and welfare of the public. City staff may waive these meetings at its discretion.
29. Business shall reserve one seat on its Community Advisory Board for a neighborhood representative.
30. Operator qualifications. Cannabis retail business operators must meet the following qualifications:
 - a. Operators must be twenty-one years of age or older.
 - b. Operators shall be subject to a background investigation by the chief of police at the time of application for a permit.
31. Failure to comply with any of the terms or conditions of this Use Permit is considered to be a violation of the City of San Pablo Municipal Code and is subject to the enforcement provisions prescribed by Chapter 17.10, Enforcement, and any and all other penalties and remedies that may be provided by law, including but not limited to revocation of this Conditional Use Permit.
32. Any Conditional Use Permit granted in accordance with the terms of the City of San Pablo Municipal Code may be revoked if any of the conditions or terms of such permit are violated, the use is discontinued, or if any law or ordinance is violated in connection therewith.
33. Indemnification: Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents, officers, or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.
34. The operation of the Business shall be consistent with *Section 17.30.020 Alcoholic Beverage Sales* of the Zoning Ordinance, and any other applicable regulations in the San Pablo Municipal Code.
35. The applicant shall comply with all of the provisions of *Section 17.30.020 Alcoholic Beverage Sales*. Any significant changes in the business hours or increase in the type of operation must be reviewed and approved by the Planning Commission.

- 36. Obtain the necessary permits to sell off site distilled spirits from the Department of Alcohol Beverage Control.
- 37. The hours of operation shall be 6:00 A.M. - 12:00 A.M. daily, including hours of alcoholic beverage sales. Any subsequent request to increase the hours of the restaurant and/or alcohol sales requires an amendment to this Use Permit from the City of San Pablo, and in no event shall the hours of operation extend past midnight.
- 38. Indemnification: Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents, officers or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application, which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

BE IT FURTHER RESOLVED that the City Council of the City of San Pablo hereby grants a Conditional Use Permit for a Cannabis, Retail use at an existing commercial building located at 13041 San Pablo Avenue.

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct, and are included herein by reference as findings.

ADOPTED this 3rd day of June 2026 by the following votes:

AYES: COUNCILMEMBERS:
 NOES: COUNCILMEMBERS:
 ABSENT: COUNCILMEMBERS:
 ABSTAIN: COUNCILMEMBERS:

ATTEST:

APPROVED:

 Dorothy Gantt, City Clerk

 Elizabeth Pabon-Alvarado, Mayor

RESOLUTION PC26-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN PABLO APPROVING A CONDITIONAL USE PERMIT TO ALLOW A RETAIL CANNABIS USE AT AN EXISTING COMMERCIAL BUILDING LOCATED IN THE COMMERCIAL MIXED USE DISTRICT IN THE SAN PABLO AVENUE SPECIFIC PLAN (SP-2) AT 13041 SAN PABLO AVENUE, (APN: 413-352-017)

WHEREAS, on July 15, 2024, the City Council adopted Resolution 2024-105 placing a measure seeking to impose a cannabis business license tax on the ballot for the General Municipal Election on November 5, 2024 (the “Election”); and,

WHEREAS, on December 16, 2024, the City Council adopted Resolution 2024-150 declaring the results of the Election pursuant to which Measure M (cannabis business license tax) was approved by the voters; and,

WHEREAS, on March 3, 2025, the City Council adopted Ordinance 2025-001, amending the San Pablo Municipal Code (Title 17 – Zoning Ordinance) Chapter 17.32, Section 17.32.030; Chapter 17.34, Section 17.34.030; Chapter 17.36, Section 17.36.030, Chapter 17.62, Section 17.62.130, and Chapter 17.70, Section 17.79.040 to revise existing regulations pertaining to the personal cultivation of cannabis and to establish land use standards applicable to certain permitted commercial cannabis businesses in the City of San Pablo; and,

WHEREAS, On April 21, 2025, the City Council adopted Resolution 2025-145, approving and authorizing the issuance of a Request for Qualifications (RFQ) for cannabis operator permits for retail sales and adopting procedures governing appeals, if any, of decisions related to the approval and establishment of the eligibility list in connection with the RFQ process; and,

WHEREAS, on April 22, 2025, the City released the RFQ for Cannabis Operator Permit for Retail Sales and received six (6) proposals prior to the RFQ due date of June 26, 2025; and,

WHEREAS, On June 26, 2025, the company, STIIIZY, submitted an RFQ and ranked in the top three (3) applicants and was invited to proceed with a formal Cannabis Operator Permit; and,

WHEREAS, On September 2, 2025, the City Council approved Resolution 2025-114 establishing a ranked eligibility list pursuant to the RFQ and the top three (3) ranked applicants were invited to proceed with a formal Cannabis Operator Permit application; and,

WHEREAS, On January 27, 2026, STIIIZY submitted a formal Cannabis Operator Permit Application, to establish as storefront cannabis retail business at 13041 San Pablo Avenue, in the Commercial Mixed Use district; and,

WHEREAS, On March 19, 2026, STIIIZY obtained approval for a Cannabis Operator Permit for the location at 13041 San Pablo Avenue, in the Commercial Mixed Use district; and,

WHEREAS, an application has been submitted by STIIIZY to request a Conditional Use Permit to allow a Cannabis, Retail Business use at an existing commercial building located at 13041 San Pablo Avenue, as required per Section 17.62.130(K) of the San Pablo Zoning Ordinance; and,

WHEREAS, Section 17.62.130 (Special Nonresidential Uses – Regulation of cannabis activity) of the Zoning Ordinance includes special provisions for new cannabis activity regarding location, distance, operator permit requirements and Use Permit Conditions; and,

WHEREAS, pursuant to Section 17.20.040 of the Zoning Ordinance, in order to approve the Conditional Use Permit, the Planning Commission shall make findings that the proposed Cannabis, Retail Business use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such use or be detrimental or injurious to the property and improvements in the neighborhood or to the general welfare of the City; and,

WHEREAS, pursuant to Section 17.62.130 of the Zoning Ordinance, the Planning Commission may deny, approve, or conditionally approve a conditional use permit for a cannabis retail business upon making the findings that the proposed use will not cause impacts to the surrounding neighborhood related to noise, blight, criminal activity, parking, or traffic that are greater than any such impacts associated with a different commercial use; and that the proposed use will not place a burden on the provision of public services, including police department resources, that is disproportionate to other commercial uses; and,

WHEREAS, pursuant to Sections 17.54.050 and 17.16.070 of the Zoning Ordinance, the Planning Commission may grant a parking reduction to projects with on-street parking adjacent to the site; and,

WHEREAS, pursuant to the California Environmental Quality Act, the proposed approval of this conditional use permit has been determined to be categorically exempt pursuant to CEQA Guidelines Section 15301, Existing Facilities Class 1. This Class applies to projects within existing private structures, such as the existing commercial building where the new businesses is proposed to be located, with negligible or no expansion of uses; and,

WHEREAS, a public hearing notice has been provided by mail to the applicant, local affected agencies and to all property owners within 300 feet of the subject property, and this notice has been published in the West County Times newspaper (West Contra Costa edition of the East Bay Times) in accordance with the requirements of Government Code Section 65091, and a public hearing was held on March 24, 2026, at which public testimony was considered.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Pablo has reviewed the proposed project and approves this request for a Conditional Use Permit and Parking Reduction (PLAN2601-0012) to allow a new Cannabis, Retail Business Use in an existing commercial building, based on the following findings:

- A. The foregoing recitals are true and correct and are incorporated herein as findings.
- B. Approval of this Conditional Use Permit has been determined to be categorically exempt pursuant to CEQA Guidelines section 15301, Existing Facilities Class 1 because the proposed use is within an existing private structure with negligible expansion of the prior commercial use.
- C. The proposed use will not cause impacts to the surrounding neighborhood related to noise, blight, criminal activity, parking, or traffic that are greater than any such impacts associated with a different commercial use.
- D. The proposed use will not place a burden on the provision of public services, including Police Department resources, that is disproportionate to other commercial uses.
- E. The establishment, maintenance or operation of the Cannabis, Retail use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city because the use is unobtrusive and will not generate significant neighborhood impacts due to its modest size and location within an existing commercial building.
- F. The proposed cannabis retail business use would serve to re-occupy a commercial building that has struggled with in the past with periods of vacancy and blighted conditions and would offer an additional form of retail use in the area.
- G. The proposed cannabis retail business use would be responsive to General Plan policies calling for the provision of complementary services within a neighborhood, because it will be of a small scale, located within an established commercial building, and easily accessible to residents in the area. It would also comply with policies calling for use of crime prevention through environmental design strategies to help enhance public safety and reduce calls for service. It further responds to Economic Development policies that call for identifying new market opportunities and economic revenue sources for the city.

- H. The proposed Cannabis, Retail Business use would be compliant with Zoning Ordinance development regulations pertaining to such uses as it would not result in any changes to the building structure, would require only a moderate amount of parking, which is well provided for at this location, and is not located within any of the land use buffers identified in Section 17.62.130(F)(2).
- I. The proposed project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA), in accordance with CEQA Guidelines pursuant to Section 15301, Existing Facilities. The project proposes to use existing tenant space and does not involve any new construction.
- J. Public notice of hearing has been given by mail to the applicant, local affected agencies and to all property owners within 300 feet of the subject property and has been published in the West County Times (West Contra Costa edition of the East Bay Times) in accordance with the requirements of Government Code Section 65905.
- K. Pursuant to Sections 17.54.050 and 17.16.070 of the Zoning Ordinance, the Planning Commission may a parking reduction to projects with on-street parking adjacent to the site, and there are 7 on-street parking spaces adjacent to the site such that the project will have 25 spaces where only 19 are required.

BE IT FURTHER RESOLVED that the Planning Commission of the City of San Pablo hereby approves this application for a Conditional Use Permit and Parking Reduction (PLAN2601-0012) subject to the following Conditions of Approval:

General Conditions

1. The Conditional Use Permit to allow a new Cannabis Retail Business Use is effective after the appeal period has elapsed.
2. If the Cannabis Retail Business Use granted by this Conditional Use Permit is discontinued for a period of six consecutive months, the Use Permit shall automatically expire.
3. The use shall be conducted in substantial compliance with the plans and application submitted to the Community Development Department in PLAN2601-0012. Minor amendments to this Conditional Use Permit may be approved by the Zoning Administrator if it is determined the overall intent of the permit is fulfilled.
4. The applicant shall maintain a current business license for each business on the site issued by the City of San Pablo at all times.
5. The applicant shall make any improvements to the facility that may be required

by the San Pablo Building Official pursuant to the inspection for a San Pablo business license.

6. Any new signage added to the building must be reviewed and approved by the Planning Division and a sign permit is required by the Building Division.
7. Non-compliance with any of the conditions of approval constitutes grounds for revocation of the business license and use permit.
8. The applicant shall obtain all necessary City of San Pablo Building and Public Works permits as well as any outside agency permits for water, waste, fire, County Environmental Health and any proposed work and shall submit payment of fees and agency permits and approval from relevant agencies for any proposed interior work.
9. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times. All scrap materials shall be stored in a container and shall be removed regularly.
10. Any and all construction improvements shall be designed by the appropriately licensed design professional. The standards imposed by the City for the private improvements shall be considered as minimum requirements and the standards may be increased by the design professional where judgment and prudence dictate.
11. Prior to construction, Applicant shall submit to City's Public Works Engineering Division, product and material cut sheets for key components, including storm drain pipes, manholes, inlets, street lights and pull boxes, if applicable.
12. Any abandoned pipes and other abandoned miscellaneous improvements shall be removed.
13. Any equipment such as backflow prevention devices, meters and transformers shall be screened with landscaping or other means, and not visible from the public right of way.
14. All applicable ordinances, regulations and requirements of Federal, State and local governments shall be met, including all the requirements of the City of San Pablo Municipal Code. All noise, building permit and grading permit requirements shall be met as applicable.

Operator Permit Performance Standards

15. Hours of operation. Cannabis retail businesses shall not be open to the public and shall not conduct retail sales or deliveries before eight a.m. or after ten p.m. on any day of the week.
16. Odor control. Odors shall be contained on the property on which the cannabis retail business is located.

17. Security, alarm, and video surveillance. Cannabis retail businesses must have security cameras installed, which shall be motion-sensored and capable of recording activity on the premises, including entry points to the property, and within all buildings and structures on the premises, including all entrances, exits, perimeter windows and all areas where customers and employees may have access, with the exception of any restroom area. Security cameras shall record twenty-four hours per day, seven days per week. The premises shall be equipped with, and at all times be monitored by, a secure web-based surveillance system. The camera and recording system must be of adequate quality, color rendition and resolution to allow the ready identification of an individual committing a crime on the premises and the ability to capture license plates entering and exiting the premises. The operator shall provide the chief of police remote access to any on-site web-based video surveillance to monitor remotely at any time. The City of San Pablo will only monitor video surveillance for law enforcement purposes related to in-progress or past crimes committed on the premises of a cannabis retail business. Additionally:

- a) Areas where cannabis is stored shall have camera placement in the room facing the primary entry door at a height which will provide a clear unobstructed view of activity without sight blockage from lighting hoods, fixtures, or other equipment.
- b) Cameras shall also be placed at each location where weighing, packaging, transport preparation, processing, or labeling activities occur. Cameras shall be positioned to record all weighing, packaging, transport preparation, processing, or labeling activities.
- c) At least one camera must be dedicated to record the access points to the secured surveillance recording area. At each point-of-sale location, camera coverage must enable recording of the customer(s) and employee(s) facial features with sufficient clarity to determine identity.
- d) Surveillance video shall be kept for a minimum of ninety days in a format that can be easily accessed for viewing. Operators shall be required to cooperate with all law enforcement investigations and provide video footage related to any such investigation upon request. Motion-sensor lighting and alarms shall be required and shall be professionally installed and monitored to ensure the safety of persons and to protect the premises from theft. Alarm and surveillance systems shall be equipped with a failure notification system that provides prompt notification to the operator of any prolonged surveillance interruption or failure of the system. All surveillance equipment, records and recordings must be stored in a secured area that is only accessible to management staff. Operators must keep a current list of all authorized employees who have access to the surveillance system or alarm system.
- e) An operator shall maintain up-to-date and current records and existing contracts on the premises that describe the location and operation of each security alarm system, a schematic of security zones, the name of any alarm installation company, and the name of any monitoring company. All monitoring companies shall be licensed by the California Bureau of Security and Investigative Services to monitor motion-sensor lighting and alarms.

Off-site monitoring and video recording storage of the premises by the operator or an independent third-party is authorized as long as standards exercised at the remote location meet or exceed all standards for on-site monitoring.

- f) All security measures installed on the premises shall have the capability to remain fully operational during a power outage.
- g) An operator shall maintain a minimum of a two-point security precaution that incorporates structures or physical barriers to regulate access to cannabis and money and prevents access of customers throughout the entire facility.
- h) Security guard(s) that are appropriately licensed by the California Bureau of Security and Investigative Services or approved equivalent shall be on-site during operational hours. Quantity and location of guard(s) shall be evaluated by the chief of police.
- i) Weapons and firearms are prohibited on the premises, unless authorized by the chief of police. This provision shall not apply to public officials engaged in official duty.
- j) Security measures shall be designed to ensure emergency access in compliance with fire safety standards.
- k) All structures used for cannabis retail business uses shall have locking doors, with commercial-grade non-residential locks, to prevent free access.
- l) Security measures shall prevent individuals from remaining on the premises of the cannabis retail business if they are not engaging in activities expressly related to the operations of the cannabis business.
- m) Bollards or equivalent structural bracing will be placed in close proximity to the vulnerable areas of the store, to include entrance and exit points, to prevent vehicles from targeting these areas. Depending on the site security plan, the chief of police can waive this requirement.
- n) Security measures shall include a transportation plan that details the procedures established for the safe and secure transport of cannabis, cannabis products, and currency to and from the cannabis retail business premises, including the transfer of currency for remitting city tax payments.
- o) Except for limited amounts of cannabis products used for display purposes, samples, immediate sales, and other authorized uses, all cannabis and cannabis products shall be stored in a secured and locked room, safe, or vault that meets approval of the chief of police. To the fullest extent possible, all cannabis and cannabis products shall be kept in a manner that prevents theft and loss, except for limited amounts used for the purposes of display or immediate sales.
- p) Panic buttons shall be installed in all cannabis retail business premises with easy access by employees and all employees shall be properly trained on its use.
- q) Any security bars installed on the windows or the doors of the cannabis business shall be installed only on the interior of the building in compliance with all applicable codes.
- r) Windows and roof hatches of the premises shall be secured from the inside with effective means so as to prevent unauthorized entry, and shall be

equipped with latches or a similar mechanism that may be released quickly from the inside to allow exit in the event of emergency in compliance with all applicable provisions in this code.

- s) Each cannabis retail business shall identify a liaison and provide contact information to the chief of police who shall be available at all times to meet with the chief of police regarding security measures and operational issues.
- t) Minimum lighting level of one-foot candle shall be provided at building entrances. All lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. Exterior lighting on the premises shall be balanced to complement the security/surveillance systems to ensure all areas of the premises are visible, and shall provide increased lighting at all entrances to the premises. The lighting required shall be turned on from dusk to dawn. The site security plan shall include a photometric plan meeting these requirements and fixture details if new or upgraded lighting is required. Parking areas shall further meet all requirements of Chapter 17.56 of the Zoning Code.

18. Insurance coverage. Cannabis retail businesses shall maintain at all times commercial general liability providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for liabilities arising from the operations of the business (including the acts and omissions of its employees, consultants, contractors, and subcontractors), products and completed operations, property damage, death, bodily injury and personal and advertising injury with limits of at least two million dollars per occurrence. The general aggregate limit shall be twice the required occurrence limit. The CGL coverage may be arranged under a single policy for the full limits required or by a combination of underlying policies with the balance provided by excess or umbrella policies, provided each such policy complies with the requirements set forth herein. Cannabis businesses shall also maintain comprehensive automobile liability (owns, non-owned, hired) providing coverage at least as broad as ISO CGL Form 00 01 on an occurrence basis for bodily injury, including death, of one or more persons, property damage and personal injury with limits of not less than one million dollars. The commercial general liability policy shall provide contractual liability, shall include a severability of interest or equivalent wording, shall specify that insurance coverage afforded to the city shall be primary, and shall name the city, its officers, and employees and additional insured. The city's risk manager shall have the authority to modify the insurance requirements for all cannabis businesses, from time to time, in his or her sole and absolute discretion.

19. Ledger. Cannabis retail businesses shall maintain, for a minimum of three years, a written accounting or ledger of all cash, receipts, credit card transactions, and reimbursements (including any in-kind contributions) as well as records of all operational expenditures and costs incurred by the permittee in accordance with generally accepted accounting practices and standards typically applicable to business records. Such ledger shall be made available to the city for inspection during business hours upon reasonable notice by the chief of police.

20. Inspections. To the extent permissible by law, the city shall have the right to enter and inspect any cannabis retail business for the purpose of ensuring compliance with the regulations of this section, provided that any such entry and inspection shall be conducted in a reasonable manner. The city shall also have the right to inspect any delivery vehicle for the purpose of ensuring compliance with the regulations of this section, provided that any such entry and inspection shall be conducted in a reasonable manner. Peace officers, whether in plain clothes or uniform, have the right to visit and inspect any cannabis business or delivery vehicle at any time during business hours without a search warrant, upon presentation of appropriate credentials. This includes inspection of all areas of the business premise or vehicle, including, but not limited to sales areas, back-of-house areas, storerooms, offices, closed or locked cabinets, safes, kitchens, and appurtenant buildings.
21. Notification. Within twenty-four hours after discovering any of the following, a cannabis retail business shall notify the police department:
- a) Diversion, theft, loss, or any criminal activity involving cannabis or cannabis products or any agent or employee or permittee.
 - b) The loss or unauthorized alteration of records related to cannabis or cannabis products, customers, employees or agents.
 - c) Significant discrepancies identified between inventory records and inventory.
 - d) Any other material breach of security.
22. On-site consumption. Cannabis shall not be consumed on the premises of a cannabis retail business.
23. A cannabis retail business shall notify the chief of police within three days of receiving any notices of violation or other corrective action ordered by a state agency or other local licensing authority, and shall provide copies of relevant documents to the chief of police.
24. A cannabis retail business shall notify the chief of police within three days of any staffing changes. New employees shall be subject to the same requirements of the initial application process.
25. Deliveries. Deliveries from locations originating within San Pablo shall only be permitted by cannabis retail businesses which have been granted an operator permit by the city. Deliveries shall be subject to the following standards:
- a) Any person who delivers cannabis shall have in their possession a copy of all licenses and permits required by the state of California and the city.
 - b) A licensed cannabis retail business which is authorized to conduct deliveries in San Pablo shall provide to the chief of police a list of all vehicles to be used for delivery of cannabis and cannabis products, including the vehicle's make, model, year, license plate number and vehicle identification number. The cannabis business shall update the list prior to any vehicle

- being added to or removed from service.
 - c) Cash shall be prohibited as a form of payment for cannabis delivery transactions at the delivery location. Payments shall be made via credit card, check, or other means of cashless payment or a cash payment shall be made in advance at the cannabis retail business location.
 - d) Delivery vehicles shall not be marked or otherwise identified with advertisements, the name of the cannabis retail business, or any other distinctive marking associated with cannabis.
 - e) Delivery of cannabis shall be directly to the residence or business address of the designated recipient; deliveries to any other location are prohibited.
 - f) Deliveries shall occur only between the hours of eight a.m. and ten p.m.
26. No business operations or retail merchandise shall be visible from the exterior of a building where a cannabis retail business is located.
27. Cannabis retail businesses shall ensure that advertising and marketing of cannabis and cannabis products are not targeted to individuals less than twenty-one years of age.
28. Regular meetings. Cannabis business operators shall schedule and be available for an in-person meeting with city staff not less than once every 90 days. These meetings shall be used to discuss ongoing operation of the cannabis business and any modifications to the operating permit necessary to maintain peace, order, and welfare of the public. City staff may waive these meetings at its discretion.
29. Operator qualifications. Cannabis retail business operators must meet the following qualifications:
- a) Operators must be twenty-one years of age or older.
 - b) Operators shall be subject to a background investigation by the chief of police at the time of application for a permit.
30. Failure to comply with any of the terms or conditions of this Use Permit is considered to be a violation of the City of San Pablo Municipal Code and is subject to the enforcement provisions prescribed by Chapter 17.10, Enforcement, and any and all other penalties and remedies that may be provided by law, including but not limited to revocation of this Conditional Use Permit.
31. Any Conditional Use Permit granted in accordance with the terms of the City of San Pablo Municipal Code may be revoked if any of the conditions or terms of such permit are violated, the use is discontinued, or if any law or ordinance is violated in connection therewith.
32. Indemnification: Pursuant to Government Code Section 66474.9, the applicant (including any agent thereof) shall defend, indemnify, and hold harmless the City of San Pablo and its agents, officers, or employees from any claim to attack, set aside, void or annul, the City's approval concerning this planning application,

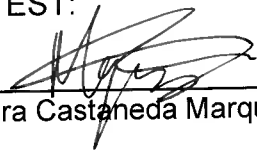
which action is brought within the time period provided for in Section 66499.37. The City will promptly notify the applicant of any such claim, action, or proceeding and cooperate fully in the defense.

BE IT FURTHER RESOLVED that the foregoing recitations are true and correct and are included herein by reference as findings.


Adopted this 24th day of March 2026, by the following vote:

AYES: COMMISSIONERS: Owens, Jackson, Feliciano
NOES: COMMISSIONERS: Morris
ABSENT: COMMISSIONERS: Gurdian
ABSTAIN: COMMISSIONERS:

ATTEST:



Sandra Castaneda Marquez, Secretary

APPROVED


Paul Morris, Vice Chair



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

Conclusion

This appeal is submitted in accordance with §17.16.080 and requests a **de novo hearing** before the City Council.

The appellant reserves the right to present additional evidence and argument at the appeal hearing.

Respectfully submitted,

Warsame Mohamed

Islamic Society of West Contra Costa County

[REDACTED]

[REDACTED]

Staff Responses to Appeal

The appellant, Warsame Mohamed, representing the Islamic Society of West Contra Costa County, formally submitted the below Grounds for Appeal on April 2, 2026. This attachment provides the staff responses (*italics*) to each of Appellant's statements (**bold**).

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.

Staff Response: In 2025, the City of San Pablo conducted an extensive public process to develop regulations for local cannabis operations. This effort culminated in the City Council adopting retail cannabis land use regulations under Ordinance 2025-001. These regulations established strict land use buffers around sensitive uses, which the City Council explicitly limited to elementary, middle, and high schools. Religious institutions were purposely excluded from the "sensitive use" definition. Because of the city's compact geographic size and the widespread distribution of religious facilities, including them would have resulted in a de-facto ban on all retail cannabis uses in San Pablo. Moreover, religious institutions are not primarily a youth-oriented use like schools. The proposed business fully complies with all mandatory buffer zones defined in Ordinance 2025-001.

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.

Staff Response: The applicant's Operator Permit submittal includes provisions to adequately address concerns around noise, blight, loitering, crime, and on-site consumption, as follows:

- *Noise and Neighborhood Blight: There is no evidence to suggest that the proposed use would generate greater noise or blight impacts than other comparable retail uses. Noise restrictions for commercial uses set forth in Municipal Code Section 17.50.060 are applicable to the proposed project. Further, there is no proposed noise-producing activity specific to the use; the use would operate like any other retail use in this zone.*
- *Loitering and Crime: A thorough Security Plan was prepared by the applicant and approved by the San Pablo Police Department as part of the Operator Permit process. This Security Plan includes thorough operations controls, camera coverage and personnel protocols to prevent crime at the site including ID verification at a designated check-in area before entering the retail area, a secured office and inventory room only managers can access, and training requirements for staff and security guards. On-site security guards would prevent loitering and cannabis consumption on the site, with at least two guards on site during operating hours and one guard on site during off hours.*
- *Parking: The San Pablo Municipal Code calls for 1 parking space per 300 square feet for General Retail Sales uses. The proposed 5,369-square foot retail cannabis dispensary would thus require 19 parking spaces. 18 spaces are proposed on-site. In combination with the 7 adjacent on-street parking spaces which may be counted towards the parking requirement, the use meets the required number of parking spaces per the Municipal Code. The proposed on-site parking would be more than adequate for the amount of customers spread throughout the day, with the typical customer spending between 5 and 15 minutes before leaving, and with no large events that would cause outsized parking demand.*
- *Traffic: The site is at the corner of San Pablo Avenue and Rheem Avenue, major thoroughfares that have the capacity to move a high volume of vehicles throughout the day. There is no evidence that the proposed retail use would cause traffic or parking impacts greater than those of other retail uses along San Pablo Avenue; furthermore, the traffic and parking demand for the proposed retail uses may be less than the traffic volume generated by the assembly use that previously occupied the property.*

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.

Staff Response: The City's Cannabis ordinance does not require retail cannabis uses to be buffered from Religious and Community Assembly. Additionally, the physical layout of the site inherently addresses any compatibility concerns:

- *Building Orientation and Access: The proposed retail dispensary faces away from the existing mosque. Its main entrance and parking lot is located on the north side of the retail building, away from the mosque on Rheem Avenue. Vehicular and pedestrian access is restricted to San Pablo Avenue.*
- *Physical Separation: The mosque similarly faces away from the project site, with its main entrances located across the street on Rheem Avenue.*
- *Operational Nature: The project functions purely as a standard retail store selling pre-packaged goods for off-site consumption, similar to any other commercial retail use permitted throughout commercial areas of the city. This site is in a commercial zone where retail activity is anticipated and would complement the surrounding retail uses. Hours of operation would be 8:00 a.m. to 10:00 p.m.*

In conclusion, the land use compatibility claims made by the appellant are not substantiated. The proposed use complies with all requirements of the San Pablo Municipal Code. Quality of life and neighborhood protections are adequately addressed through the project Conditions of Approval and Operator Permit. Because the proposed project and conditions of approval satisfy all cannabis ordinance and zoning requirements, staff concludes that all the required findings for Conditional Use Permit approval can be made.



STIIZY San Pablo LLC

Type 10 - Storefront Cannabis Retail with Delivery
CUP Application - REDACTED



CITY of SAN PABLO
City of New Directions

PLANNING DIVISION
1000 Gateway Avenue
San Pablo, CA 94806
Tel: (510) 215-3030
Fax: (510) 215-3014

Permit No: _____
Application Fee: _____
Application Date: _____
Hearing Date: _____

PLANNING APPLICATION FORM

<input type="checkbox"/> ADU/SB9	<input type="checkbox"/> Subdivision/Parcel Map
<input type="checkbox"/> Design Review (Minor/Major)	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> General Plan/Specific Plan Amendment	<input checked="" type="checkbox"/> Use Permit (Conditional/Administrative)
<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance/Minor Adjustment
<input type="checkbox"/> Lot Line Adjustment/Parcel Map	<input type="checkbox"/> Zoning Amendment (map/text)
<input type="checkbox"/> Sign Review	<input type="checkbox"/> Not sure/Other: _____

PROPERTY INFORMATION

Street Address: 13041 SAN PABLO AVE, SAN PABLO 94805
Assessor's Parcel No(s): 526-020-014 Zoning: SP2 - SAN PABLO AVENUE SPECIFIC PLAN
Present Use of Property: Vacant
Lot Size: 0.42 ACRE General Plan Designation: COMMERCIAL MIXED USE
Reason for filling this application: _____

To obtain a Conditional Use Permit for the operation of a state-licensed retail cannabis dispensary in compliance with the San Pablo Municipal Code

APPLICANT INFORMATION

Applicant/Authorized Agent: Tak Sato
Mailing Address: _____
Daytime Telephone: _____
Email Address: _____

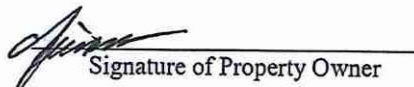
Property Owner (s): J R BUSINESS INVESTMENTS LLC - Joaquin Rodriguez
Mailing Address: _____
Daytime Telephone: _____
Email Address: _____

I HEREBY CERTIFY THE TRUTH OF THIS APPLICATION AND ACKNOWLEDGE THAT ANY INACCURACIES IN IT SHALL, AT THE CITY'S OPTION, RESULT IN AUTOMATIC INVALIDATION OF THE ACTION BASED THEREON AND THAT FINAL APPROVAL IS DEPENDENT UPON COMPLIANCE WITH CITY REQUIREMENTS.

JR

Signature of Applicant

11/20/20
Date


Signature of Property Owner

11/20/26
Date

APPLICATION REQUIREMENTS

Your application requires the following information to be submitted in electronic form:

- Completed Application form
- Letter of authorization from the property owner
- Legal description of the property
- Letter of explanation regarding the project
- Business plan (including hours of operation, # of employees, customer base, etc.)
- Plan Set Including:**
 - Site plans & floor plans with dimensions (including scale and north arrow)
 - Color building elevations with dimensions
 - Landscaping plans and Irrigation plans (can defer to plan check)
 - Parking lot Plan and Photometric study (can defer to plan check)
 - Color and materials sheet
 - Photos of the site (digital photos or jpegs preferred)
- Application Fee (non-refundable) payable to the City of San Pablo

The following will be required at the Plan Check Stage:

- Stormwater Control Plan (please visit <https://www.sanpabloca.gov/1142/Construction-Requirements> to see to see what requirements are in place for your project)
- Stormwater Control Plan for small projects (please visit <https://www.sanpabloca.gov/1142/Construction-Requirements> to see to see what requirements are in place for your project)/ Irrigation Plan
- Water Efficiency Landscape Ordinance (WELO). See this website for information: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>
- Geotechnical Report for properties in the Hillside Overlay District
- Other _____

Once we have determined that your application is complete, City staff will schedule the item for a Planning Commission hearing (if applicable to this project). Public notice of the hearing will be given by mail to all property owners within 300ft of the subject property and it will be published in the local newspaper, in accordance with the requirements of Government Code Section 65905. The Commission holds meetings on the fourth Tuesday of each month at 6:00 PM in the Council Chambers, 1000 Gateway Avenue, San Pablo, CA 94806 and are also livestreamed. You will be placed on the first available meeting agenda, generally forty-five (45) days from the determination of a complete application. If you would like staff to conduct a preliminary plan review before you submit the formal application, please contact Planning at (510) 215-3030 or via email at planning@sanpabloca.gov.

Planning staff is available from 7:30 a.m. to 6:00 p.m. Monday through Thursday on an appointment basis. If you have any questions, please contact us at (510) 215-3030 or via email at planning@sanpabloca.gov. We appreciate your business and cooperation. Thank you.

LANDLORD AUTHORIZATION TO OPERATE A CANNABIS DISPENSARY

Property Address:

13041 San Pablo Avenue

San Pablo, CA 94806

I, Joaquin Rodriguez ("Authorized Signatory"), certify that I am a duly authorized member, manager, or officer of the limited liability company identified below (the "Landlord"), and that I have full authority to execute this authorization on behalf of the Landlord.

The Landlord is the lawful owner (or authorized agent of the owner) of the real property located at **13041 San Pablo Avenue, San Pablo, California** ("Property").

The Landlord hereby acknowledges and authorizes **STIIIZY San Pablo**, or its affiliated entities, as the lawful tenant of the Property pursuant to a valid lease agreement, to use and occupy the Property for the purpose of operating a licensed commercial cannabis dispensary, including all activities permitted under applicable state and local laws and regulations.

This authorization includes, but is not limited to, the right to:

- Apply for, obtain, and maintain all required local and state cannabis permits, licenses, and approvals;
- Operate a retail cannabis dispensary and ancillary cannabis-related activities permitted by law at the Property; and
- Make tenant improvements consistent with the approved use and applicable permits.

The Landlord acknowledges awareness of the nature of the cannabis business to be conducted at the Property and consents to such use for the duration of the lease term, subject to compliance with all applicable laws, ordinances, and regulations.

This authorization is provided for regulatory and licensing purposes and may be relied upon by the City of San Pablo, the State of California, and any of their respective agencies or departments.

LANDLORD (LLC):

Legal Name of LLC: JR Business Investments, LLC

State of Formation: California

Address: 600 Laurel Pkwy CA 94564

AUTHORIZED SIGNATORY:

Name: Joquin Rodriguez

Title (Member / Manager / Officer): President

Signature: 

Date: 1/20/26

IDENTIFYING INFORMATION FOR OWNERSHIP AND MANAGEMENT

The name and address of each cannabis business owner and an explanation of the legal form of business ownership.

STIIIZY San Pablo LLC dba STIIIZY San Pablo is a California Limited Liability Company owned by James Kim and Tak Sato.



James Kim
50% Co-Owner and CEO



Tak Sato
50% Co-Owner and President



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PROPOSED SITE

Description of the proposed site. The site address, description of the premises, name and address of the property owner(s) where the cannabis business will be located, and a site plan and floor plan(s) of the proposed cannabis retail business.

Conceptual elevations of the building proposed to contain the cannabis retail business and any other necessary information that demonstrates the proposed means of compliance with the standards of the city's Zoning Code, adopted general plan, and any applicable specific plans.

DESCRIPTION OF THE PROPOSED SITE

Address: 13041 San Pablo Ave, San Pablo, CA 94805

APN: 526-020-014

Zoning: SP2 San Pablo Specific Plan

Present Use of Site: Vacant

Property Owner: JR Business Investments LLC

Legal Description: ANDRADE EXP TR LOTS 1 & 2 BLK 15

The proposed STIIIZY San Pablo Cannabis Retail Storefront is located at **13041 San Pablo Avenue**, at the signalized corner of **San Pablo Avenue and Rheem Avenue**, within a highly visible commercial corridor near the city boundary with Richmond. The site benefits from strong regional access, proximity to established retail anchors, and direct connectivity to major transportation routes serving West Contra Costa County.

San Pablo Avenue is a primary north–south arterial that carries several thousand vehicles daily and connects the cities of San Pablo, Richmond, and El Sobrante. The property is strategically positioned approximately one mile south of Interstate 80 access when traveling southbound on San Pablo Avenue, and approximately 0.5 mile from Interstate 80 northbound via San Pablo Dam Road. This accessibility supports efficient customer circulation while limiting traffic impacts to surrounding neighborhoods.

The proposed project is located within the SP-2 (San Pablo Avenue Specific Plan) zone, which is intended to promote reinvestment, adaptive reuse, and active commercial uses that enhance the vitality and appearance of the San Pablo Avenue corridor. The project advances the goals of the Specific Plan by reoccupying a vacant building with a high-quality, pedestrian-oriented retail use, introducing new activity along the street frontage, and improving the site’s aesthetics through targeted tenant and façade improvements. By activating an underutilized property and providing a well-managed commercial destination consistent with surrounding uses, the project supports the Specific Plan’s objectives of corridor revitalization, economic development, and long-term land-use compatibility.

Our property is a vacant **stand-alone commercial building** that is approximately **5,639 square feet**. The **upper floor is not included in the project scope and will not be utilized**. The retail storefront will occupy the ground floor, which includes a **3,111 square-foot sales area**, designed to accommodate customer flow entirely within the building. Customers will queue indoors on the sales floor, eliminating the need for exterior lines and minimizing impacts to adjacent properties. Typical customer visits are anticipated to last approximately **7–15 minutes**, depending on time of day.

The site includes a **fully enclosed, private on-site parking lot with 19 dedicated parking spaces**, which meets the City's parking requirement of **1 space per 300 square feet** (19 required / 19 provided). The parking lot will be graded, paved, striped and with a refresh on the landscaping. The private parking configuration ensures that all customer vehicle ingress and egress occur directly from **San Pablo Avenue**, a major thoroughfare, rather than through nearby residential streets. This design mitigates neighborhood traffic impacts and enhances overall site safety and circulation efficiency.

Trash enclosure location was intentionally selected to avoid adjacency to residential uses and is placed along the shared fence line near the adjacent gas station to minimize potential impacts to nearby residents.

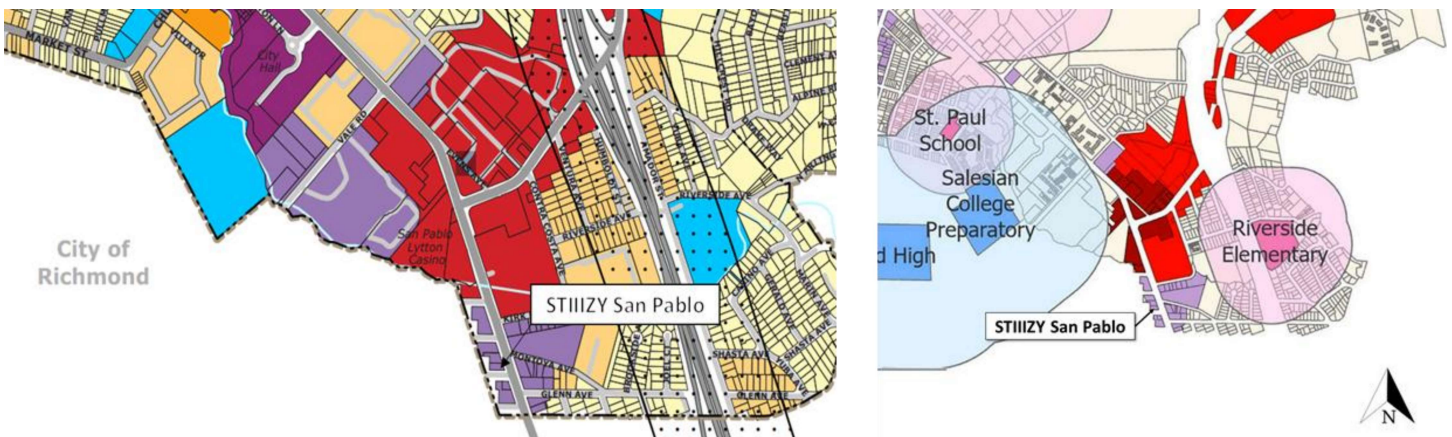
The surrounding area is characterized by established commercial and entertainment uses, including nearby regional destinations such as **Food Maxx, Planet Fitness, and San Pablo Lytton Casino**, reinforcing the site's compatibility with retail activity. While residential uses are present in the broader vicinity, the project's controlled access, dedicated parking, indoor queuing, and professional storefront design are intended to maintain a respectful and unobtrusive presence.

The **Islamic Society of West Contra Costa County** is located across Rheem Avenue from our proposed site. If approved, STIIIZY San Pablo's first action will be to proactively engage with the organization to introduce the team, open a line of communication, and address any questions or concerns directly. This outreach reflects the applicant's commitment to being a responsible and responsive neighbor.

As an added community benefit, the site will be supported by **24-hour on-site security personnel and comprehensive video surveillance**, contributing to enhanced safety for the property and the surrounding area. The building's modern, upscale interior design and professional exterior presentation will further elevate the corridor and reinforce positive commercial activation along San Pablo Avenue.

Overall, the property is well-suited for a cannabis retail storefront due to its strong arterial access, compliant parking supply, enclosed site design, proximity to established commercial uses, and operational measures that prioritize safety, neighborhood compatibility, and responsible customer management.

ZONING AND BUFFER MAP



We have reviewed the area and there are **no** sensitive uses within the various distances of our proposed location. As evidence, we have included the following list which indicates the closest sensitive uses of each type as follows:

Type	Name	Address	Distance
Kindergarten-Junior High School	St. David of Wales Catholic School	871 Sonoma St. Richmond, CA 94805	2,990'
Elementary School	Riverside Elementary School	1300 Amador St. San Pablo, CA 94806	1,631'
High School	Salesian College Prep	2851 Salesian Ave. Richmond, CA 94804	2,419'
Commercial Cannabis Business (Operational)	NUG El Cerrito	11888 San Pablo Ave. El Cerrito, CA 94530	1.54 mi
Commercial Cannabis Business (Non-Operational)	Off the Charts ("OTC")	3550 San Pablo Dam Rd. San Pablo, CA 94806	1.14 mi
Day Care Center	Rainbow & Dolphins by Centeno Lillyam	5009 Montoya Ave. #50 Richmond, CA 94805	688'

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STIIIZY

January 15, 2026

To: City of San Pablo
Community Development Department
13831 San Pablo Ave
San Pablo, CA 94806

RE: Letter of Explanation – Conditional Use Permit Application for STIIIZY San Pablo LLC
Project Address: 13041 San Pablo Ave, San Pablo CA 94805
APN: 526-020-014

To whom it may concern,

On behalf of STIIIZY San Pablo LLC, we respectfully submit this Letter of Explanation in support of our application for a Conditional Use Permit (CUP) to allow the operation of a state-licensed cannabis retail dispensary at 13041 San Pablo Avenue, San Pablo, California (APN 526-020-014).

The subject property is designated Commercial Mixed-Use under the City of San Pablo General Plan and is zoned SP-2 (San Pablo Avenue Specific Plan). The proposed use is consistent with the intent of both the General Plan and the SP-2 zoning designation, which promote the activation of underutilized properties and reinvestment along the San Pablo Avenue corridor.

The existing building is currently vacant and was formerly occupied by a church, resulting in an underutilized site along a prominent commercial corridor. The proposed project represents an opportunity to re-activate and revitalize a long-vacant structure through adaptive reuse, targeted tenant improvements, and modest exterior enhancements, bringing new activity, investment, and visual improvement to the surrounding area.

The project involves no expansion of the building footprint and will operate as a fully regulated, responsible retail use, with all activities contained indoors and in full compliance with City and State requirements. By reoccupying a vacant building and introducing an active, well-managed commercial use, the project will support corridor revitalization while remaining compatible with surrounding uses.

Sincerely,

STIIIZY San Pablo LLC

BUSINESS PLAN

DESCRIPTION OF PROPOSED OPERATIONS

HOURS OF OPERATION

Our operating hours are below and they will be within the limitations stated in SPMC § 17.62.130(I)(1):

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Start Time <i>(am/pm)</i>	8:00 am	8:00 am	8:00 am	8:00 am	8:00 am	8:00 am	8:00 am
End Time <i>(am/pm)</i>	10:00 pm	10:00 pm	10:00 pm	10:00 pm	10:00pm	10:00 pm	10:00 pm

All in-store purchases and deliveries must be completed during these times. To ensure compliance with our operating hours, our Point of Sale system FlowHub will only complete sale transactions between 8:00 am and 10:00pm.

Opening and Closing Procedures

At STIIIZY San Pablo, safe and complaint day-to-day operations begin before customers arrive each day. We have developed checklists based on our SOPs to ensure that employees strictly adhere to opening and closing procedures. Security guards will also be trained on these compliant procedures to ensure they are knowledgeable and capable of supporting our opening and closing teams. STIIIZY San Pablo employees will do the following daily pursuant to the checklist:

Opening Procedures

1. Overnight security will permit the cleaning team to perform their daily deep cleaning of the entire store.
2. Manager will unlock the door and turn off the alarm.
3. Manager will turn on the lights in the lobby, retail sales area, and back office areas.
4. Employees arrive at the retail storefront location and proceed to the employee parking area to park their vehicle.
5. Employees exit vehicle and perform a brief visual inspection of the outer perimeter of the facility for loitering, tampering, unlawful entry, or any other security or safety issue.
6. Employees ensure air conditioning/heat is set and turned on as appropriate.
7. Employees verify that carbon filters/HVAC are in working order and cannabis odor is not present inside or outside the facility.
8. Employees turn on and start computers and verify FlowHub is working.
9. Employees ensure all city and state cannabis and business licenses are properly displayed.
10. Employees ensure all educational handouts and other materials for customers are visible and available for the day’s customers.
11. Employees ensure all no-loitering signs, no consumption on-site signs and age requirement signs are properly displayed.
12. Employees turn on equipment at point-of-sale locations.

13. Employees check store email and respond to emails as necessary. Review other notes from prior night's closing team.
14. Manager will access the safe to withdraw appropriate amounts of cash for each point-of-sale.
15. Security and Employees verify that security cameras are working.
16. All employees verify that limited-access room key cards work and that cannabis and safe are secure.
17. Employees check that non-cannabis waste bins were emptied the night before and any empty boxes or containers are cleared away.
18. Employees check if the soap dispensers and first-aid box need replenishing.
19. Employees report any equipment failures to manager on site.
20. Employees sweep sidewalk and parking lot and pick up litter on adjoining public spaces outside premises.
21. Manager and Employees check all areas for cleanliness and any damage to property or vandalism.
22. Employees check reception desk for any messages from the closing employee.
23. Verify locked counters have adequate amounts of cannabis and that inventory is properly sealed, packaging is intact and not damaged, and all products are not otherwise defective, leaking, or damaged.
24. Manager meets with employees to review daily goals, duties, and objectives.
25. Manager checks off opening procedures checklist.
26. Employees unlock front door for customers at 8 am.

Closing Procedures

1. 15 minutes prior to closing, store will announce to customers that the store is closing.
2. Employees will verify that all customers have left the store.
3. After all customers have left, employees will lock the doors at 10 pm.
4. All cannabis products will remain on sales floor in locked cabinets.
5. General Manager will transfer all money from the registers to the safe.
6. General Manager will perform daily cash reconciliation.
7. General Manager and Floor Lead will check cannabis inventory levels and other materials such as child resistant packaging and will order more from headquarters as necessary.
8. Employees ensure retail counters, safe, and Inventory Room are locked.
9. Empty all non-cannabis waste bins and clear away any empty boxes or containers.
10. Review any complaints or other issues raised by customers or neighbors, log such complaints in the complaint record log and create mitigation plan to be executed as soon as possible.
11. Clean all working and computer surfaces, using company-approved cleaning materials and methods.
12. Set cooling or heating system for after-hours setting.
13. Leave any necessary messages for the morning shift the following day.
14. Enable all alarms.
15. Manager reviews and signs the closing procedures checklist.
16. Exit and lock doors.
17. Verify no loitering around the premises.
18. Check in with the overnight security guard/third party monitoring company.

By establishing and maintaining these types of operational and compliance checklists for our day-to-day operations, STIIIZY San Pablo will guarantee the safety of our customers and employees and adherence to state and local laws.

CUSTOMER CHECK-IN PROCEDURES

Age Verification and Registration

After the store opening procedures are completed, STIIIZY San Pablo will be ready for customers to be checked in starting at 8:00 a.m. daily in conformity with SPMC § 17.62.130(I)(1) (regarding hours of operation). Upon entering the store through the front entrance, every customer and medical patient will be required to present a valid form of identification at the reception area, or to Dispensary Sales Associate when entering the Retail Sales area. Customers and medical patients will not be allowed access to the Retail Sales area without first presenting a valid form of identification which has been verified by a Dispensary Sales Associate or Security Guard.

All employees will be trained on acceptable forms of identification according to state regulations, a summary of which is included below, and will scan IDs using iPads:

1. If the customer is 21+ years of age and entering the dispensary area, the customer must provide:

- a. A document issued by federal, state, county, or municipal government, or a political subdivision or agency thereof, including a valid motor vehicle operator's license, that contains the name, date of birth, height, gender, and a photograph of the person;



- b. A valid identification card issued to a member of the Armed Forces that includes the person's name, date of birth, and photograph; or

- c. A valid passport issued by the United States or by a foreign government.

2. If the customer is 18-20 years of age, the customer must provide one of the previously mentioned forms of identification and possess a valid physician's recommendation or a Medical Marijuana Card. Under no circumstances will doctor recommendations be provided or obtained at the dispensary.
3. If the medical patient produces a valid physician's recommendation, the Dispensary Sales Associate will confirm the recommending physician's license is active and in good standing using the California Medical Board's online license verification platform BreEZe. Upon verifying that the physician is in good standing, the Dispensary Sales Associate will utilize the online verification system provided by the physician to verify that the medical recommendation is still valid. If online verification has not been provided by the physician, the Dispensary Sales Associate will call the physician's office to manually verify the recommendation.
4. If the medical patient produces a state issued medical cannabis identification card, the Dispensary Sales Associate will utilize the official website http://mmic.cdph.ca.gov/MMIC_Search.aspx administered by the California Department of Public Health to confirm that the medical cannabis identification card is still valid.
5. Only customers verified to be over the age of 21 and medical patients verified to be over the age of 18 will be allowed to remain on the premises.

- Dispensary Sales Associates will not accept any form of identification that is physically adulterated in any way that impedes the employee from verifying the individual's identity to include the photograph, physical attribute descriptions, and physical address location. Dispensary Sales Associates will not accept identification that is expired. Dispensary Sales Associates will be trained by security personnel to recognize false and adulterated forms of identification, and any individual caught presenting false information will be banned from the facility.

Once the Dispensary Sales Associate has verified the guest is legally of age to enter the dispensary, the Dispensary Sales Associate will register the guest within the point-of-sale system, FlowHub, by taking a photograph of the front and back of the guest's valid identification, all within the FlowHub software.

The screenshot displays the FlowHub software interface for a cashier. At the top, there are navigation tabs for 'CASHIER', 'CHECKOUT', 'SALES', and 'ORDER AHEAD'. The user is identified as 'Lilo Lee' in 'High Tide - CA'. The main profile for 'Ronald Reagan' shows a balance of '500 pts. (\$50.00)' and buttons for 'EDIT PROFILE', 'RETURN TO QUEUE', and 'CUSTOMER LEFT'. The profile includes 'Customer Notes' (Loves cannabis, particularly flower. Super loyal. Just can't say no.), 'Purchase Habits' (Avg. Spend: \$102, Last Sale: 5 days ago, About 3 sales/month), and 'Top Categories' (Flower: \$37 Avg., Edibles: \$20 Avg., Concentrates: \$42 Avg.). A 'PURCHASE LIMITS' section shows a progress bar. The shopping cart contains items like 'Maui Wai | 3.5g' for \$40.00 and a '\$5 off Flower' discount. A 'Purchase Habits' overlay shows a monthly spend of '\$243' with a '+20%' increase and a line graph. The cart summary shows a subtotal of \$33.87, discounts of -\$5.00, taxes of \$11.13, and a total of \$40.00. Buttons for 'SEND TO FULFILLMENT' and 'COLLECT PAYMENT' are visible.

Once a profile has been created, Sales Associates can digitally confirm doctor's recommendations for medical patients, ensure that a customer does not exceed daily purchase limits, and confidentially maintain customers' contact information and purchase history in case a product recall is ever required. Additionally, check-in for returning customers will only require scanning of the acceptable form of identification after Dispensary Sales Associates have examined the authenticity of the identification, which will speed up the check-in process for repeat customers. Once the identification has been verified and the customer has been checked in at the front, the customer will be permitted to enter the Retail Sales area through the lobby doors separating the retail floor.

Our robust SOP for confirming customer identification is compliant with all state and local regulations and is designed to ensure customer and employee safety and prevent cannabis diversion. We dedicate an entire training session to teaching employees about what constitutes an acceptable form of ID to ensure that no one underage is ever admitted into our store. Our use of state-of-the-art technologies, and the fact that IDs are checked a second time at the time of purchase, help to ensure that our products never reach the hands of minors.

Lobby Signage

STIIIZY San Pablo will prominently post notices at the entrance to the dispensary clearly and legibly stating that no person under the age of 21 (except a medical patient over the age of 18) is permitted on the premises. STIIIZY San Pablo will also conspicuously post in the lobby the original copy of the commercial cannabis permit issued by the city, the original of the California State Cannabis License and all other permits and licenses required to operate our store. These licenses will let the customers know that we are fully licensed and authorized to sell cannabis at this location.



Entry Control System

Per the occupancy limits, only 8 customers are permitted to wait inside the 113 square foot lobby. We anticipate this to be a short stop upon entrance to retail floor that will hold up to 50 occupants and customers line up to make their purchase. Should there be long lines during high volume retail days, the line will continue outside onto the edge of our parking lot. Lines out the door are only expected on Grand Opening Day. Security will monitor the line to ensure customer and patient safety. Access to the sales floor will be monitored at all times to ensure that anyone who has not checked in at reception will not be permitted to enter the Retail Sales area.

One-on-One Customer Experience

We ensure each customer and patient receives the highest quality experience by assigning a personal Sales Associate to each guest. At STIIIZY San Pablo, guests will be called to the counter where a Sales Associate will be waiting to explain our product offerings, make recommendations, and answer any questions someone might have. Sales Associates will be trained to be polite and engage in active listening with all guests. Sales Associates will also be knowledgeable of all products we carry along with dosage information and safety precautions.

STIIIZY San Pablo will make cannabis goods available for supervised customer inspection. It is our policy to ensure that customers may not access the cannabis goods without assistance from an employee, referred to as the “No Hands Policy”. Glass display cases secure cannabis goods and prevent unsupervised customer inspection. Once the customer decides what they will purchase, the Sales Associate will request the customer’s identification a second time (first outside the retailer, second at the reception desk) for additional security and pull up the customer’s profile that has been created in the FlowHub point-of-sale system.

After verifying the identification and customer’s profile and confirming that the customer has not already exceeded the daily limit of cannabis purchases, the Sales Associate will unlock the back of the glass case and

examine the selected products to ensure that the packaging is in good condition, warnings are legible, the product is not expired, and the tamper-evident seal is still intact.¹ After ensuring the product is permitted to be sold, the Sales Associate will scan the products into FlowHub, seal the products in an opaque exit package, and complete the sale. With each purchase, an educational brochure containing product information such as potency, absorption time, and cultivar-based effects is made available to customers. All cash handling will be in full view of a surveillance camera, and at no point during cash handling will the cash be obscured from the camera.

NUMBER OF EMPLOYEES

At our initial opening, we anticipate hiring 15 to 25 employees for retail operations. When the store opens in the morning, the store will have approximately 5 to 6 retail employees on-site. At full capacity — typically from 4-7 pm – we anticipate 10 employees on-site at the retail facility.

Our aim is to provide an unparalleled shopping experience. This means providing ample opportunity for customer education, while also ensuring short wait times for shoppers. Our staffing plan promotes both for the customer.

The General Manager will supervise the entire retail operation and the Floor Leads will assist the General Manager in supervising all of the operations at the store. In addition, Operations Associates will support sales floor operations and delivery operations. They will refill inventory and accept inventory deliveries, reconcile inventory, accept phone and online delivery orders and prepare delivery packages for the Delivery Drivers, properly dispose of garbage and provide other operational support.

STIIIZY San Pablo intends to hire the following positions. Some of the following roles overlap with the same employee.

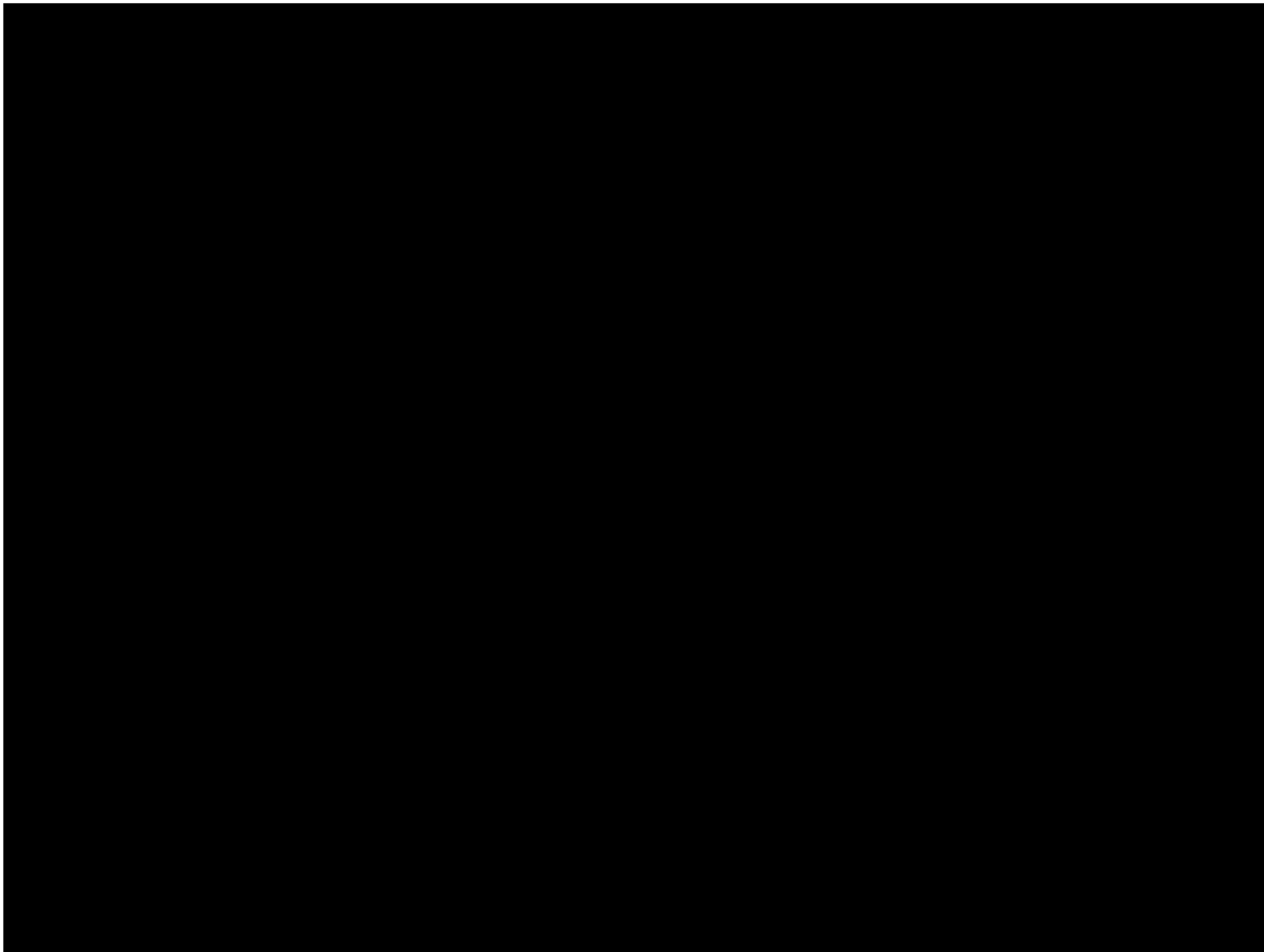
General Manager	1	Developing, executing, and evaluating short- and long-term strategies; Acting as the face of the company along with senior management of STIIIZY, i.e., communicating with the public, government entities, and stakeholders on behalf of STIIIZY San Pablo; Creating and implementing STIIIZY San Pablo’s vision, mission, culture, and values.
Assistant Manager	3	Overseeing day-to-day administration, operations, resources, and employees; Overseeing an infrastructure that aligns with STIIIZY San Pablo’s vision, mission, cultures, and values and surpasses company goals; Evaluating organization performance; Building relationships with customers and vendors; Handling internal affairs.
Floor Leads	3	When not working on the sales floor with customers, Floor Leads collaborate with inventory control to ensure accurate product counts, proper labeling, and organization of products on the floor. Ensure strict adherence to all legal and regulatory requirements. Assist in onboarding new employees & provide ongoing training. Oversee cash handling procedures & maintain accurate financial records. Assisting in the store’s opening and closing protocols. Receiving deliveries from distribution vehicles; Updating all inventory whenever received, moved, returned or sold and ensuring integration with METRC
Dispensary Sales Associates	8	Assisting customers with product selection; Performing quality checks prior to releasing products to customers; Offering customer service, including customer

		education and complaints handling; Operating the point-of-sale system to process sales and record customer info; Maintaining and monitoring the retail sales floor.
Delivery Drivers	3	Delivering customer orders to customers; Checking customer IDs when making deliveries; Ensuring all proper manifests and delivery logs are kept and maintained in the delivery vehicle; Checking delivery vehicle for adequate electricity.
Security Guards²	3	Greeting visitors and agents to assure them that STIIIZY San Pablo is taking all necessary safety precautions; Ensuring security systems (e.g., video surveillance system, alarm system) remain operational; Monitoring and patrolling STIIIZY San Pablo’s premises to identify and respond to security risks 24 hours per day.

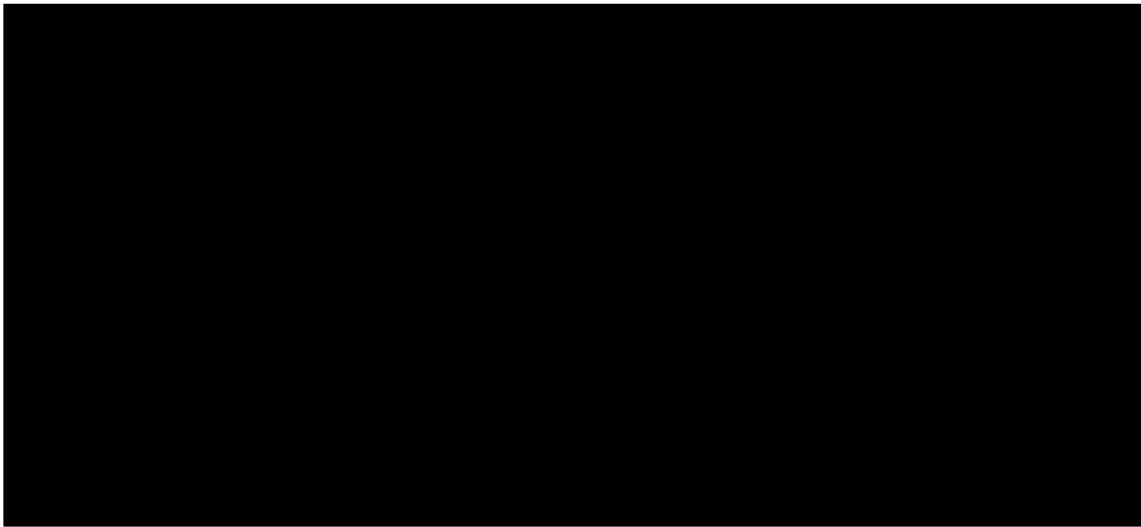
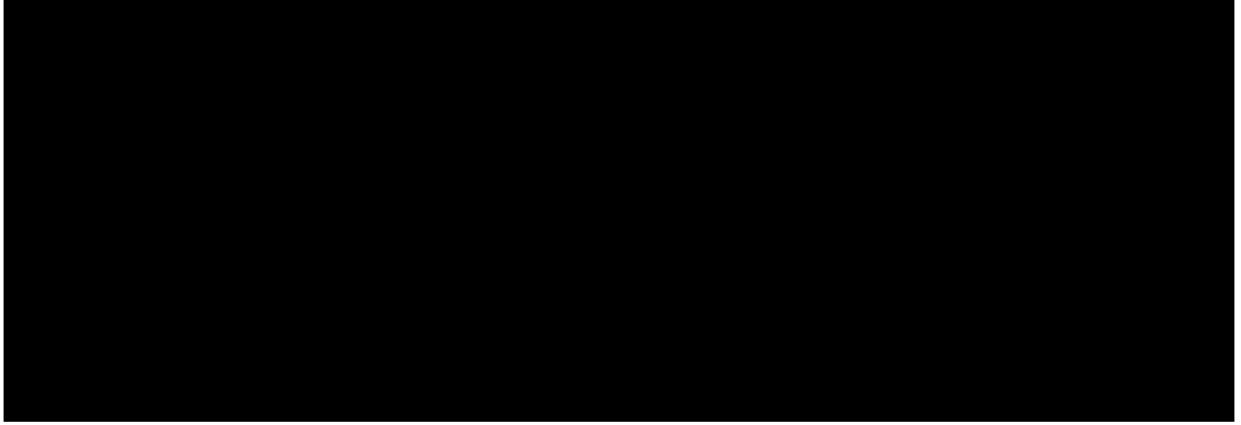
STIIIZY San Pablo forecasts its revenue increasing 15% in the first year and 10% in years 2 through 5 and additional retail, operations, and check in staff will be hired in proportion to our revenue growth. As noted previously, all of our full time and part time employees will enjoy the protections of the Collective Bargaining Agreement with the UFCW, subsidized health and dental insurance, and sick leave and paid time off.

RECEIVING DELIVERIES DURING BUSINESS HOURS

Location and Procedures for Receiving Deliveries during Business Hours



² Security guards will be a third party contractor’s employees and not direct employees of STIIIZY San Pablo.



- Each item will also be inspected to confirm that the products have not been adulterated with all packaging intact.
- A Floor Lead will then verify that the certificate of analysis (“COA”) received from the distributor is:
 - The COA that corresponds to the goods;
 - Identical to the corresponding COA recorded in Track and Trace; and
 - Less than 12 months old.

- A Floor Lead will then confirm that each product is labeled with the batch number that matches the batch number on the corresponding COA and that the label on each product is consistent with the COA regarding cannabinoid content and contaminants required to be listed by law.



- Once the contents and amount of the products are confirmed, they will immediately be entered into STIIIZY San Pablo’s inventory platform FlowHub and METRC’s Track and Trace system.
- No cash will ever be exchanged at the drop off to further reduce the risk of a robbery.
- Finally, one surveillance camera will track the vehicle’s entrance into the loading area and the entire off-loading process.



INVENTORY CONTROL PROCEDURES

STIIIZY San Pablo will use FlowHub, which will be connected to the State of California’s METRC track and trace system, to track and monitor all of our cannabis and cannabis products while under our possession. The following sections describe the various procedures taken to prevent diversion at each step of the inventory process.

Point-of-Sale System and How It Interacts with METRC Track-and-Trace

STIIIZY San Pablo will use the inventory tracking and point-of-sale system, FlowHub, which is integrated with California’s METRC system. Products are scanned into FlowHub and the movement of goods is updated in the system so that management knows where a product is at all times. Employees will be trained according to our Inventory Control and Reconciliation SOP which will ensure that all inventory which is received, sold, placed on display, returned by a customer or moved from the secure Inventory Room to the Retail Sales area is entered into the system immediately so that the location of the cannabis goods in the system is accurate. FlowHub will also register the following customer information onto the system which syncs automatically with METRC and the other retail stores we operate:



- Name
- Address
- Date of Birth
- Photo ID
- Height and Weight
- Past Purchase Records to inform the customer of potential recalls
- Email and Phone Number
- Whether the customer has a Medical Card

Additionally, as seen by the image below, FlowHub has been validated by the State of California as a “validated integrator” with California’s METRC system:

VALIDATION LEVEL	VALIDATION AREAS	INTEGRATED WITH
Alaska - Full Validation Colorado - Full Validation Louisiana - Full Validation Maryland - Full Validation Michigan - Full Validation Missouri - Full Validation Nevada - Full Validation Oklahoma - Full Validation South Dakota - Full Validation	California - Full Validation District of Columbia - Full Validation Massachusetts - Full Validation Maine - Full Validation Mississippi - Full Validation Montana - Full Validation Ohio - Full Validation Oregon - Full Validation West Virginia - Full Validation	California Plants Packages Locations Items Harvests Sales Strains

All of this information permits STIIIZY San Pablo to contact customers in case of an emergency like a recall or defective product. FlowHub permits our sales team to send direct messages to customers regarding store sales if the customer has opted in to receive such information.

Additionally, the FlowHub POS system is integrated into the METRC Track and Trace system so that all sales, returns and movement of inventory in and out of the store is automatically sent via METRC to the State of California. FlowHub also keeps track of past purchases, so a customer does not exceed the legally permissible amount. This tracking system is used to prevent the excessive purchase of cannabis goods and their possible diversion to minors.

The FlowHub platform will also track the following data as part of our inventory control procedures:

- All inventory at STIIIZY San Pablo at any given time broken down by SKU, amount or count, price paid, expiration date (if any), date of receipt into the facility and current location;
- All sale transactions, which can be broken down by customer, date, amount, price paid, taxes paid or owed, day, week or month; and
- All orders which have been placed by our purchasing team that is expected to be delivered and the expected time of delivery, the purchase price and form of payment. Any adjustments and batch closures sync automatically with California's METRC System.

Thanks to our experience at our various retail stores, we know that the key to diversion prevention is timely and accurate recordkeeping. With the comprehensive and detailed information tracked by FlowHub and METRC, every purchase of product by our purchasing team, every delivery of inventory into our facility, every sale of product to a customer, every return and every product disposed of will be accurately tracked on a real time basis. Additionally, all cannabis goods, except for limited amounts used for display purposes or immediate sale, will be securely stored in the Inventory Room at all times, and the entrance to all storage areas will be surveilled, locked and under the control of management. Policies like these, in conjunction with the FlowHub POS system, work to limit the potential for loss and diversion.

STIIIZY San Pablo will provide any and all information regarding historical transactional data and inventory to the city of San Pablo as the city sees fit. Most of the cities in which we already operate require monthly sales data for tax payment purposes, and STIIIZY San Pablo will be prepared to provide monthly sales data to San Pablo as well.

In event of a disconnection from the METRC Track and Trace system, STIIIZY San Pablo will maintain a record of all information until such time as connection is reestablished and the information can be updated on FlowHub and METRC.

Inventory Receipt Track and Trace

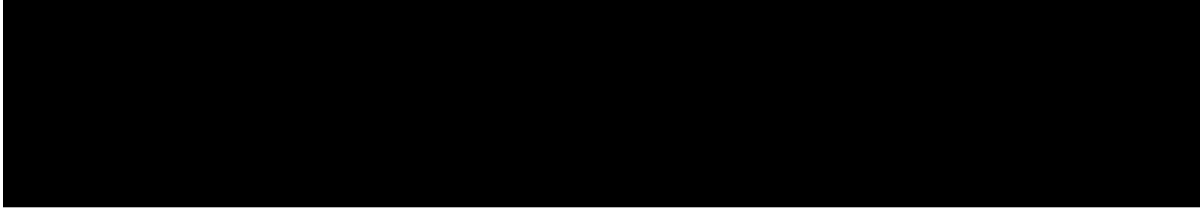
Any time inventory is received by our retail operations team, the following information will be entered into our FlowHub inventory tracking software:

- Date and time of entry into the facility;
- Price paid for the batch, including taxes, delivery fees and any other charges;
- Exact location of the product within our facility (e.g., Retail Counter 2, Inventory Room C-12);
- The name and license # of the manufacturer or cultivator who provided the batch;
- The unique identifiers and batch number associated with the batch;
- A description of the cannabis goods with enough detail to easily ID the batch;
- The weight of or quantity of units in the batch; and
- The best-by, sell-by or expiration date of the batch.

Should there be any discrepancy between the type or quantity of cannabis goods specified in the shipping manifest and the type or quantity received by STIIIZY San Pablo, the discrepancy shall be recorded in the METRC Track and Trace system, and in any relevant business records. If necessary, the delivery will be rejected and the vendor will be contacted immediately.

Inventory Storage and Tracking

STIIIZY San Pablo will implement, storage-area protocols to maintain the quality and security of its cannabis goods. All inventory storage will be designated as limited-access. The following inventory storage procedures help prevent diversion:



Flower and cannabis products will be stored in the batches in which they are received and will be pulled using the first-in, first-out (“FIFO”) method. All products on the Retail Sales area that contain cannabis will be stored within the locked display counters. The other displays on the Retail Sales area will not contain the product but rather empty packages used to market the products. Products, such as gummies and flower, that are used for display within the glass display counters will be changed out every two weeks and destroyed according to state and local regulations.

Any time inventory is received by STIIIZY San Pablo’s operations team, the name and description of the delivery, measurement of the quantity, date and time of the receipt of the goods, expiration date, name and license number of the distributor that transported the cannabis goods, and the total price paid for the cannabis goods, including taxes, delivery fees, and any other charges, will be entered into STIIIZY San Pablo’s internal inventory records and into the FlowHub system at the time of the receipt. FlowHub and STIIIZY San Pablo’s internal inventory records are updated again whenever the inventory is moved from the secure inventory storage room to the sales floor.

These stringent inventory tracking procedures help ensure that every piece of inventory is accounted for and substantially reduce the likelihood of any products being diverted. These tracking procedures also assist the company track down the diversion event if diversion ever occurs.

Inventory Reconciliation

Inventory reconciliation is performed [REDACTED] by the General Manager and Assistant Managers. The Assistant Manager will first review and organize every product of inventory as of [REDACTED]. [REDACTED] The Assistant Manager will then verify that each piece of inventory is accounted for whether it be via sale, securely sitting in a retail counter or the Inventory Room, or returned and/or destroyed for quality control reasons. The Assistant Manager will also conduct “spot checks” of inventory received [REDACTED] to ensure that all recent deliveries are also accounted for. The General Manager will then conduct the same process to reduce the possibility of human error.

If any discrepancy is discovered between our inventory data and the physical amount of inventory in our store, FlowHub and our internal inventory records will be examined to ascertain the reason for the discrepancy. If the discrepancy cannot be identified through the review of our inventory records, security will be contacted to review the video surveillance footage to identify the discrepancy. If the inventory is determined to be stolen, the DCC and law enforcement will be identified within 24 hours as pursuant to 4 CCR § 15036. If the inventory is not determined to be stolen but is still deemed “significant” because the discrepancy is at least 3 percent of average monthly sales, the DCC and local law enforcement will be notified in accordance with 4 CCR § 15034. All inventory records will be stored and maintained for a period of 7 years.

Inventory Policies to Prevent Diversion

The following policies and procedures work together with STIIIZY San Pablo's strict hiring policies to prevent employee theft:

- Employees are required to notify management if they witness or suspect internal theft, inventory discrepancies, or record tampering;
- [REDACTED]
- Employees will be required to sign a consent to search policy as condition of employment (including their person, possessions, and vehicles while on the premises);
- Employees will be required to check in all bags in a secure locker next to the break room; and
- Employee movement will be tracked by their access of employee-only areas with their identification cards, which act as FOB keys, as well as surveillance cameras.

To date, there has not been a single instance of employee theft according to our inventory records.

Inventory Records Maintenance

All inventory tracking is done through our POS system, FlowHub. Because all record keeping is done electronically, various reports can be generated immediately upon request which follows SPMC § 17.62.130(7)(C). All inventory records, and dispensary records for that matter, will be maintained for a minimum of seven (7) years should the City of San Pablo make a records request of STIIIZY San Pablo.

Such records that are maintained electronically include sales receipts, delivery manifests, patient/customer information, inventory levels, employee information and more. Additionally, any records that are first recorded on paper and then transferred to FlowHub, are also maintained in their original condition on-site and in a locked filing cabinet within the secured Inventory Room. Records will be kept electronically 1) within our FlowHub software platform, 2) within our own file storage application within Box.com and 3) within our Google Cloud network as a backup.

Environmental conditions at the facility will be maintained in order to preserve said documents for a minimum of seven (7) years.

PROPOSED PRODUCT LINE

Description of proposed operations. A description of the nature of the proposed commercial cannabis retail business, product types, average or expected sales amounts by product type, average or expected amount of cannabis storage, and sources of cannabis.

Product Types

Customers at STIIIZY San Pablo will be able to choose from over 800 SKUs and 12 different types of products, including flowers, oils, vapes, pre-rolls, topicals, and edibles. We are currently engaged with over 70 licensed California vendors to provide this type of variety to our customers. Additionally, our 15 in-house brands, including STIIIZY, Honeyleaf, BLSTD, and Sessions are the most popular brands in California. According to market research firm, BDSA, we were named 2021 Best Selling Cannabis Brand in California. Our products are currently carried at 90% of cannabis retail stores in California and many of our customers cite our vast selection of these in-house brands as one of the main reasons they continue to return to our stores.

Brand names for some of our different types of products we will carry are as follows:

Type, Quantity, and Value of Products

STIIIZY San Pablo anticipates the following product types for retail sale based on other stores in the Contra Costa County area. The quantity and value are on a monthly basis.

Type	Monthly Quantity	Wholesale Value ³	Description
Flower			STIIIZY San Pablo will carry a wide variety of cannabis strains from across California. STIIIZY San Pablo’s curated cannabis inventory will feature high-quality, laboratory-tested cannabis at all price points. THC content on cannabis will range from 10% to 35%. Cannabis flower varieties will include indica, sativa, and hybrid. Brands we will carry include our own popular STIIIZY brand as well as Alien Labs, Glass House Farms, Riverview Farms, and many other reputable brands.
Pre-Rolls			A pre-roll is a pre-rolled cannabis joint. STIIIZY San Pablo will carry pre-roll joints from a variety of licensed cultivators. THC content will range from 10% to 35%. Cannabis varieties will include indica, sativa, and hybrid. Brands include STIIIZY, Jeeters, Lowells, and Connected Cannabis.
Concentrates			STIIIZY San Pablo plans to carry live resin, budder, sauce, sugar leaf, and crumble. Brands include STIIIZY, Raw Garden, and Blue River.
Vapes			Vaporizers—also known as vape pens—are devices used to heat cannabis for inhalation. Vaping devices heat dry cannabis flower or oil concentrate to a temperature below combustion, usually in the range of 180–200°C (356–392°F). The heat releases active compounds from the cannabis and turns them into a vapor that can be inhaled. THC content of vapes will range from 35% to 90%. Brands include STIIIZY, Raw Garden, Alien Labs, and Blue River.
Oil Cartridges or Pods			An oil cartridges or pod is a pre-filled container of cannabis oil or concentrate designed for use with an e-cigarette or vape rig. Cartridges and pods come in multiple formats, from threaded cartridges that twist onto a battery to pods that magnetically snap into place. THC content of oil cartridges ranges from 35% to 90%. Brands include STIIIZY, Raw Garden, Sherbinskis, and Connected Cannabis.
Edibles			Edibles are food infused with cannabinoids. Cannabis edibles come in many forms, including brownies, cookies, gummies, and mints. Any recipe that calls for butter or oil can be readily infused with cannabis. The body processes edible cannabis differently than inhaled cannabinoids. When cannabis is ingested, cannabinoids enter the bloodstream through the stomach and

³ Note that this is the wholesale value and not the price to be sold to our customers.

		liver, which increases potency and delays the onset of effects. Cannabis edibles typically contain 5–10 milligrams of THC per serving, with a maximum of 100 milligrams of THC per edible cannabis good. Brands include STIIIZY, KIVA, and WYLD.
Beverages		Cannabis-infused beverages are ingested like edibles. Cannabis-infused beverages include seltzers, sodas, non-alcoholic “hoppy water,” and other drinks. Cannabis-infused beverages contain 5–10 milligrams of THC. Brands include Keef, Unle Arnie’s, and Cann (Note that we will not sell cannabis infused alcoholic beverages).
Topicals		Topicals are cannabis-infused lotions, balms, and oils that are absorbed through the skin for localized relief of pain, soreness, and inflammation. Because they are non-intoxicating, topicals are often chosen by patients who want the therapeutic benefits of cannabis without the cerebral euphoria associated with other delivery methods. Brands include Papa & Barkley, Mary’s Medicinal, and Apothecanna.
Tinctures		Tinctures contain a range of cannabinoids and are administered orally, sublingually, or in tandem with a beverage. Tinctures are often packaged in small glass bottles with droppers as caps for convenient dosing. They offer patients a method of consumption that does not require combustion or inhalation. Tinctures typically contain 100 milligrams of THC. Brands include Papa & Barkley, and Care By Design.
Capsules		Capsules are cannabis in pill form, typically used as a vehicle to administer medication through ingestion. Capsules can contain any form of cannabis and specific ratios of cannabinoids. Capsules often function as safer alternatives to vaping or smoking cannabis. Capsules typically range from 5 to 10 milligrams of THC. Brands include Papa & Barkley, Mary’s Medicinal, Breez, and ABX.

Percentage of Flower and Manufactured Products



In line with STIIIZY San Pablo’s vision of offering a high-end yet inclusive environment, we will offer high-end artisanal products such as Cannabiotix at \$65 per one-eighth ounce, but also affordable products for cost-sensitive customers such as our in-house Blaze 420 at \$22 per one-eighth ounce, which is significantly less expensive than the average price of cannabis at other legal dispensaries in California.

STIIIZY San Pablo will not sell alcohol or tobacco products at our dispensary and will not allow on-site consumption of alcohol, tobacco products, or cannabis products by patrons or employees.

Cannabis Inventory



Sources of Cannabis

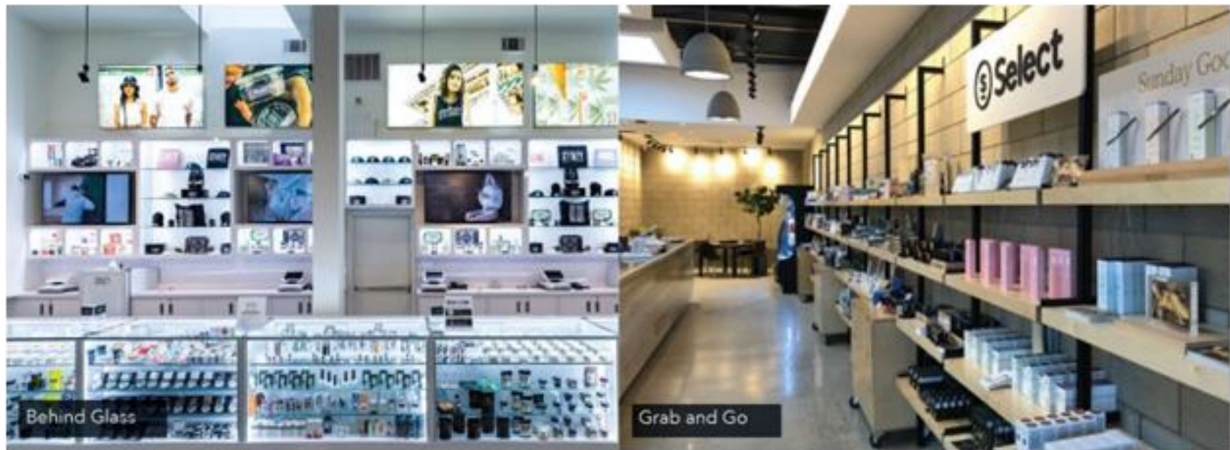
As we are part of a vertically integrated cannabis company, a majority of our stock will be sourced from our own distribution operations. In addition, we will source other local and state-wide products from our pre-vetted vendors such as:

- Cabo Connection and Barlow Printing – License # C11-000488-LIC
- Happy Fruit – License # C11-0001274-LIC
- The Syndicate Lancaster – License # C11-0000650-LIC
- Kushy Punch – License # C11-0000582-LIC

PRODUCT HANDLING PROCEDURES

Product security and ensuring that no products are diverted out of the store are some of STIIIZY San Pablo's main priorities. The following product handling procedures have contributed to our success rate:

- The layout of the store, with all products secured behind glass retail counters, will ensure that products are never accessed by customers until they have purchased the products. See below for a comparison of our store in Los Angeles to another company's grab-and-go store.



- Per 4 CCR § 15025(a), all operations will occur entirely inside of STIIIZY San Pablo's building, which will be secured, locked, and fully enclosed with a ceiling.



- After a customer has completed a purchase, the Sales Associate will place the products in an opaque, child proof bag and the security guards will ensure that customers do not consume the products in the store or within vicinity of the store.



- Finally, our FlowHub system will also track the amount of cannabis a customer or medical patient has purchased on any given day at any of its stores. Any purchase which will exceed the daily limit will be prevented by FlowHub, further reducing the risk that a customer will purchase excessive amounts with the intent of diverting them to persons under 21 years old.

Product Inspection

STIIIZY San Pablo will make cannabis goods available for supervised customer inspection. It is STIIIZY San Pablo's policy to ensure that customers may not access the cannabis goods without assistance from an employee. Glass display cases secure cannabis goods and prevent unsupervised customer inspection.

Upon a customer request, Sales Associates may present cannabis flower in an air-tight plastic jar that allows the customer to smell cannabis without opening the jar and a lens for microscopic viewing.

Sales Associates are trained to remain with the customer at all times during inspection. If the supervising Sales Associates needs to be away from the customer, the Sales Associate will first secure the cannabis goods and then perform the needed task away from the customer.

Product Sales

Once the customer decides what they will purchase, the Sales Associate will request the customer's identification a second time for additional security measures and, if applicable, doctor's recommendation as a second line of defense against underage purchases of cannabis and to pull up the customer's profile that has been created in the FlowHub POSs system.



After verifying the identification and customer's profile and confirming that the customer has not already exceeded the daily limit of cannabis purchase, the Sales Associate will unlock the back of the glass case and examine the selected products to ensure that the packaging is in good condition, warnings are legible, the product is not expired, and the tamper-evident seal is still intact. After ensuring the product is permitted to be sold, the Sales Associate will scan the products into FlowHub, seal the products in an opaque exit package compliant with 4 CCR § 15413(c), and complete the sale with a credit card or cash from the customer. All cash handling will be in full view of a surveillance camera, and at no point during cash handling will the cash be obscured from the camera.

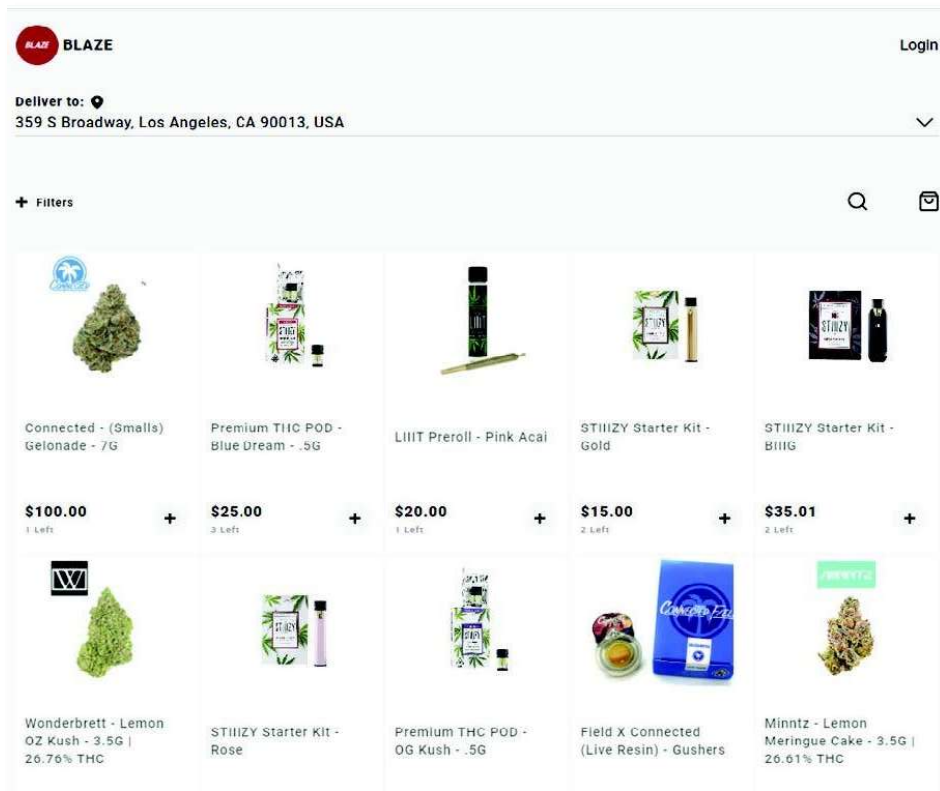
In summary, because every product is locked underneath the glass casing of the retail counter and every product inspection by the customer is conducted in front of the Sales Associate, it is nearly impossible for customers to steal our products. Security guards inside and outside of the facility will surveil the area to make sure that customers are not consuming any cannabis or cannabis products inside or near the retail store or within their vehicles. Because of the open floor concept of our store and the fact that we have cameras that blanket the inside and outside of our store, customers will not be able to consume products within or within the vicinity of the store.

Delivery Service Procedures, Number of Vehicles and Product Security During Transportation

Our experience in other cities has shown us that a well operated delivery business can provide an extra 20-30% in sales to the storefront retailer. STIIIZY San Pablo's will utilize employee-owned vehicles to make deliveries of cannabis products.

Delivery Service Procedures

Receiving Delivery Orders: STIIIZY San Pablo's customers will be able to make delivery orders through our proprietary online delivery platform called Blaze. Customers are required to create an online profile with a valid form of identification and a recent photograph of the customer holding their ID. Identification is checked again at the time of delivery.



Once a new delivery order is received, a Delivery Driver will first confirm that the order complies with daily sales limits and can be legally processed. The Delivery Driver will then check that all of the desired products are in stock and that the order can be fulfilled in accordance with the customer's expectations. If all of the requested goods are available, then the Delivery Driver will process the order as requested by first documenting the customer's identifying information and checking the delivery address online to ensure that it is: (i) a physical address in California; (ii) not on publicly owned land or on land or in a building leased by a public agency; and (iii) not a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center in accordance with state regulations.

Delivery Order Processing: As part of order fulfillment, a Delivery Driver will prepare a Delivery Request Receipt that contains the following information:


- i. STIIIZY San Pablo's name and address;

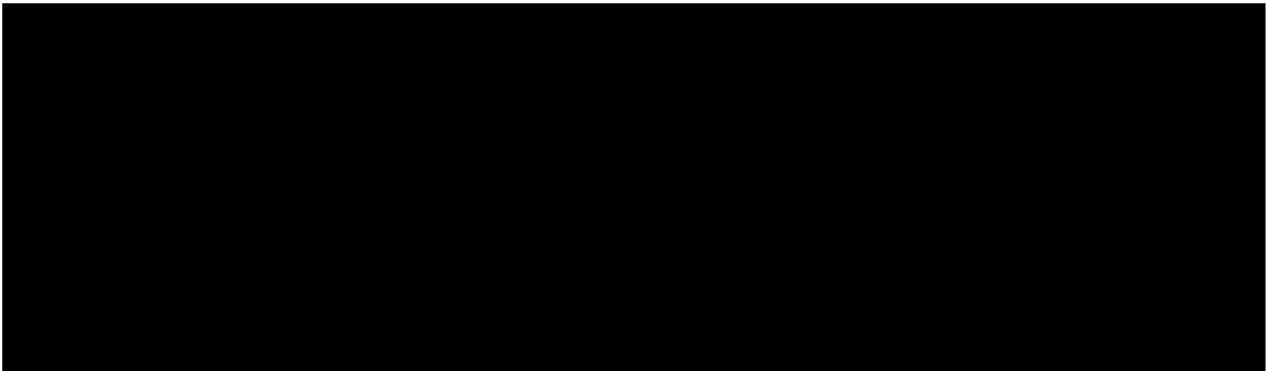
- ii. The first name and employee number of the employee who will deliver the order;
- iii. The first name and employee number of the employee who will have prepared the order for delivery;
- iv. The first name and STIIIZY San Pablo assigned customer number for the customer who placed the delivery order;
- v. The date and time of the delivery order;
- vi. The delivery address provided by the ordering customer;
- vii. A detailed description of all of the requested cannabis goods, including their weight, volume, or another accurate measure of the amount; and
- viii. The total amount paid for the delivery, including any taxes, fees, the cost of the cannabis goods, and any other charges related to the delivery.

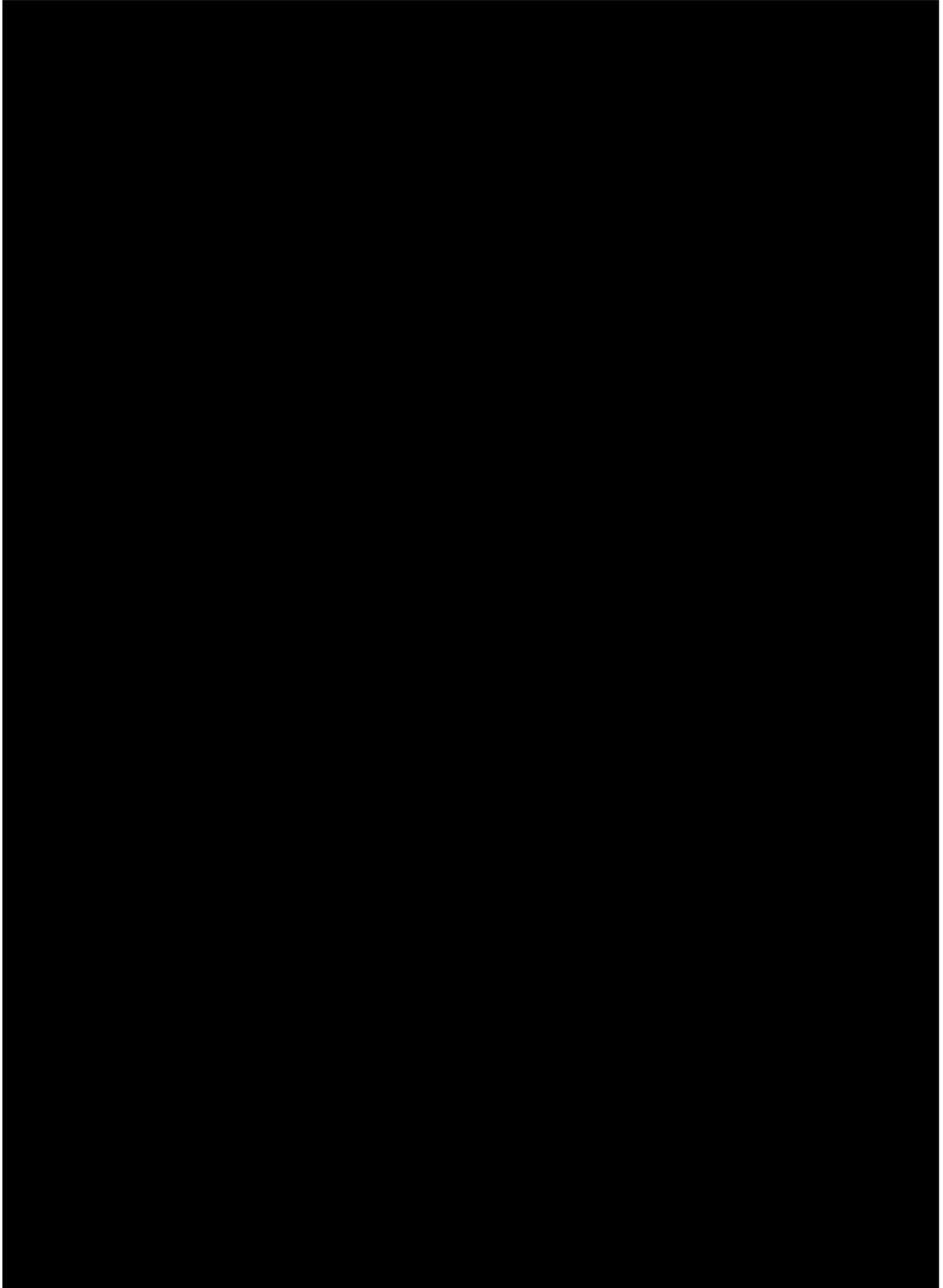
The same Delivery Request Receipt will later be updated by the Delivery Driver to include the date and time the order was delivered, as well as the ordering customer's signature confirming their receipt of the order. This information will be updated in the customer's profile in the POS system, so that cannabis goods sold by STIIIZY San Pablo can be tracked in the event of a product recall.

All ordered cannabis goods will be gathered from inventory storage by the Inventory Manager and he or she will visually inspect each product to ensure that it is not expired, that the packaging is intact and unopened, and that the product labeling is intact and legible. The Inventory Manager will then provide the items to the Sales Associate. The Sales Associate will either scan or manually document each item into the POS system. The following information is automatically entered into METRC from FlowHub via the application programming interface:

- i. Name and type of cannabis goods;
- ii. Unique Identifiers ("UIDs") of cannabis goods;
- iii. Amount of cannabis goods, by weight or count;
- iv. Price including all taxes and other fees;
- v. Date and time of sale; and
- vi. Any other information required by licensing authorities.

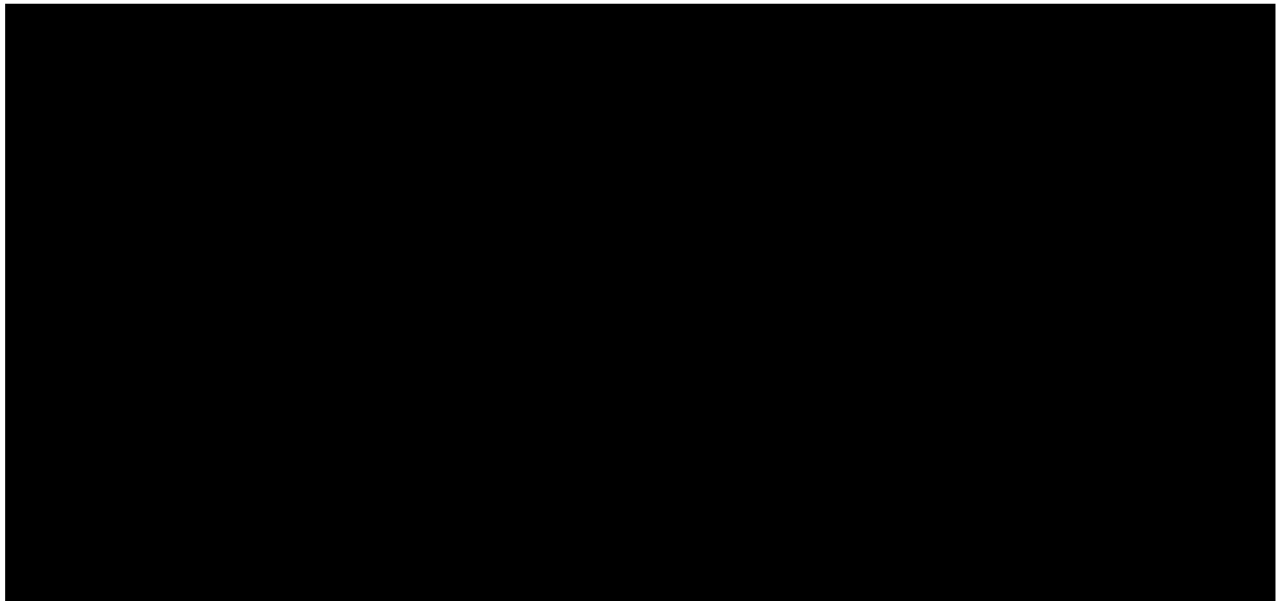
To conclude order documentation, the Delivery Driver will then add the ordered products to the Delivery Inventory Ledger, which will include for each product the: (i) type; (ii) brand; (iii) retail value; (iv) UID; and (v) weight or volume. Based on then-current retail prices, the Sales Associate will verify that the Delivery Inventory Ledger  All delivery orders will then be placed into opaque exit packages and the Delivery Driver will transport the orders with copies of the corresponding Delivery Request Receipts and the Delivery Inventory Ledger.





Delivery Stop Log: A Delivery Stop Log will be maintained by Delivery Drivers via the proprietary Blaze software. This is a log of any stops from the time the Delivery Driver leaves the dispensary to the time he or she returns, including the reasons for each stop. After deliveries are completed, the log will be closed for the shift and confirmed by a manager, who will ensure that the log is retained and available for inspection for at least seven years. Delivery Drivers will provide the log to the city, the Department of Cannabis Control, or any law enforcement officer immediately upon request while out on deliveries.

Delivery Driver Communication: Communication between management and Delivery Drivers will occur through the use of hands-free telephones. Before departing from the dispensary for a delivery, a Delivery Driver will place and receive a test call to management to confirm that the telephones are properly functioning. In addition to general communications, Delivery Drivers will utilize the hands-free telephones to report all adverse delivery events to management, who will record all adverse events in a dedicated incident log.



Number of Vehicles

STIIIZY San Pablo intends to utilize 3 vehicles to provide delivery services for its customers. STIIIZY San Pablo will utilize employee-owned vehicles to make deliveries of cannabis products. In accordance with SPMC § 17.62.130(I)(11)(b), information regarding these vehicles will be provided to the Chief of Police prior to being placed in service.

PRODUCT SECURITY DURING TRANSPORTATION

Product security during transportation is a priority to STIIIZY San Pablo as it reduces the likelihood of product diversion and underage access. As such, STIIIZY San Pablo will enforce the following policies, among others, to ensure that products remain secure throughout the delivery process:

- All Delivery Drivers will be at least 21 years old.
- All deliveries will be made by STIIIZY San Pablo's Delivery Drivers (as opposed to third party contractors).
- We will only employ Delivery Drivers with a good driving history (e.g., no DUIs, driving with suspended license, etc.).
- Deliveries will only be made during store hours.

- Cannabis products will not be visible from the outside.
- [REDACTED]
- Only authorized employees will be allowed in the delivery vehicle during a cannabis goods delivery.
- While carrying cannabis goods for delivery, Delivery Drivers will only travel in an enclosed delivery vehicle and will ensure the cannabis goods are not visible to the public.
- While making deliveries, the Delivery Driver shall only travel from the store to the delivery address, from the delivery address to another delivery address, or back to the store. The Delivery Driver shall not deviate from the delivery path except for necessary rest, fuel, vehicle repair stops or due to unsafe road conditions. Any deviations will be communicated to management immediately.
- [REDACTED]
- Delivery vehicles will not have any markings on the exterior of the vehicle that may indicate the presence of cannabis inside the vehicle.
- Delivery Drivers will not leave cannabis goods unattended in the delivery vehicle unless the vehicle is locked and the alarm system is active.
- [REDACTED]

As mentioned previously, Delivery Drivers will be in constant communication with the store’s inventory and delivery team via hands-free telephones. Delivery Drivers are instructed to dial 9-1-1 if they feel threatened or believe a crime is about to be committed. The inventory and delivery team at the store will also keep track of the delivery vehicle’s whereabouts and will call the Delivery Driver if there are unscheduled stops or other unusual activities. If they are not able to connect with the Delivery Driver, the Inventory Manager will contact the police with the vehicle’s location if he or she reasonably believes there is a crime being committed or that the Delivery Driver is otherwise in danger.

STATE LICENSE COMPLIANCE

Proof of state license compliance. A description of the specific state cannabis license(s) or permits that the applicant has obtained or plans to obtain. The applicant shall describe how the cannabis retail business will meet the state licensing requirements.

STIIIZY has a dedicated licensing team that has worked on numerous new and renewal applications to the state. We will be obtaining a Type 10 Retailer License from the Department of Cannabis Control and have tailored the application process down to a science. Below is a sampling of a few of our State Licenses for other retail locations:


Department of Cannabis Control
 CALIFORNIA

Department of Cannabis Control
 licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
Ironworks Collective, Inc.

STIIIZY DTLA

License Number: C10-0000346-LIC
License Type: Retailer (Storefront)

The license authorizes Ironworks Collective, Inc. to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professions Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.



Premises Address:
718 COMMERCIAL ST E
LOS ANGELES, CA 90012-3412

Valid: 7/2/2019
Expires: 7/1/2026

Scan to verify this license.



Non-TransferablePost in Public View

Original State License for Ironworks Collective, Inc. dba STIIIZY DTLA was obtained in 2019 and is set to be renewed in July 2026.


Department of Cannabis Control
 CALIFORNIA

Department of Cannabis Control
 licensing@cannabis.ca.gov, www.cannabis.ca.gov

Cannabis Retailer License Adult-Use and Medicinal

Business Name:
AUTHENTIC TRACY LLC

TBD

License Number: C10-0001514-LIC
License Type: Retailer (Storefront)

The license authorizes AUTHENTIC TRACY LLC to engage in commercial cannabis Retail (Storefront) at the premises address listed above until the expiration date of this license. This license issued is pursuant to Division 10 of the California Business and Professions Code and is not transferable to any other person or premises location. This license shall always be displayed in a prominent place at the licensed premises. This license shall be subject to suspension or revocation if the licensee is determined to be in violation of Division 10 of the Business and Professions Code or regulations adopted thereunder.



Premises Address:
775 W CLOVER RD
TRACY, CA 95376

APN:
214-180-16
TRACY, San Joaquin

Valid: 11/15/2024
Expires: 11/15/2026

Scan to verify this license.



Non-TransferablePost in Public View

Original State License for Authentic Tracy LLC dba STIIIZY Tracy was obtained in 2024 and is set to be renewed in November 2026.



A relatively new State License for STIIIZY Bell Gardens LLC dba STIIIZY Bell Gardens whose store is expected to open April/May 2026.

LOCAL LICENSE COMPLIANCE

Information regarding other local licenses. A description of the specific cannabis licenses or permits that the applicant(s) has obtained or plans to obtain from the City of San Pablo and other local agencies or jurisdictions.

STIIIZY San Pablo will obtain a minimum of the following permits and licenses for its operation within the local jurisdiction:

- Operator Permit,
- Conditional Use Permit,
- Building Permit,
- Certificate of Occupancy,
- Business License,
- Health Permit (through the County), and
- other various Department Permits as required.

DISCLOSURE OF LITIGATION AND LEGAL PROCEEDINGS

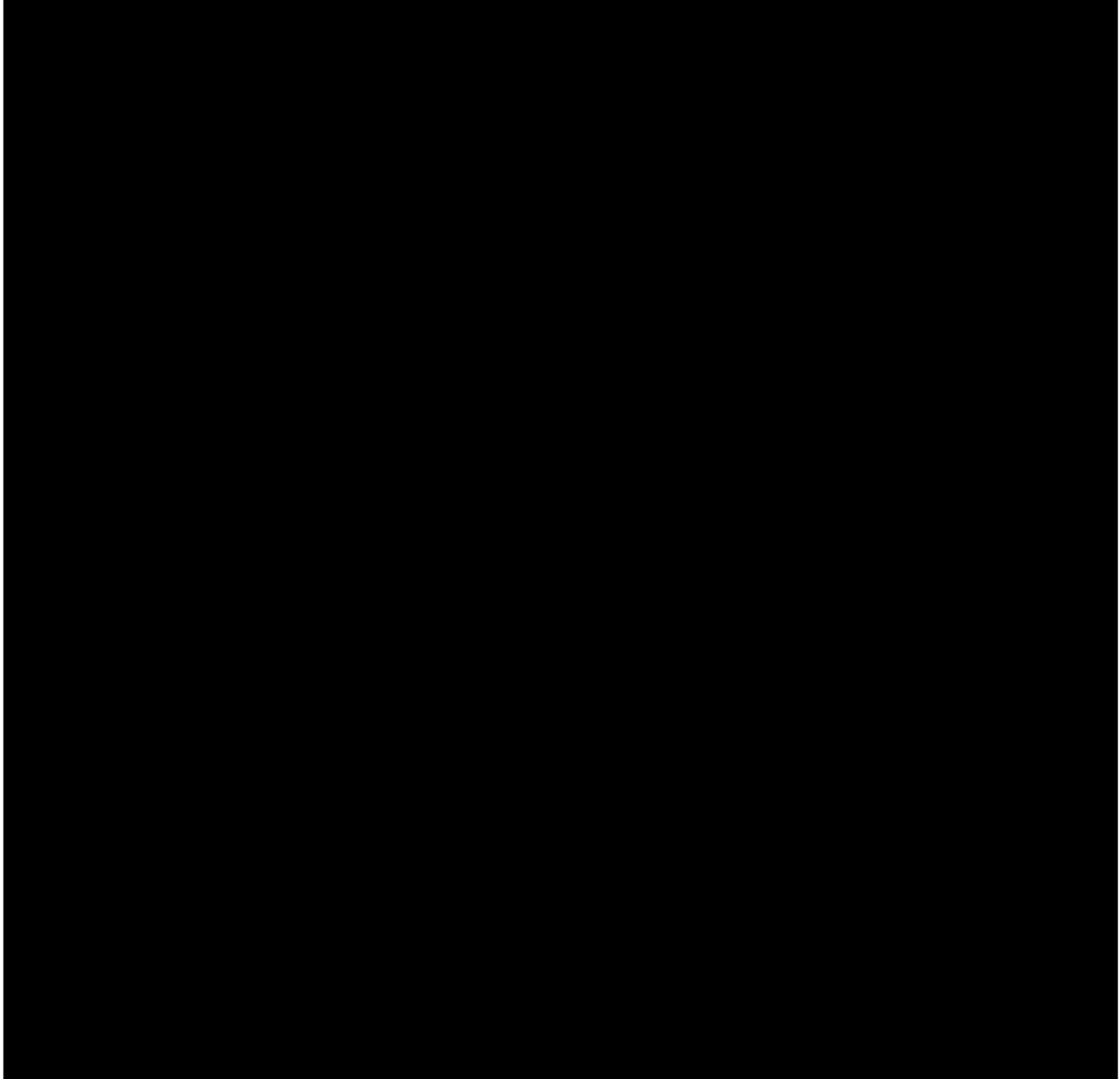
Disclosure of litigation and legal proceedings. A description of any litigation in which the applicant(s) has been involved within the ten years immediately preceding the date of the application and a statement of whether any business currently operated by the applicant(s) or operated by the applicant(s) within the ten years immediately preceding the date of the application has been investigated or the permit or license authorizing the operation of such business has been revoked or suspended within the ten years immediately preceding the date of the application.

The applicant, STIIIZY San Pablo LLC, has NOT been involved in any litigation or legal proceedings since its organization and has had no licenses or permits revoked nor suspended.

SECURITY PLAN

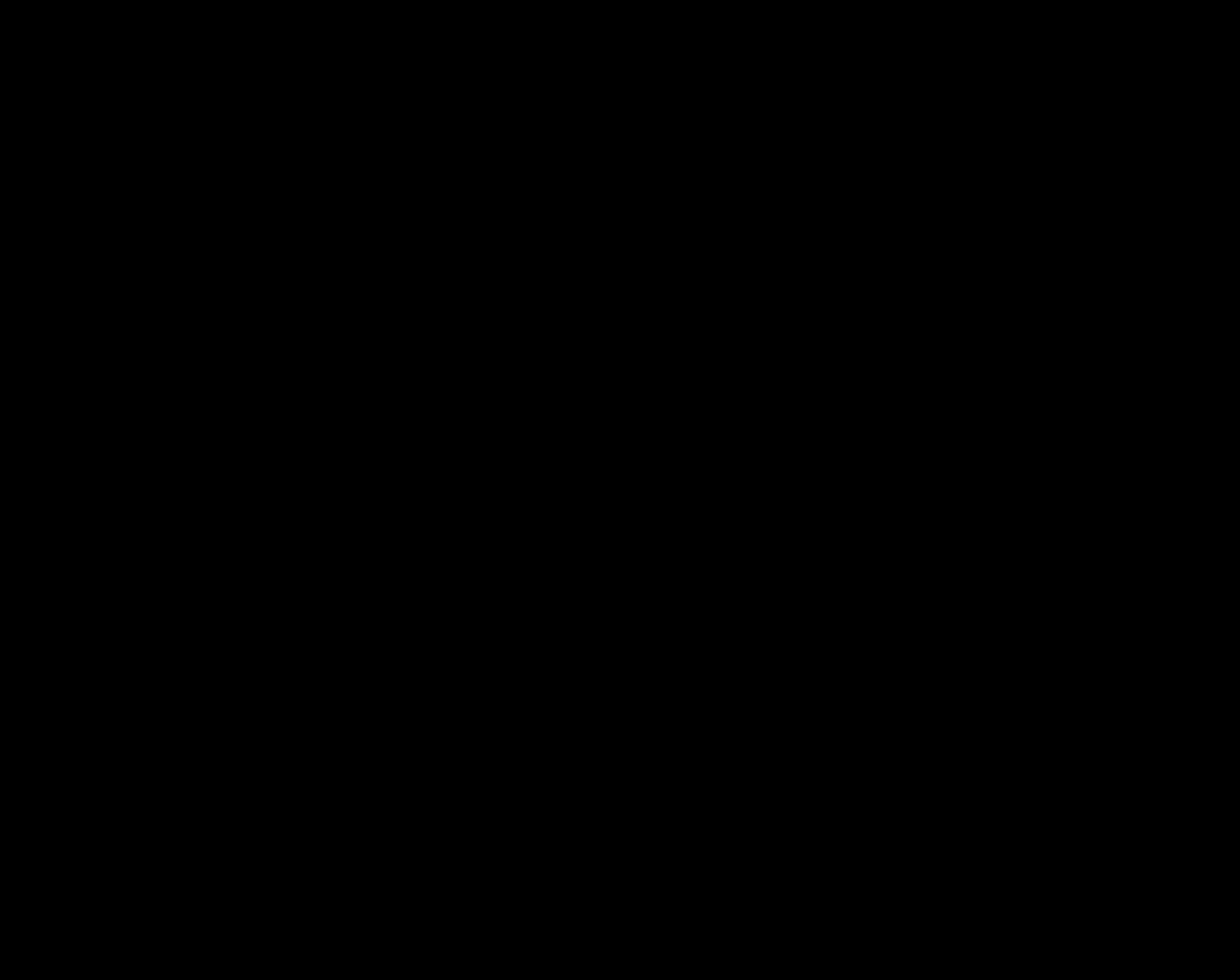
A description and documentation of how the applicant will secure the premises at all times.

PROFESSIONAL SECURITY CONSULTANT



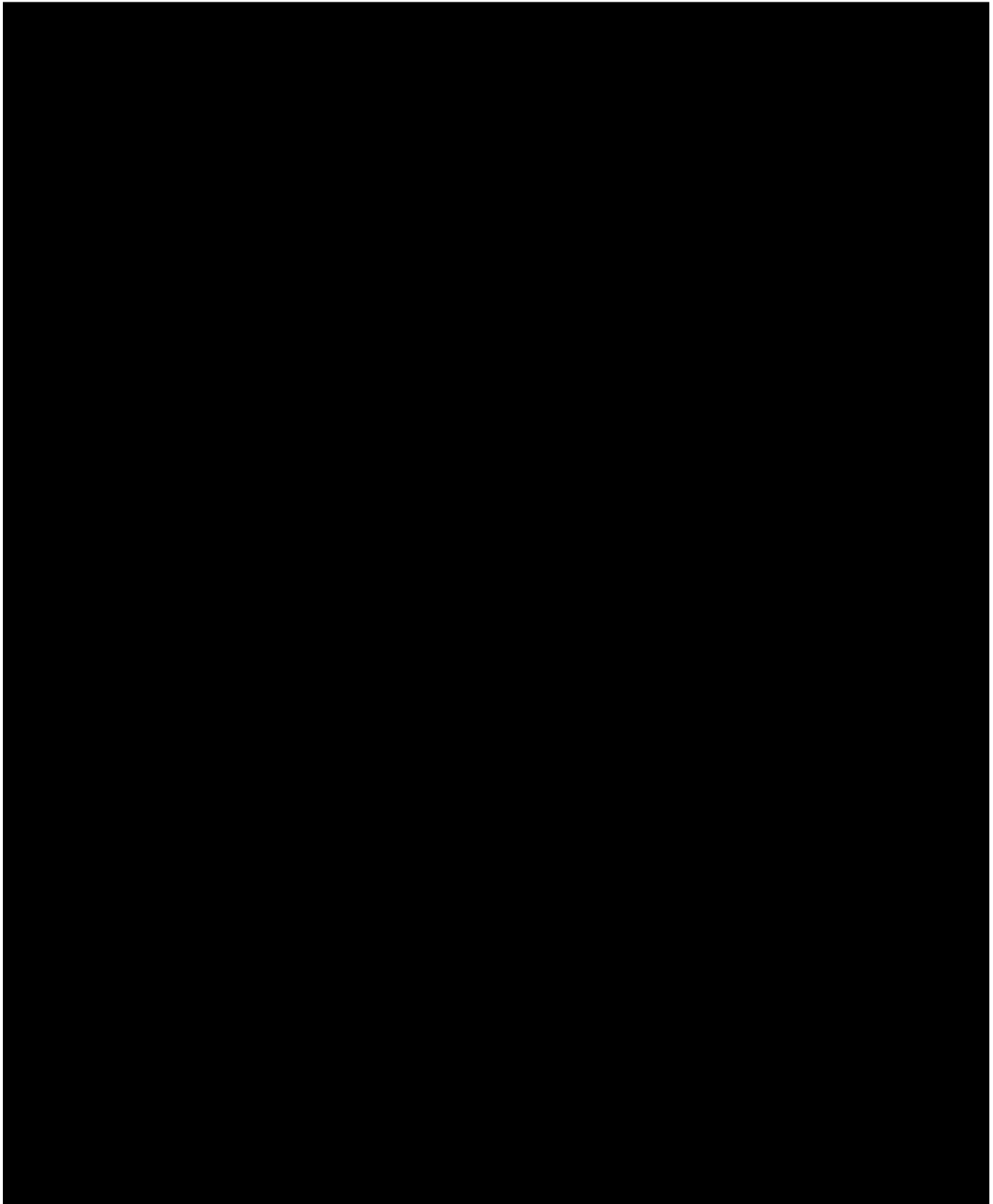
PREMISES (SECURITY) DIAGRAM

The following diagram is drawn to scale and clearly identifies property boundaries, dimensions, entrances and exits, interior partitions, walls, rooms, windows, and doorways. All rooms are identified for which activities are performed in the various rooms as well as the locations of all cameras. A more detailed description of each activity is included on the following page.

Room	Description
	

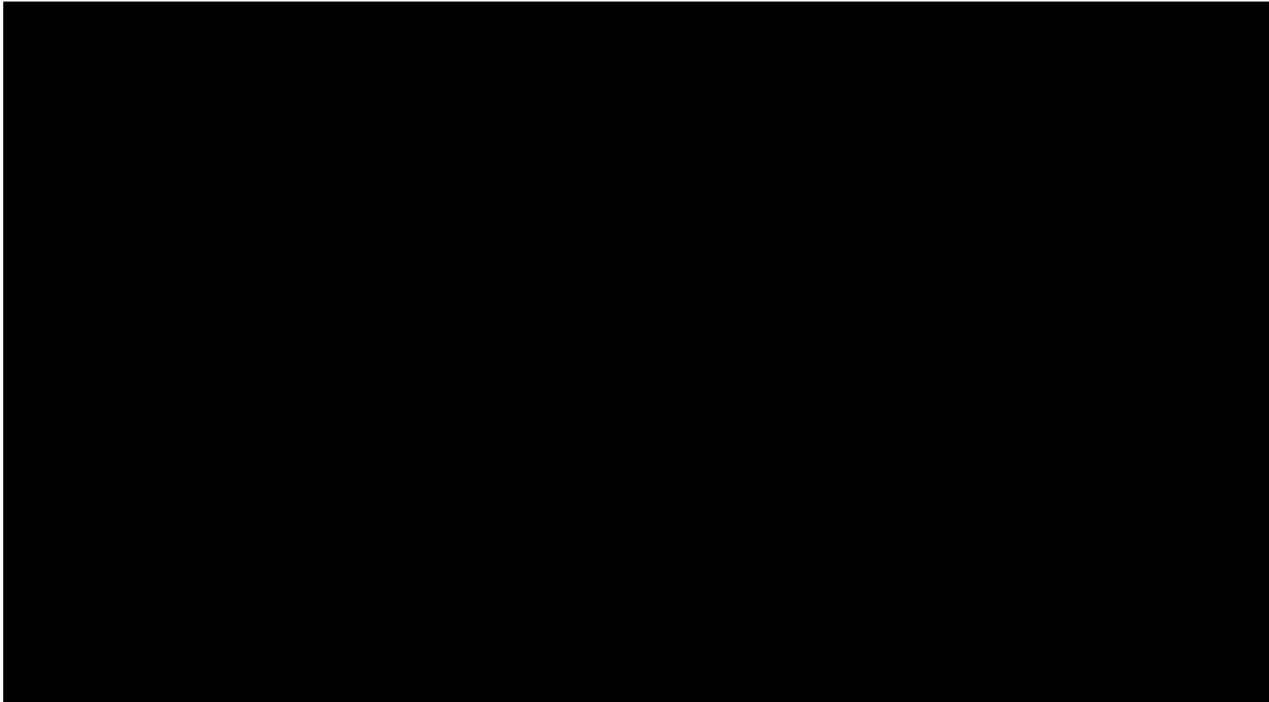
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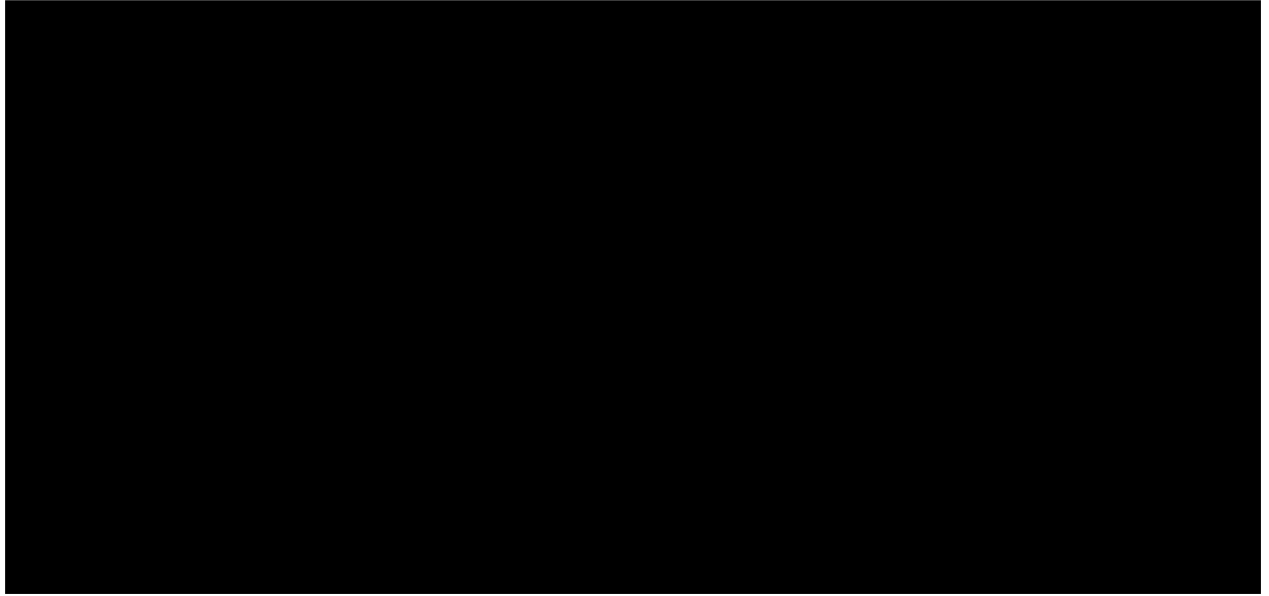
CAMERA LOCATIONS AND NUMBERS



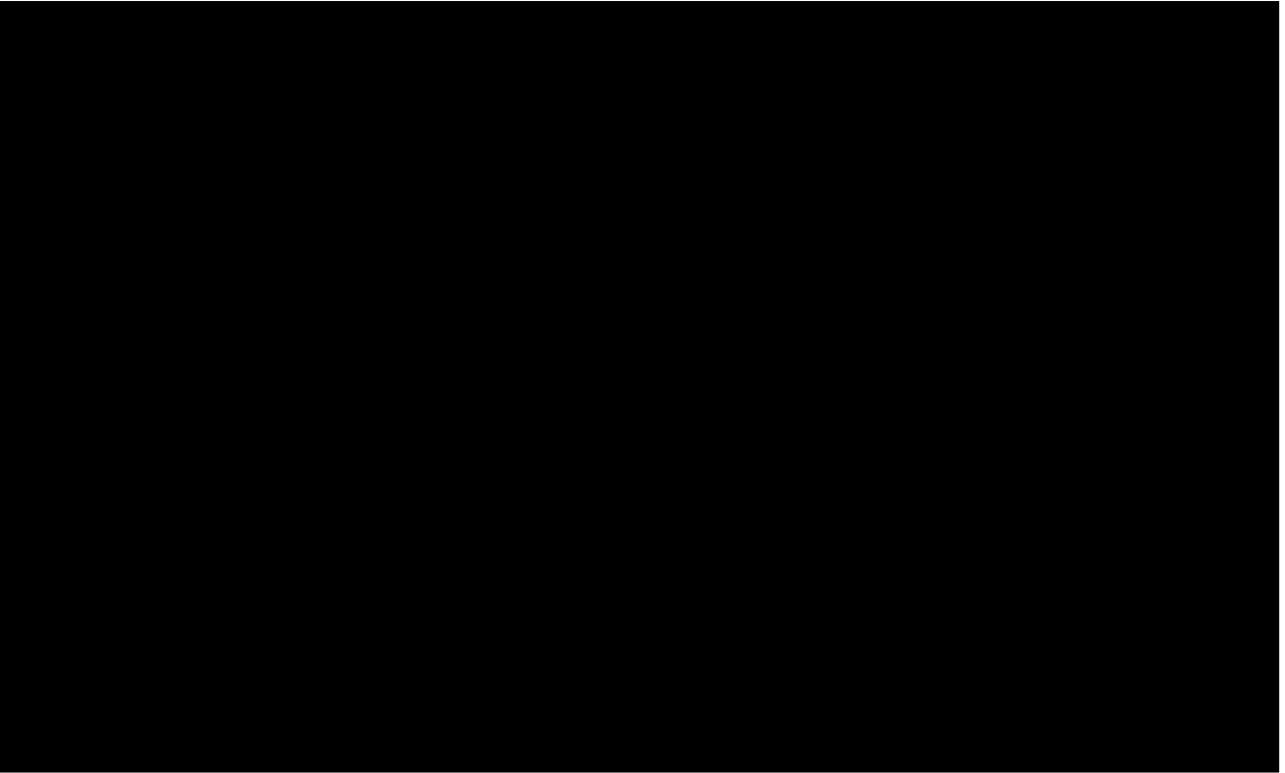


LIMITED ACCESS AREAS

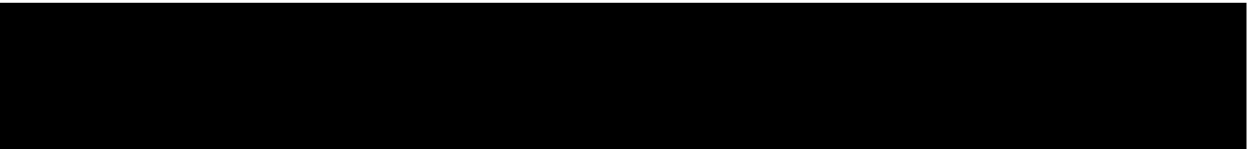


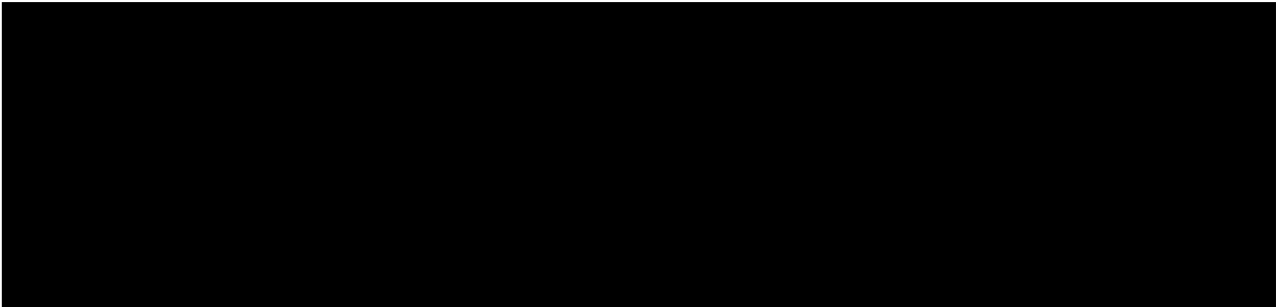


VIDEO SURVEILLANCE

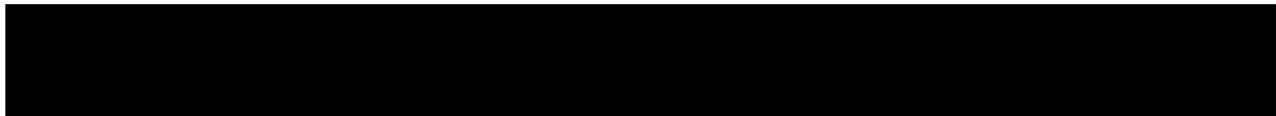


NETWORK VIDEO RECORDER





OPERATIONAL DURING POWER OUTAGE



ACCESS/VISITOR CONTROL

A description and documentation of how the applicant will secure the premises at all times.

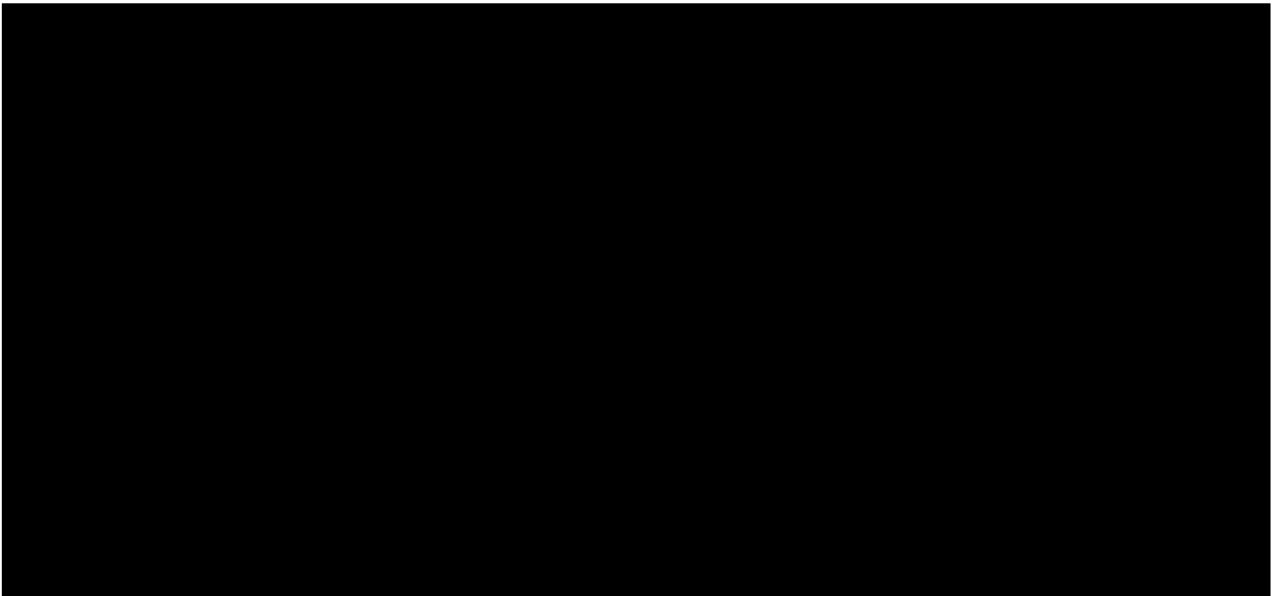
CUSTOMERS

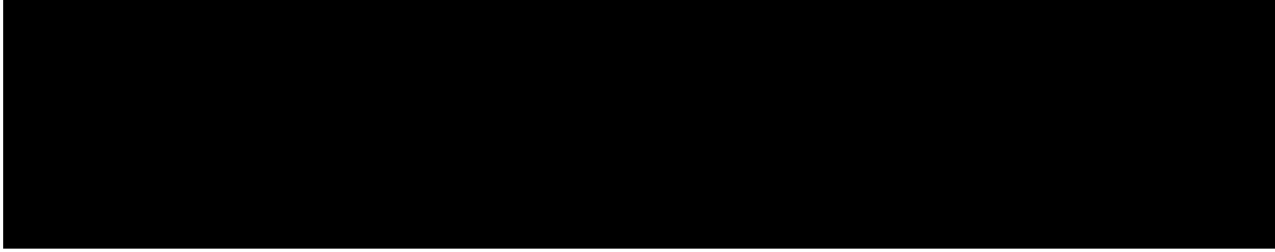
The main entrance will be attended by the security guard. Customers will be required to provide their government-issued identification to the guard prior to gaining entry to the interior of the building.

Once inside the building, customers will be required to check-in at the Reception Desk prior to being allowed into the Retail Sales area. There will be a door separating this check-in lobby area from the Retail Sales area which will only be opened after ID has been checked and the customer registered.

The use of this separate Lobby will help STIIIZY San Pablo ensure that no one under 21 (other than medical patient over 18) will ever enter the Retail Sales area.

VENDORS AND CONTRACTORS

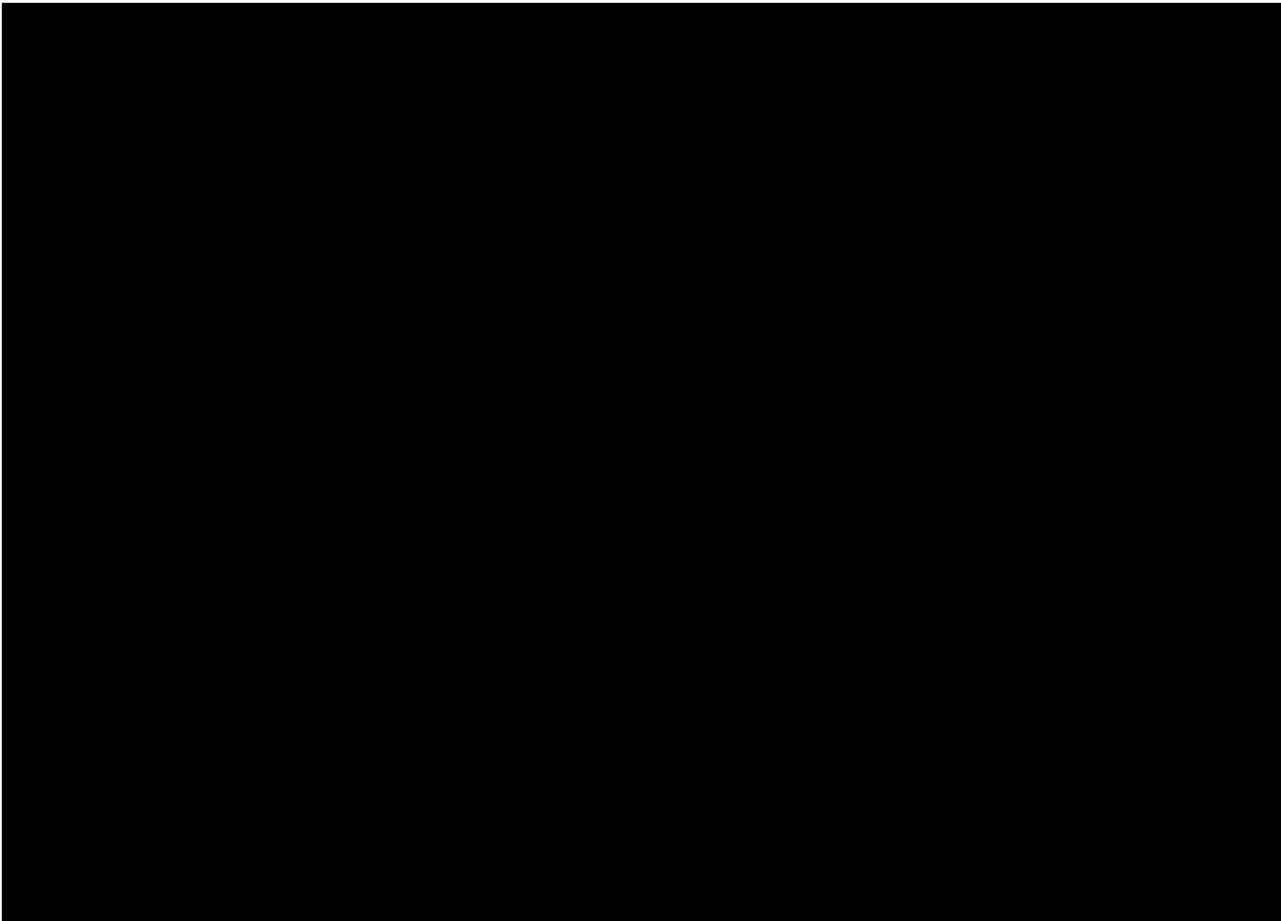




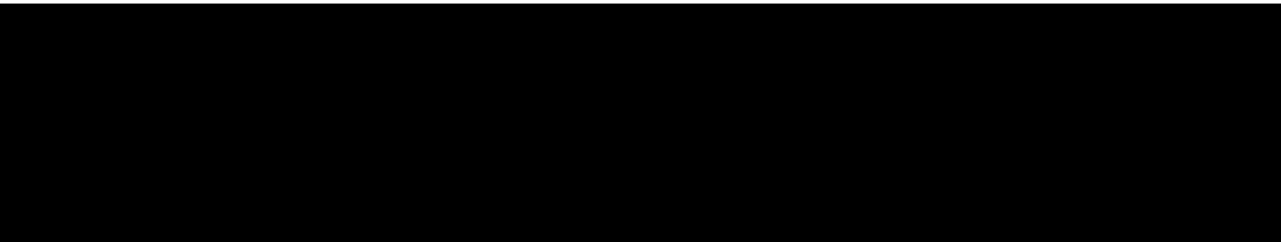
RESTROOMS

Restroom facilities will remain locked and under the control of management. Restrooms are in the back of house areas and are not available to the public.

HARDWARE AND AUTHORIZATION

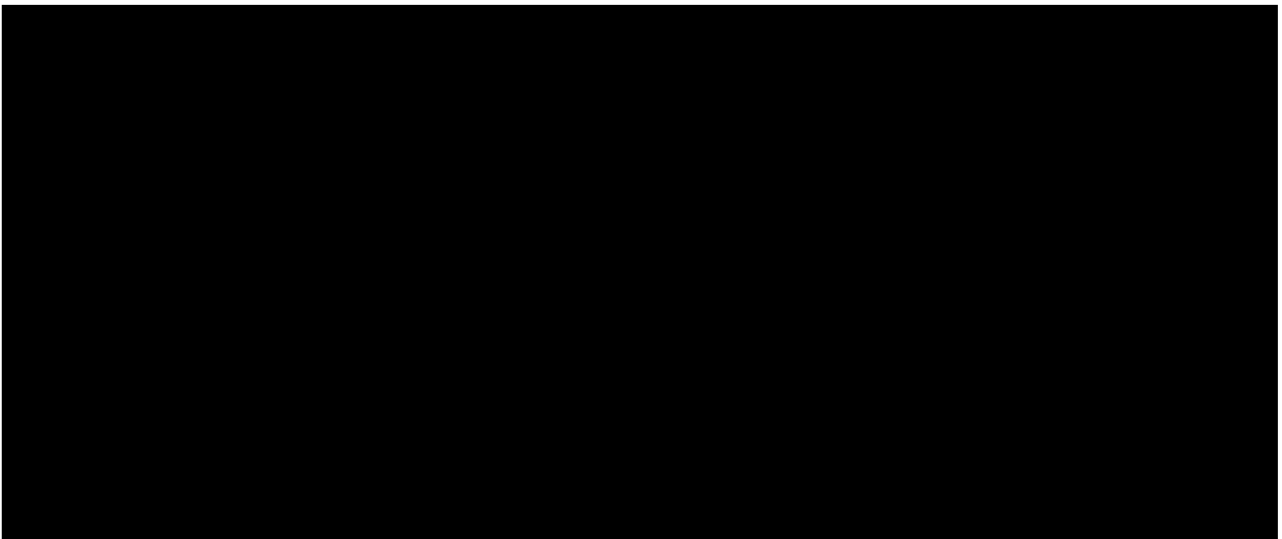


INTRUSION ALARM DEVICES AND HARDWARE





COMMERCIAL DOORS AND DOOR LOCKS

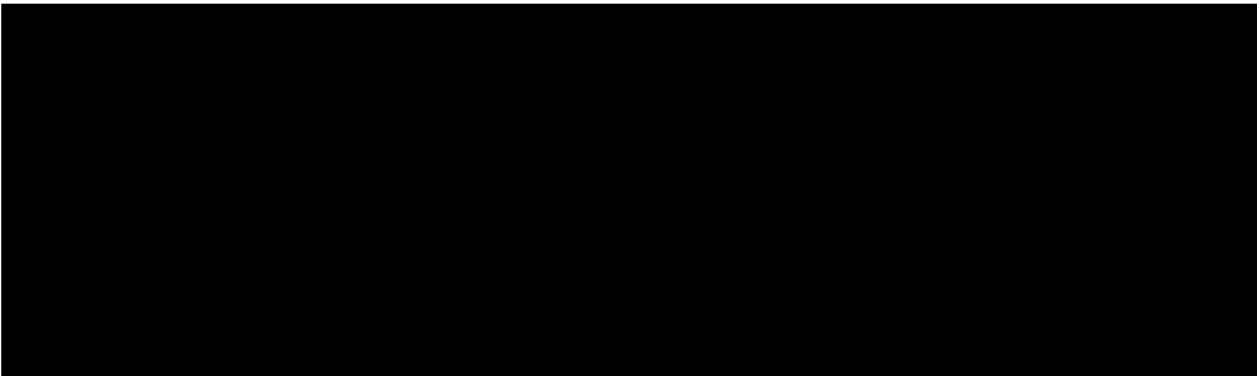


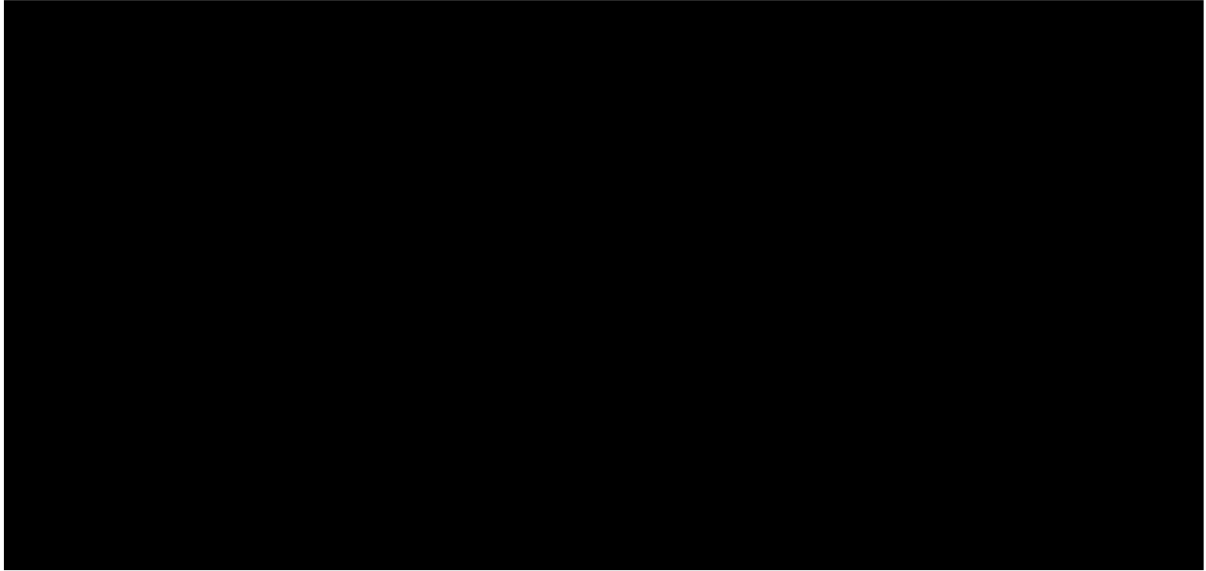
BOLLARDS



MEASURES TO PREVENT ON-SITE CONSUMPTION OF CANNABIS OR CANNABIS PRODUCTS

Measures to prevent smoking of cannabis and cannabis products and any other consumption or use of cannabis or cannabis products on the premises.

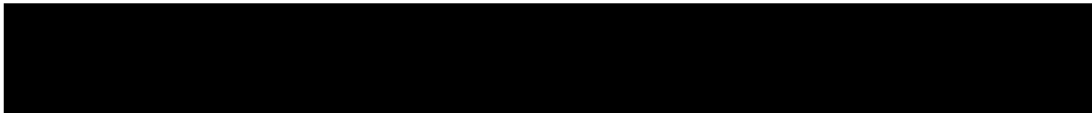




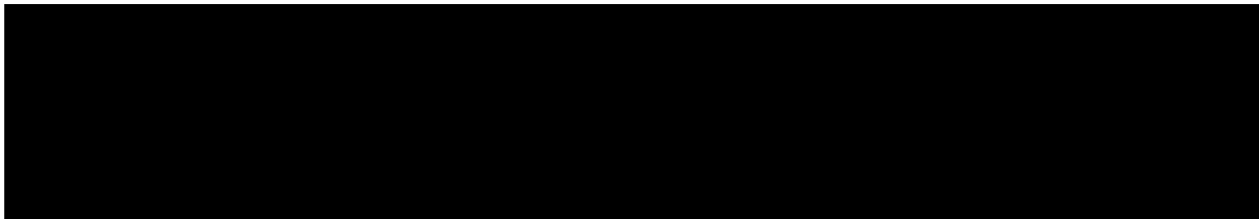
NUMBER OF GUARDS



HOURS GUARDS WILL BE ON-SITE



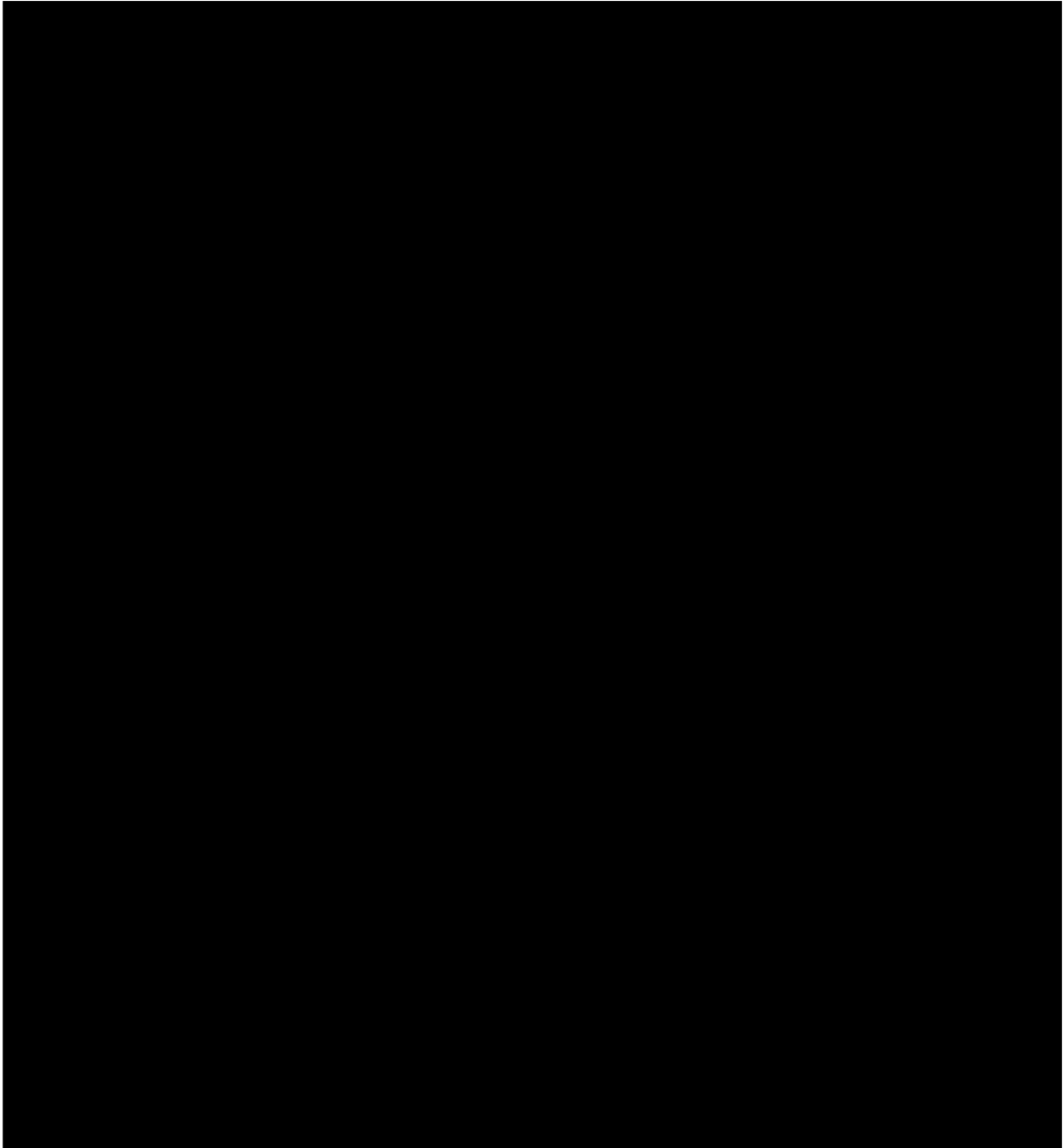
LOCATIONS THEY WILL BE POSITIONED



⁴ <https://protectiveshieldsecurity.com/>



GUARDS' ROLES AND RESPONSIBILITIES



MEASURES FOR THE PROPER DISPOSAL OF EXPIRED, CONTAMINATED, OR EXCESS CANNABIS PRODUCTS

Measures for disposing of expired, contaminated, adulterated, deteriorated, or excess cannabis products.

STIIIZY San Pablo will store and dispose of cannabis waste in a manner that ensures it is unusable and unable to be diverted. For STIIIZY San Pablo's retail facility, cannabis waste will be securely stored inside a 17-gallon polyethylene container in the limited access section of the Inventory Room.



METHODS OF RENDERING CANNABIS WASTE UNUSABLE AND UNRECOGNIZABLE

Cannabis goods intended for disposal will be destroyed, at a minimum, by removing the goods from any packaging or container and rendering them unrecognizable and unusable. Whenever practicable, STIIIZY San Pablo will use a destruction method that is environmentally friendly and will result in compostable cannabis waste. For example, cannabis flower will be rendered unusable by grinding the flower and incorporating it with yard or food waste so that the resulting mixture is at least 50% non-cannabis waste by volume.

At the time of pickup, MediWaste will spray a proprietary solution on the cannabis waste to further render the cannabis unusable. The non-toxic proprietary solution is added to saturate the biomass material. This fluid changes the color, taste, and texture of the biomass while also altering its chemical composition. The active ingredients of the solution are both water- and solvent-soluble making any re-extraction impossible.

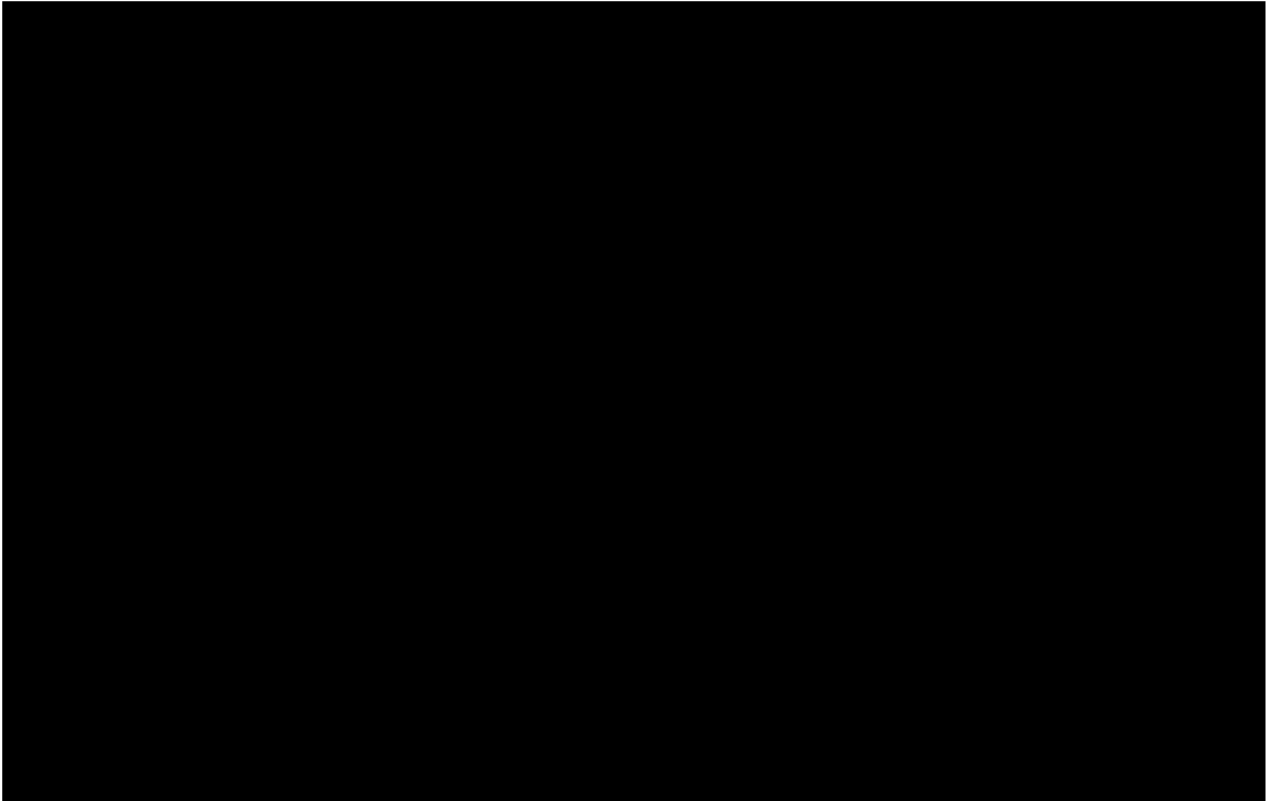
CANNABIS GOODS SUBJECT TO DISPOSAL

The destruction of cannabis goods prior to disposal will be done in accordance with 4 CCR § 17223 and recorded on video. Cannabis and cannabis products will be disposed of in accordance with all applicable waste management laws, including but not limited to, Division 30 of California's Public Resources Code. In order to properly dispose of cannabis and cannabis products, the processes laid out in 4 CCR § 17223 will be followed. Those actions include, at a minimum, removing or separating the cannabis goods from any packaging, or container, and rendering it unrecognizable and unusable. Vape cartridges will also be made unusable in accordance with 4 CCR § 17223.

The following cannabis products will be disposed of according to our Standard Operating Procedures:

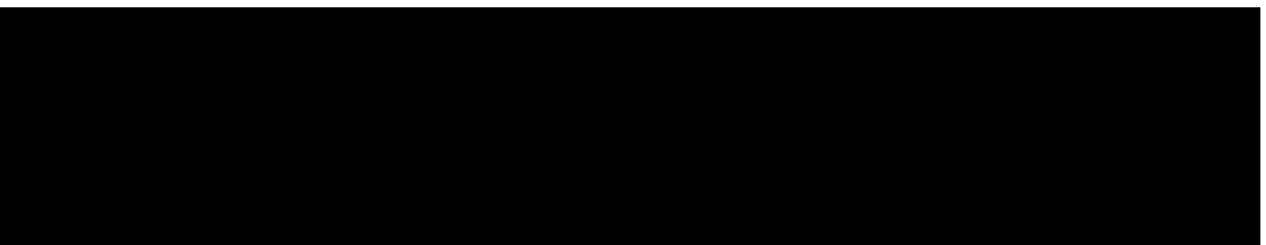
- Any returned type of cannabis flower or cannabis product including but not limited to edibles, prerolls, vape cartridges and topicals by a customer.
- Any empty or damaged packaging that is used to contain cannabis goods.
- Recycled vape cartridges.
- Cannabis goods that have passed their expiration date.
- Cannabis goods that fell onto the floor or have been otherwise contaminated.
- Any cannabis good abandoned on the premises (left behind by a customer) may not be re-sold and must be disposed of as cannabis waste.

SECURITY MEASURES



WASTE RECORDS

STIIIZY San Pablo will account for destroyed cannabis goods in METRC and FlowHub. STIIIZY San Pablo will record the following within 24 hours of each cannabis waste destruction or disposal: (i) name and type of cannabis goods; (ii) UID of cannabis goods; (iii) amount of cannabis goods, by weight or count; (iv) date and time of destruction or disposal; (v) name of employee performing destruction or disposal; (vi) reason for destruction and disposal; and (vii) entity disposing of the cannabis waste. STIIIZY San Pablo will maintain cannabis waste destruction and disposal records for at least seven years per STIIIZY San Pablo’s recordkeeping procedures as pursuant to 4 CCR § 15037(a).



MEASURES TO MITIGATE OFF-SITE IMPACTS TO NEIGHBORING PROPERTIES

Measures for preventing off-site impacts to adjacent businesses or properties.

In addition to our Good Neighbor Policy posted at our store, we have other internal policies and procedures to ensure we do not have a negative impact on the community around us.

We plan to host another open house approximately 4 weeks prior to opening in order to address any concerns from our neighboring residents and businesses. During this open house event, we will introduce our General Manager. The General Manager will provide their contact information to ensure that all community members have an open line of communication with the store. The General Manager's contact information will also be posted in the front door of the facility to ensure all patrons of the store are able to contact him with any concerns or questions.

STIIIZY San Pablo will also implement the following internal policies to manage and mitigate noise, light, odor, public consumption, loitering, litter, and traffic.

NOISE

STIIIZY San Pablo will proactively manage noise at its premises and will ensure that sound is not detectable outside its premises. In accordance with SPMC § 17.50.030, STIIIZY San Pablo's operations will not exceed the exterior noise standards when measured outside to ensure we do not make any noise which causes discomfort or annoyance to any persons living or working in the area. No exterior speakers will be used to broadcast music or to make announcements. STIIIZY San Pablo will not play music inside the store in excess of 50 decibels at any time. Windows and doors will not be left open during operating hours. STIIIZY San Pablo will install physical soundproofing in our facility as a courtesy to our neighbors. Furthermore, we will not host events at our location that result in large crowds gathering and security will patrol to verify noise is not detectable outside the premises.

LIGHT

STIIIZY San Pablo will implement the use of light into all aspects of operations in order to provide visual transparency into its business operations. Customers and staff will be able to clearly see what exactly is occurring in and around the sales area at all times. A well-lit space is critical to ensuring customer security. However, we acknowledge that too bright of lights can be bothersome to nearby neighbors, therefore we will commit to using lighting that will ensure safety without being a nuisance.

STIIIZY San Pablo will guarantee its lighting is not excessive, obtrusive, or misdirected by proactively managing light in a variety of ways. For instance, STIIIZY San Pablo will not illuminate its interior premises when it is closed for business and lighting necessary for security operations will be the only exception. Furthermore, STIIIZY San Pablo will utilize shielded lighting on the exterior of its premises which will ensure that light is reflected downward rather than outward towards neighbors.

ODOR

STIIIZY San Pablo will utilize one of the most comprehensive odor control programs in the industry. For example, STIIIZY San Pablo will install carbon filters on its premises to purify the air and employees will regularly monitor the lifespan of and replace carbon filters as necessary to ensure the system is working properly. STIIIZY San Pablo will also utilize a negative air pressure system so that air is only disbursed out of the building after it has been cleaned by our carbon filtration system. Moreover, STIIIZY San Pablo will retain an environmental engineer to maintain its carbon filter system. In addition, STIIIZY San Pablo will only accept and sell pre-packaged cannabis goods. There will be no packaging of cannabis goods on-site or any consumption of cannabis goods on-site. The absence of raw cannabis packaging and consumption will substantially reduce odor-causing activities. Moreover, security will monitor exterior odors while on patrol and employees will document any instances of odor or odor complaints with the Odor Documentation Forms. Any neighbor complaints or instances of odor detected by security or

employees will be immediately documented and remediated within 24 hours. If the odor cannot be remediated internally, engineers will be engaged within 24 hours to remediate the issue.

To date, STIIIZY has not received a single odor complaint at any of our 47 retail stores.

PUBLIC CONSUMPTION

Obtaining a State License and Local Permits are extremely difficult and are not taken lightly. Our license could be rescinded if public consumption occurs on our premises which is why security guards will pay extra attention in and around our store to prevent onsite consumption of product. We will also have signs throughout the inside and exterior of the store to remind everyone that onsite consumption is strictly prohibited. Security guards will also be assisted by the surveillance cameras which will be viewed to spot onsite consumption.

LOITERING

Security guards will be on the lookout for customers who have purchased our products and our loitering within their cars in the parking lot. Security guards will also conduct regular perimeter walks around our store to disperse of any loiterers. The Police Department will be contacted should any loiters not disperse when instructed.

LITTER

As part of our daily store opening standard operating procedures, operations and retail employees will be tasked with sweeping the exterior prior to the opening of the store. Employees will also conduct cleanup of the exterior throughout the day and are trained to be on the lookout for any litter in the exterior. During the shift change, typically at 2pm, incoming and outgoing employees are required to ensure that there is no litter in the exterior of the facility. Any litter spotted by any of the employees will either be swept or picked up by the employees and disposed of.

VEHICLE TRAFFIC

To proactively manage traffic, STIIIZY San Pablo has selected a location with 18 dedicated parking spots and away from other businesses. The 18 dedicated parking spaces will minimize any increase in traffic from our store.

A security guard stationed in the parking lot near the entrance will help direct retail traffic. Because traffic is guided by security guards, dispensary-related traffic will be contained to the parking lot. Additionally, STIIIZY San Pablo's abundant parking will allow customers to easily locate a parking space and eliminate the need to park in surrounding areas.

If needed, STIIIZY San Pablo will engage an additional security guard to supplement parking lot patrol and increase entrance security. Parking lot security guards will ensure order and efficiency, reducing congestion and overfill in the parking lot. Finally, STIIIZY San Pablo may offer discounts to customers during non-peak hours and discounts to customers who preorder their products for pickup. This will encourage customers to visit the store during less busy non-peak hours.



PEDESTRIAN TRAFFIC

13041 San Pablo Avenue does not have heavy pedestrian traffic due to the fact that there are mainly auto repair businesses and minimal restaurants over a block away only. The only driveway is on San Pablo Avenue and our main entrance is access through the parking lot, not the sidewalk which should prevent any customers from affecting pedestrian traffic near our facility. The sidewalks bordering our location will ensure safe and orderly pedestrian access to the property.

In order to make sure pedestrians and customers do not become a nuisance to neighbors, customers will not be permitted to loiter around the store. STIIIZY San Pablo's security team will monitor pedestrian activities at the location and will conduct perimeter walks around the vicinity to provide assurance that there is no loitering, illegal activity, or consumption of cannabis products near our store. Any lines that form due to the store's popularity will be formed in an orderly fashion on the northwestern side of the building and along the south side so that lines do not impede pedestrians from using the sidewalk. Due to the large parking lots which are dedicated to our location and our proactive measures against loitering, we do not foresee having any negative effect on pedestrian traffic.

RESPONDING TO COMPLAINTS

STIIIZY San Pablo takes complaints seriously. While we will take proactive measures to avoid becoming a nuisance, especially with regards to noise, light, odor, and vehicle and pedestrian traffic, if there are ever any complaints against STIIIZY San Pablo, we will promptly and proactively resolve the matter. STIIIZY San Pablo's complaint-

resolution procedure will be as follows: (i) receive and record the complaint; (ii) investigate the complaint; (iii) record the result of the investigation and any resulting actions; (iv) follow up with and respond to the individual who made the complaint; and (v) use the information to improve existing procedures. STIIIZY has incorporated this model across all its locations with great success.

i. Receiving the Complaint

STIIIZY San Pablo will provide multiple channels for receiving complaints, including a telephone number, for our General Manager, an email address, physical mail, personal visits, and an online complaint form. Such contact information will be posted on the front door of the facility so that people can easily contact us with any issues. STIIIZY San Pablo will train employees in active listening. Employees will respond to complaints in a professional and compassionate demeanor. They will communicate to the person registering the complaint that STIIIZY San Pablo takes all complaints seriously. As soon as STIIIZY San Pablo receives a complaint, it will promptly enter the complaint into the complaint log which is maintained for at least 7 years and also emailed to the General Manager and Co-Managers. An investigation will commence within 24 hours of the complaint being received.

ii. Investigating the Complaint

The General Manager will be responsible for investigating all in-store complaints. If the General Manager is unavailable, a Co-Manager will be equipped to obtain the appropriate information. STIIIZY San Pablo will investigate complaints in a systematic fashion. STIIIZY San Pablo has developed complaint investigation worksheets for investigating in-store complaints.

Complaints about noise, light, odor, and traffic will be directed to the Community Liaison. The Community Liaison will use a specific complaint investigation form that requires the following information during the complaint intake:

NOISE	Details include: Date, type, and intensity of the noise; where the complainant was located when they heard the noise; and where on the premises the complainant believed the noise was coming from.
LIGHT	Details include: Time the light was observed; which fixture produced the nuisance light; and where the complainant was located when the light was observed.
ODOR	Details include: Time, defining characteristics, intensity, and frequency of the perceived odor event. STIIIZY will also record the direction of the wind, if relevant, at the time of the complaint.
PUBLIC CONSUMPTION	Details include: Date, time, and location public consumption occurred; description of the offending person.
LOITERING	Details include: Date, time, location, and length of loitering time; description of the offending person.
LITTER	Details include: Date, location and type of litter discovered.
TRAFFIC	Details include: Date and location of the traffic/parking issue; direction traffic was moving; nature of the traffic complaint (speeding, not observing stop signs, illegal parking, pedestrians crossing unsafely, customers blocking sidewalk).

After receiving the basic information, the General Manager will investigate at the premises within 24 hours of receiving the complaint. The most important tools for investigating nuisance complaints involving noise, light, odor, public consumption, loitering, litter, or traffic are the General Manager's eyes, nose, and ears. The General Manager will record their own perception of the intensity and character of the noise, light, odor, public

consumption, loitering, litter, or traffic. The General Manager will also interview relevant employees about their perceptions. If necessary, the General Manager will review security footage relating to the incident to gather more information. While each complaint will require different investigation methods, the below methods are generally required to be followed during the investigation and corrective measures phase:

NOISE	The General Manager will verify that noise levels are below 65 decibels; noise from the premises cannot be heard outside; doors and windows remain closed; and crowds are not loitering outside the dispensary premises.
LIGHT	The General Manager will investigate light sources to ensure bulbs are the proper wattage; verify light shields are facing downward and working properly; and follow up with property management if the complaint relates to lights maintained by the property owner.
ODOR	The General Manager will investigate whether carbon filters are working properly and need to be changed; verify all windows and doors are appropriately sealed and maintenance logs are up to date; inspect the HVAC system to ensure it is expelling air correctly; and, if necessary, call an environmental engineer for support.
PUBLIC CONSUMPTION	The General Manager will place the offending individual on the “Do Not Serve” list to prevent sales to the individual in the future.
LOITERING	The General Manager will contact the local Police Department to remove the person.
LITTER	The General Manager will investigate how long the litter had been allowed to stay on the property and why an employee did not discover and remove the litter.
TRAFFIC	The General Manager will check the parking lot for the existence of the specific complaint; verify all signage in the parking lot is in working order; and check security cameras of the parking lot to verify any traffic-related complaints.

Once the cause of the complaint is identified, STIIIZY San Pablo will take immediate action to rectify the situation and halt the condition relating to the complaint.

iii. Recording the Results

The General Manager will document the conclusion of their investigation and recommendations of corrective actions. In addition, STIIIZY San Pablo will record any corrective action taken in response to the complaint in its complaint log. The recording of complaints will be through such that it will be clear that a comprehensive investigation and diligent effort to resolve the complaint was undertaken. STIIIZY San Pablo will maintain a record of all complaints and their outcomes for at least seven years.

iv. Following Up with Complainant

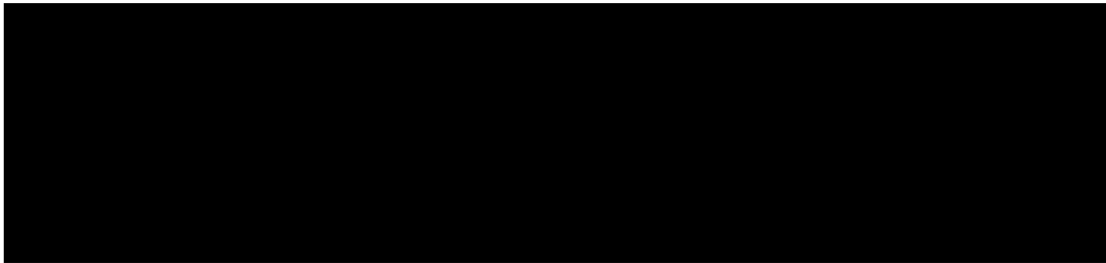
The General Manager will notify the complainant of the outcome of the investigation. If the complaint cannot be corroborated, the General Manager will notify the complainant the complaint was investigated and that no definite source was found. The General Manager will encourage the complainant to notify STIIIZY San Pablo in the future if they observe unacceptable noise, light, odor, public consumption, loitering, litter, or traffic. The General Manager will also emphasize that notification should be made as soon as possible to enable STIIIZY San Pablo to investigate and resolve the problem. At no point will any employee of STIIIZY San Pablo downplay or trivialize the complaint even if the source of the complaint cannot be verified. Every employee will be taught during their training to be empathetic to every person making a complaint and to take every complaint seriously.

v. Taking Corrective Action

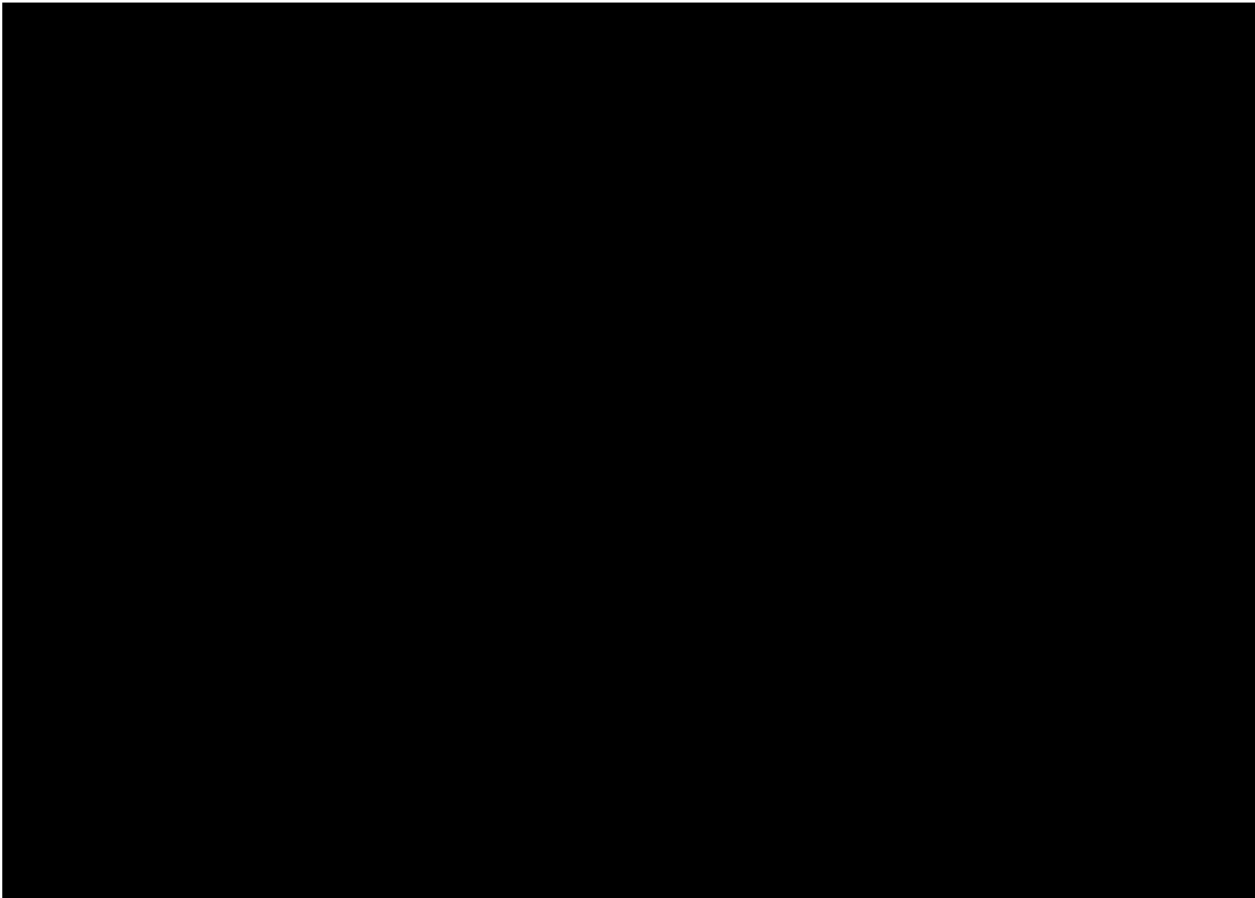
If a complaint is substantiated, STIIIZY San Pablo will implement a corrective action plan to ensure the conduct does not occur again. Corrective action may include, but is not limited to, revising policies and procedures, fixing lighting, HVAC or other equipment, training and retraining staff, and utilizing third-party experts.

MEASURES FOR LIMITING CASH HELD ON PREMISES

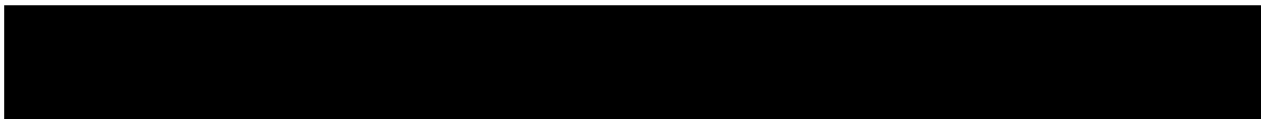
Measures for limiting the amount of cash held on the premises.



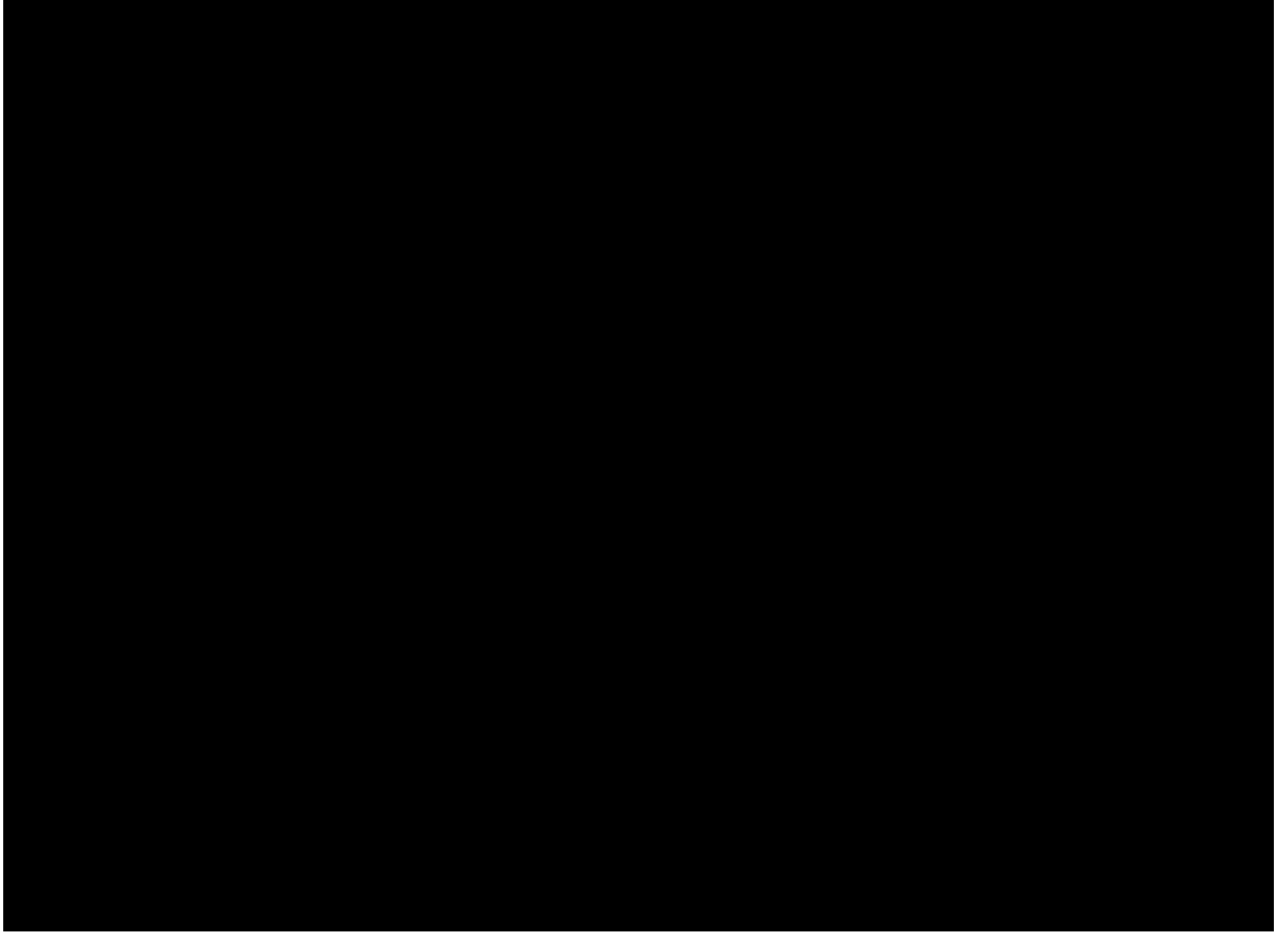
RECEIVING CASH



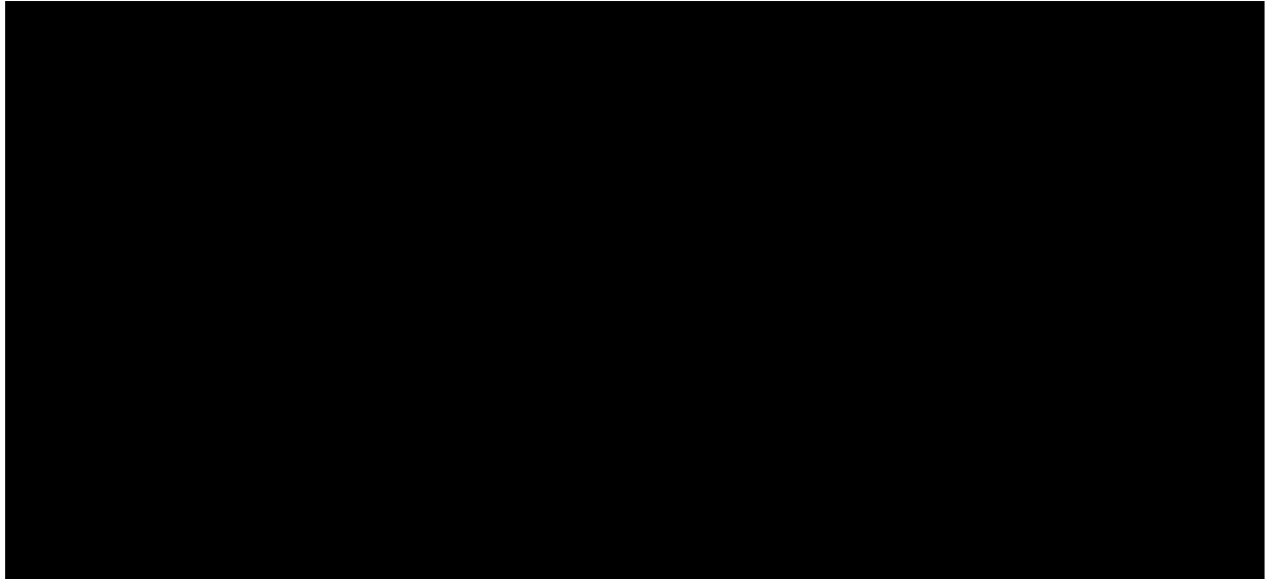
Vendor Cash Protocols



TRACKING CASH

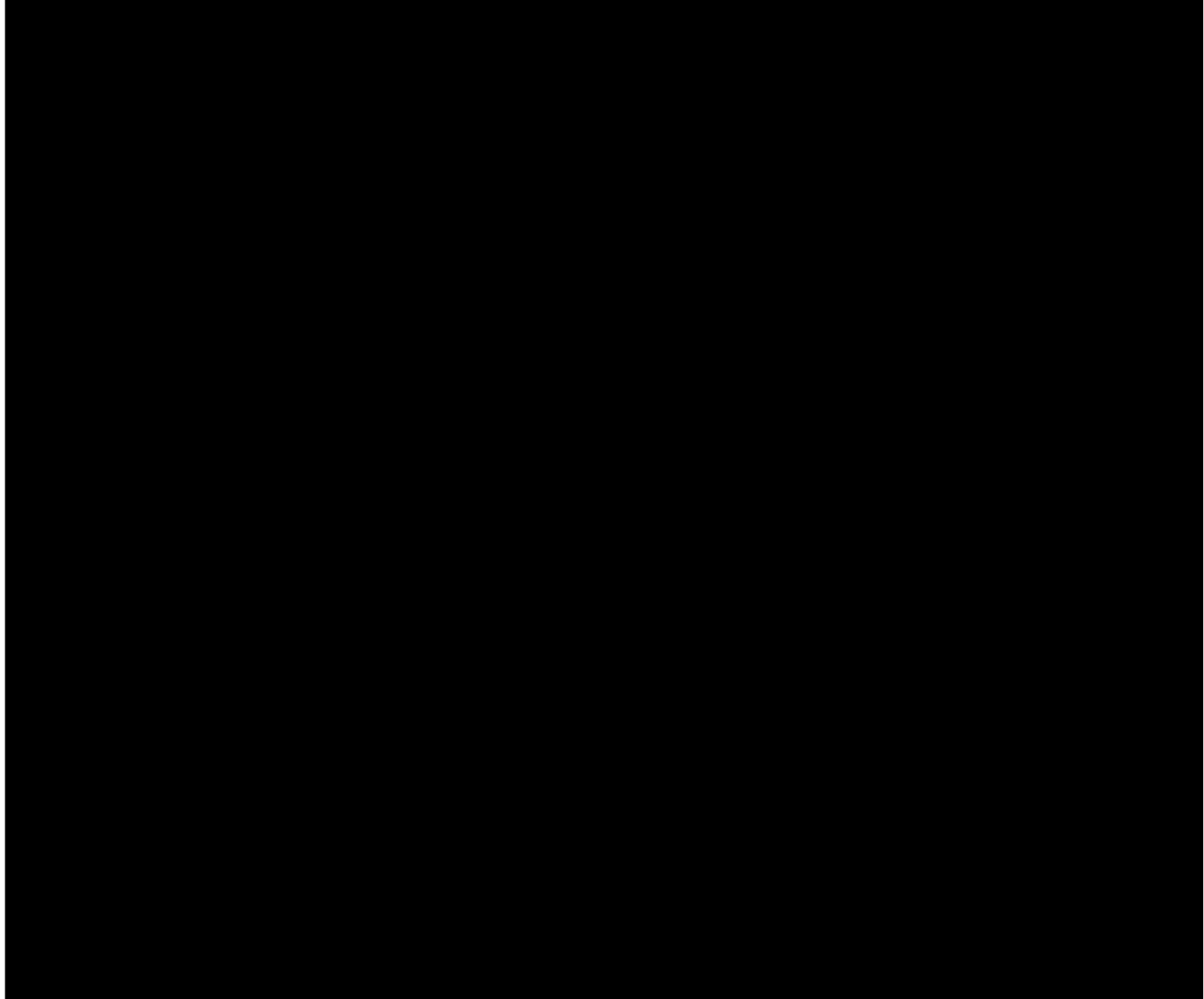


STORING CASH



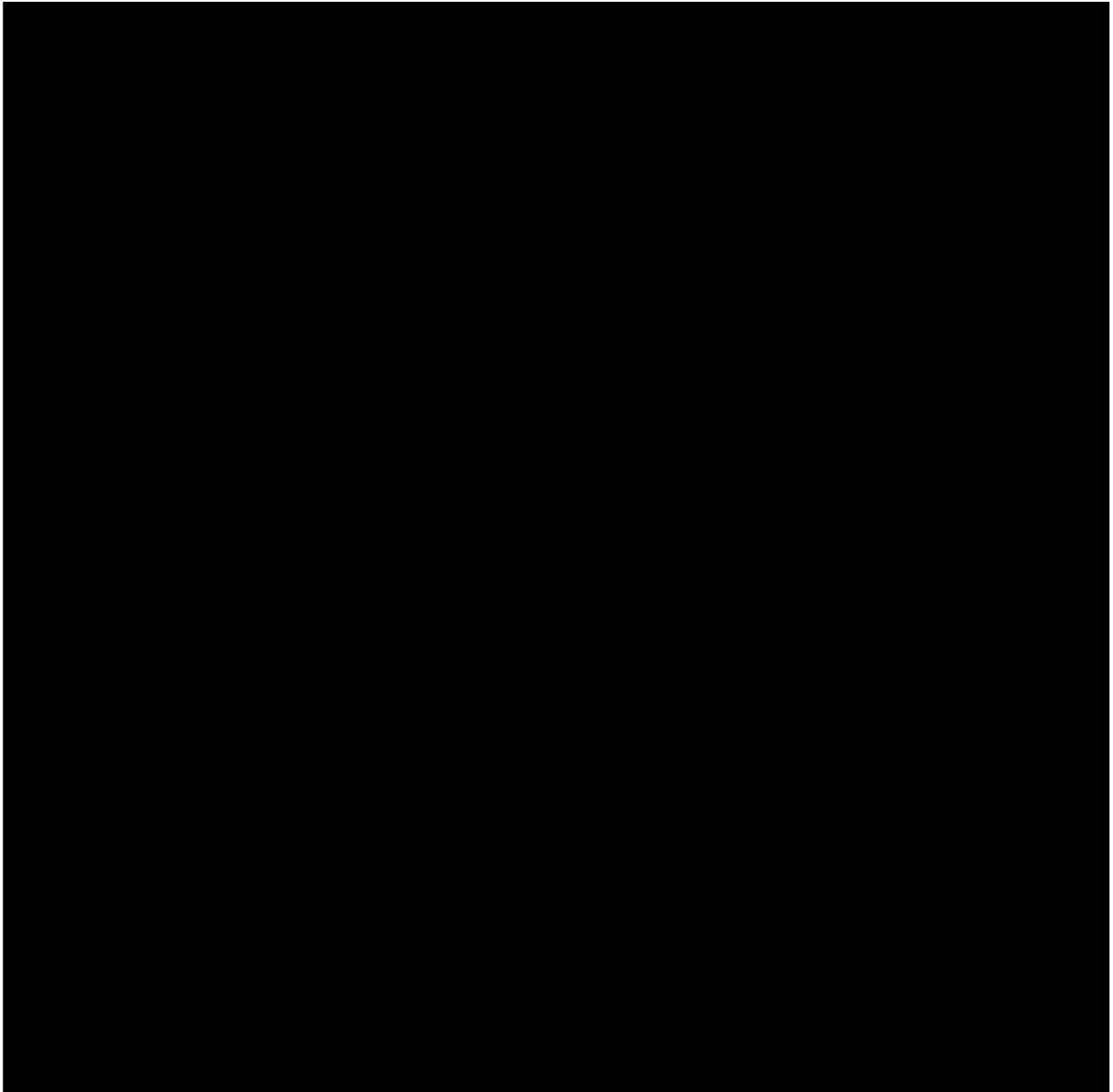


TRANSPORTING CASH

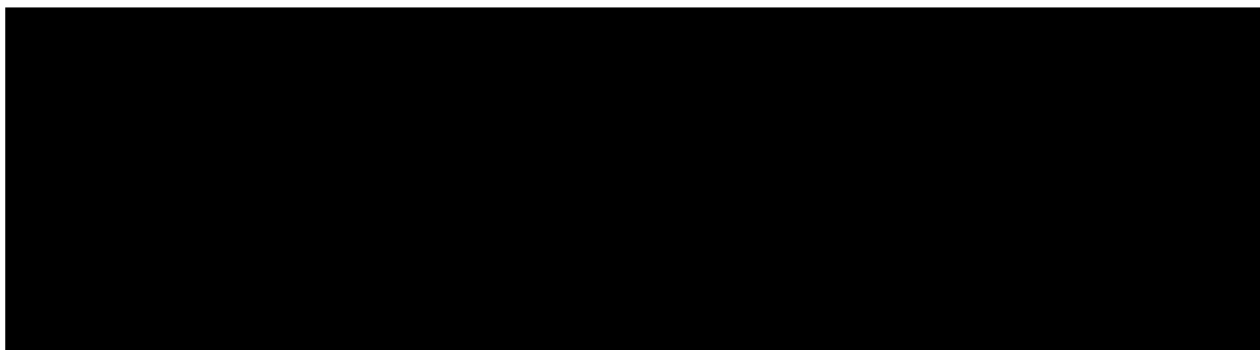


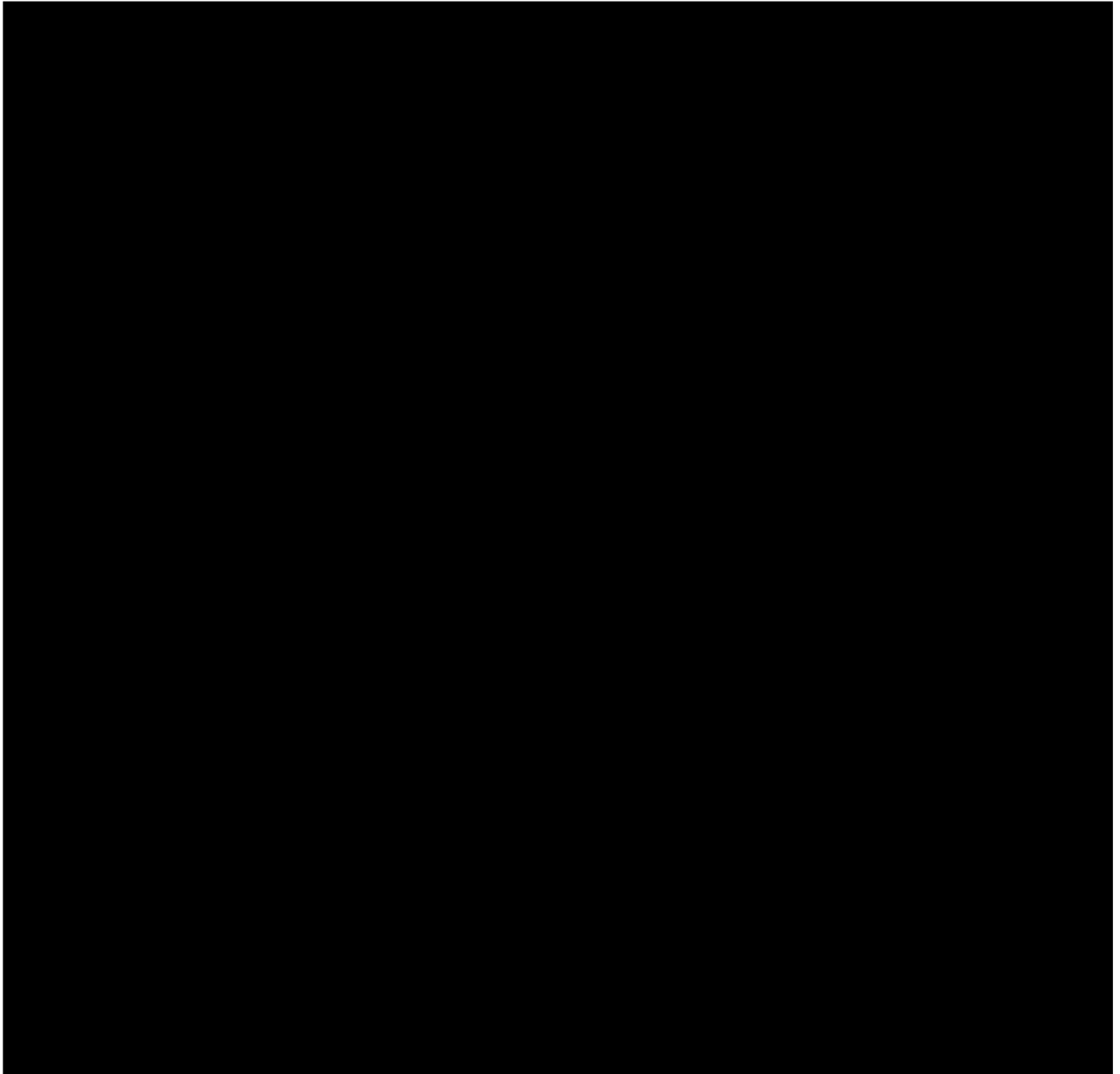
⁵ <https://www.sectransecurity.com>

PRODUCT TRANSPORTATION SECURITY



EXTERIOR LIGHTING

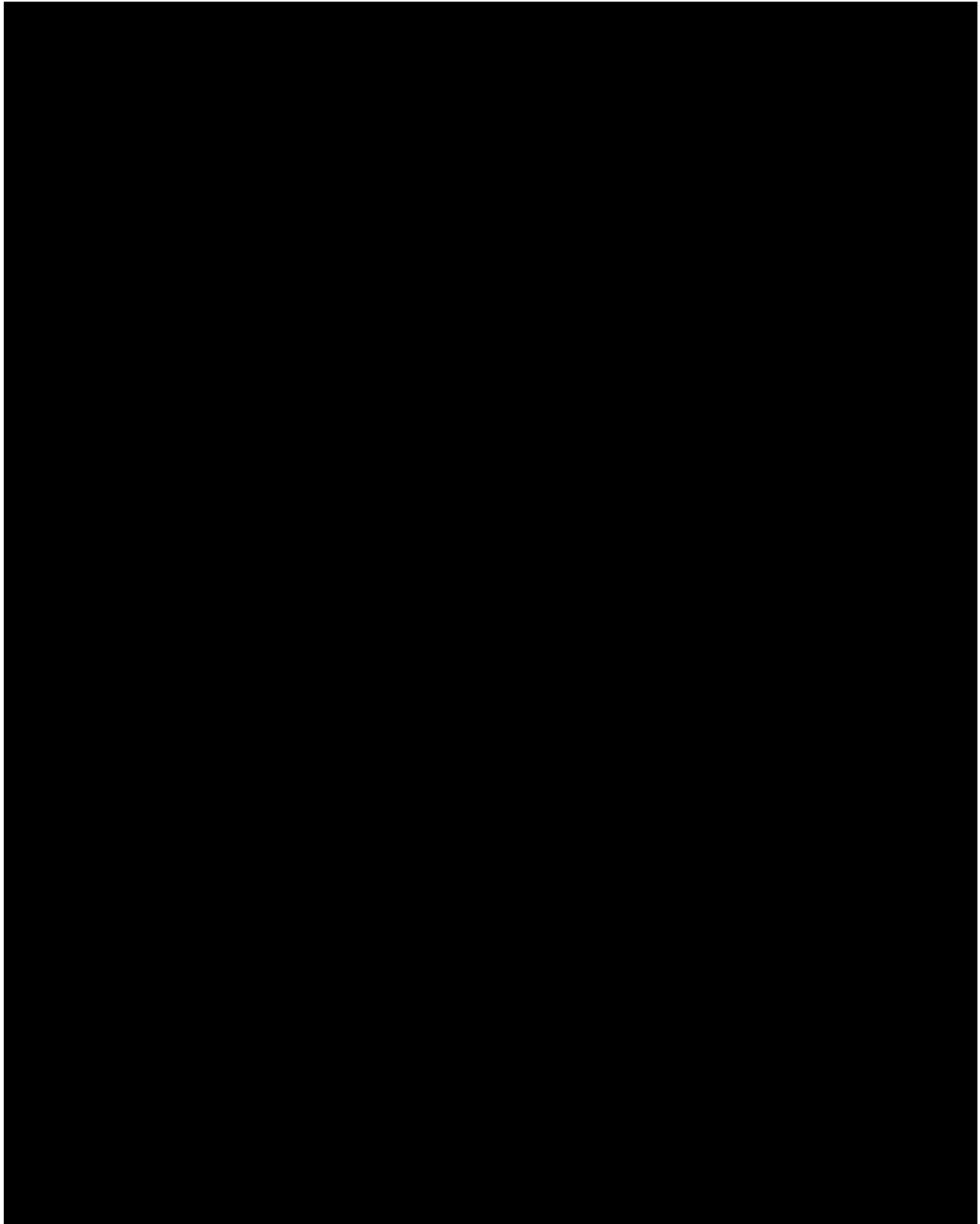




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CERTIFICATE OF INSURANCE

Certificate of insurance demonstrating ability to comply with the insurance requirements contained under performance standards in this section.



COMMUNITY BENEFITS

A description of the benefits that the cannabis retail business would provide to the local community, such as employment for residents of the city, community contributions, improvements to the property where the cannabis business is proposed to be operated and adjoining properties, or economic incentives to the city.

STIIIZY San Pablo will commit **1%** of its annual gross revenues towards two of the City's non-profits or community-based organizations, splitting it evenly at .5%. We will also continue the tradition of tailoring volunteerism and other programs designed to meet the community's needs. STIIIZY San Pablo will start with the following commitments:

COMMUNITY LISTENING TOUR

Upon licensing, STIIIZY conducts a listening tour to introduce ourselves to local stakeholders. Our outreach team will host open house events at our location and canvass the neighborhood to hear concerns and questions utilizing our Good Neighbor Policy (GNP).

CANNABIS YOUTH PREVENTION PROGRAM:

OPTION 1: COMPREHENSIVE, EVIDENCE-BASED YOUTH PREVENTION PROGRAM

As an industry leader, STIIIZY proactively educates communities about cannabis through a comprehensive, evidence-based Youth Drug Prevention Program. In partnership with the Boys & Girls Club and the YMCA, and implemented by Healing Urban Barrios, STIIIZY developed a first-of-its-kind Youth Drug Prevention Program alongside an Adult Cannabis Education Program.

This option consists of a six-module prevention curriculum designed to enhance protective factors and reduce risk factors related to cannabis abuse. The program is informed by Stanford Medicine's Cannabis Awareness and Prevention Toolkit, an evidence-based resource focused on middle and high school students. The curriculum is delivered by vetted nonprofit organizations specializing in youth development and substance-use prevention and is intended for organizations seeking a more robust, multi-session prevention framework.

OPTION 2: CONDENSED 45-MINUTE YOUTH PREVENTION EDUCATION

Recognizing that not all organizations have the capacity to implement a full multi-module curriculum, STIIIZY San Pablo also offers a streamlined prevention option focused on accessibility and ease of implementation.

This option consists of two 45-minute educational videos:

- One designed for elementary-aged children and younger, and
- A second tailored for junior high and high school students.

Each presentation is a condensed version of the six-module prevention curriculum and includes an interactive question-and-answer worksheet to encourage discussion and reinforce key learning objectives.

STIIIZY San Pablo will identify and train local youth-serving nonprofit organizations to administer these materials to their participants. To support engagement, stipends for food and non-alcoholic beverages will be provided to participating nonprofits. All educational materials will also be made available to any local youth-serving nonprofit upon request, ensuring broad community access.

JOINT EFFORTS (PAID VOLUNTEER PROGRAM)

Through STIIIZY's "Joint Efforts" initiative, employees at STIIIZY San Pablo are encouraged to participate in charitable volunteer work. Eligible employees can request up to 16 hours annually to engage in company-approved volunteer opportunities, furthering our commitment to community involvement.

COMPASSIONATE CARE

STIIIZY San Pablo is partnering with the Weed for Warriors Project and the American Legion to provide free medical cannabis to veterans through Compassionate Care events. As a veteran-led company, STIIIZY is committed to bridging healthcare gaps for service members and ensuring access to holistic, plant-based care.

COLLECTIVE BARGAINING AGREEMENT (CBA)

STIIIZY, Inc. has already entered into a first-of-its-kind global CBA with the UFCW on December 30, 2021. It ensures that all of our retail stores, including this location, will be governed by this CBA.

LOCAL EMPLOYMENT

We are committed to hiring at least 70% of our employees from the city San Pablo. As we have done at all our other stores, we will host a job fair 4-6 weeks prior to our grand opening and target local residents to apply for jobs with STIIIZY San Pablo. When hosting a job fair, we will engage with the UFCW, the San Pablo Chamber of Commerce as well as the San Pablo Economic Development Corporation to engage their assistance us reaching out to local residents. We will also advertise our job openings and job fairs on the San Pablo Facebook page, San Pablo Instagram page, and other local social media platforms.

All our other facilities employ between 50 – 80% of employees from the city in which we operate, and we are confident that we will be able to meet our local hire goal of hiring 70% for San Pablo.



We believe our job opportunities will be attractive to local residents for the following reasons:

- The minimum starting wage and the benefits are some of the best in the retail business.
- The unionized nature of the positions will help ensure that employees work in a safe working environment and have employee protections.
- We offer workforce development classes free of charge to all our retail employees.

WORKFORCE DEVELOPMENT

STIIIZY will provide workforce development courses led by college instructors for our San Pablo employees at no cost. We will compensate our employees for their participation in the program and they will also receive college credits for completing these courses. The classes will be held every two to three weeks at the San Pablo facility or via Zoom and will be free of charge to the employees. Employees who were initially scheduled to work during the classes will be paid to attend. One set of courses typically contain 8-10 classes, with subjects including, but not limited to:

- Microsoft Suite (Word, Excel, PowerPoint);
- Supply chain logistics and basic accounting;
- Team facilitation, effective followership, and conflict resolution strategies;
- Effective customer service and active listening; and
- Leadership strategies, task-oriented skills, and effective performance feedback.

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SIGNATURE OF APPLICANT AND PROPERTY OWNER

Applicant Certification

I, Tak Sato, as the Authorized Representative for the Applicant, STIIIZY San Pablo LLC, hereby certify, under penalty of perjury, that all information submitted as part of the application process is, to the best of my knowledge, true, accurate, and complete. I understand that any material misrepresentation or omission may result in denial or revocation of the permit. I understand that approval of the application does not authorize any activity that is inconsistent with the San Pablo Municipal Code or applicable state or local laws.

Applicant Name: Tak Sato

Applicant Entity: STIIIZY San Pablo LLC

Signature:  _____

Printed Name: Tak Sato

Title: President

Date: 1/20/20

Property Owner Certification

I, Joaquin Rodriguez, as the Authorized Representative for JR Business Investments LLC, owner of the property located at 13041 San Pablo Ave, San Pablo, CA 94805, hereby certify, under penalty of perjury, that all information submitted as part of the application process is, to the best of my knowledge, true, accurate, and complete. I understand that any material misrepresentation or omission may result in denial or revocation of the permit. I understand that approval of the application does not authorize any activity that is inconsistent with the San Pablo Municipal Code or applicable state or local laws.

Property Owner Name: Joaquin Rodriguez

Property Owner Entity: JR Business Investments LLC

Signature:  _____

Printed Name: Joaquin Rodriguez

Title: President

Date: 1/20/20

SIGNED AFFIDAVIT

City of San Pablo Cannabis Operating Permit

I, Tak Sato, as the Authorized Representative for the Applicant, STIIIZY San Pablo LLC, and I, Joaquin Rodriguez, as the Authorized Representative for JR Business Investments LLC, Property Owner of 13041 San Pablo Ave, San Pablo, CA 94805, hereby declare and affirm as follows:

1. Acknowledgment of Permit Conditions

We acknowledge that the Applicant and the Property Owner are required to sign the application for a cannabis operating permit and we agree to abide by and conform to all conditions of the permit and all applicable provisions of the San Pablo Municipal Code pertaining to the establishment and operation of a cannabis business.

2. Agreement to Comply with Municipal Code and Laws

We hereby agree to abide by and conform to all conditions imposed by the City of San Pablo in connection with the cannabis operating permit, and to comply with all applicable provisions of the San Pablo Municipal Code, as well as all applicable local and state laws and regulations governing the establishment and operation of a cannabis business.

3. No Authorization of Unlawful Activity

We acknowledge and agree that approval of the cannabis operating permit shall, in no way, permit or authorize any activity contrary to the San Pablo Municipal Code, or any activity that is in violation of any applicable local or state laws or regulations.

Applicant

Tak Sato
Authorized Representative
STIIIZY San Pablo LLC

Signature:  _____

Date: 11/20/26

Property Owner of 13041 San Pablo Ave, San Pablo, CA 94805

Joaquin Rodriguez
Authorized Representative
JR Business Investments LLC

Signature:  _____

Date: 11/20/26

HAZARDOUS MATERIALS

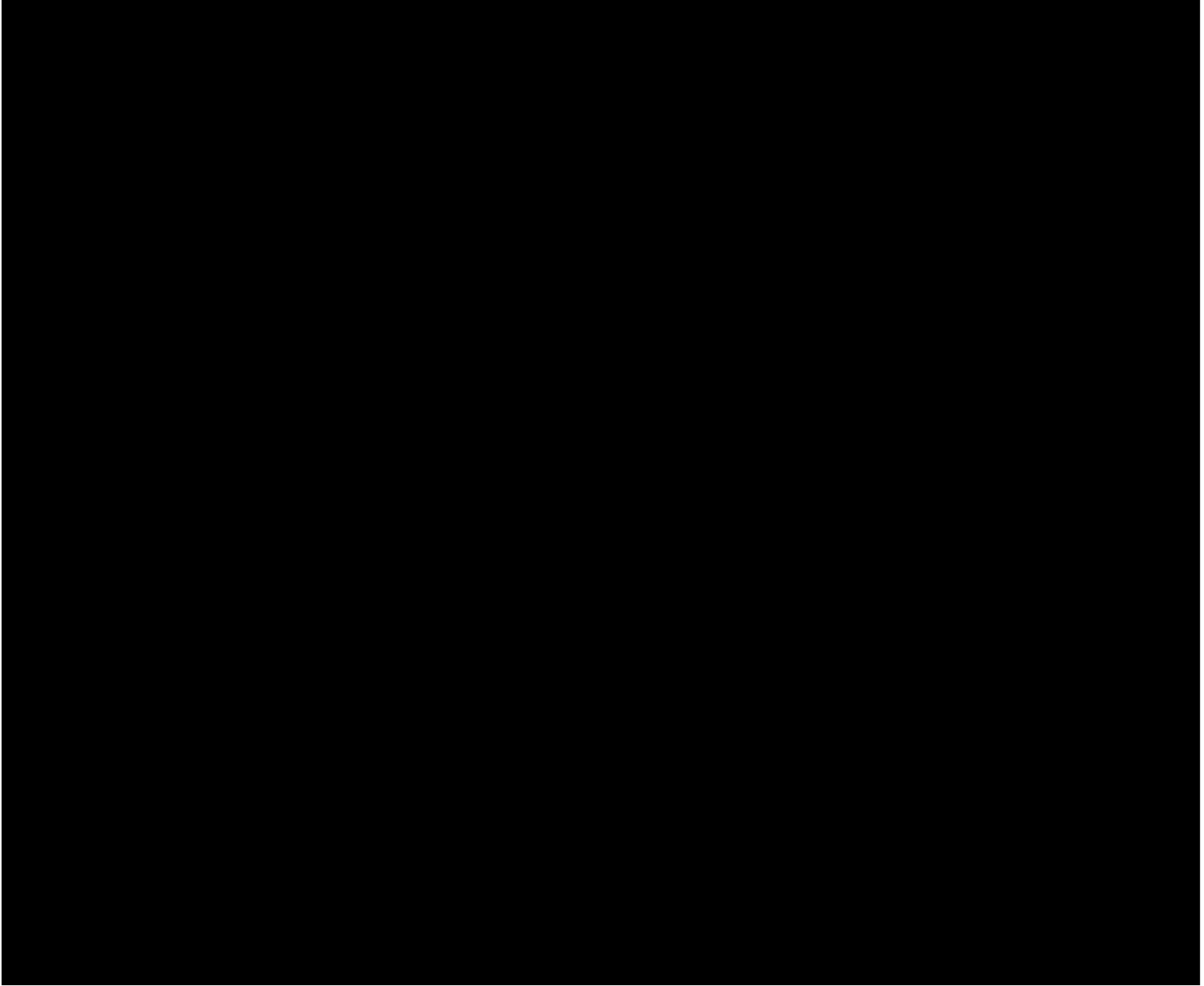
To the extent that the applicant intends to use any hazardous materials in its cannabis retail business, the applicant shall provide a completed building occupancy classification form, identifying all hazardous materials proposed for storage, use or handling on the premises, including compressed and cryogenic gases such as carbon dioxide, nitrogen, and others. "Hazardous materials" includes any hazardous substance regulated by any federal, state, or local laws or regulations intended to protect human health or the environment from exposure to such substances.

STIIIZY San Pablo LLC is a cannabis retail location and thus will not contain any hazardous materials other than minimal cleaning supplies.

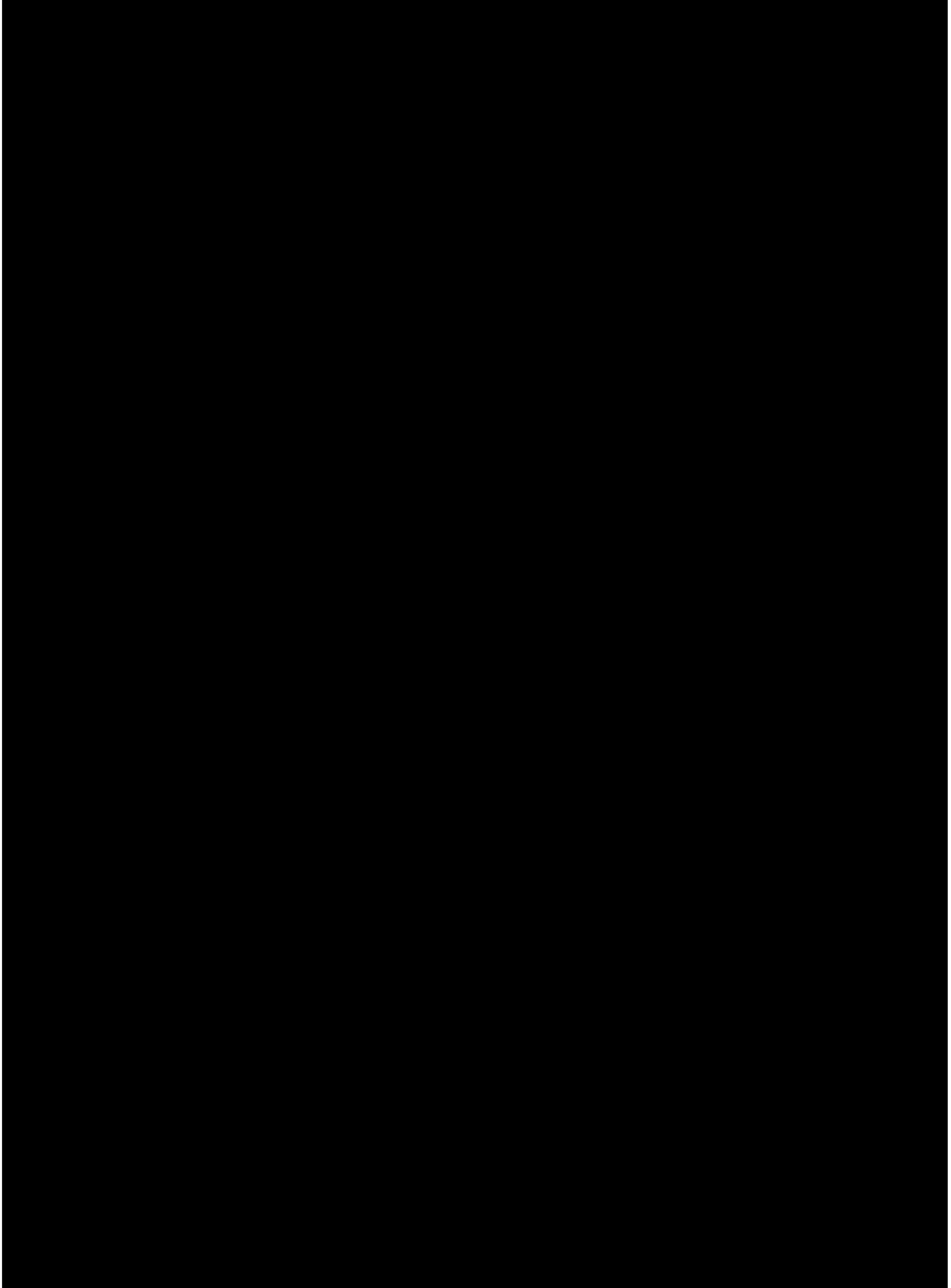
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PRO FORMA

Three years of pro forma estimates for operations, including a discussion of the business assumptions used to develop the estimates. Example assumptions include revenue, customer volume, visits, and product costs, compensation of employees, equipment costs, utility costs, and other operation and maintenance costs.



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STIIZY

TENANT IMPROVEMENT / EXTERIOR REMODEL / SITE DEVELOPMENT

13041 SAN PABLO AVE
SAN PABLO, CA 94805

Amor

Architectural
Corporation
1431 HAVEN AVENUE, SUITE 212
RANCHO CUCAMONGA, CA 91730
P. 909.259.9991 | F. 909.944.8409
www.AmorArch.com
WEST COAST | CENTRAL | EAST COAST

CLIENT

STIIZY

SHRYNE GROUP, INC.
2015 S ALAMEDA ST
LOS ANGELES, CA 90008
info@shrynegroup.com

CONSULTANT

GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
- HVAC PLUMBING AND ELECTRICAL DRAWINGS ARE INCLUDED IN, AND NOT SUPPLEMENTARY TO, THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK, ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR FOR WRITTEN AND GRAPHIC CLARIFICATION.
- THE CONTRACTOR SHALL FOCUS SPECIAL ATTENTION ON A FIELD REVIEW OF THE EXISTING SITE IN WRITING PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMITTAL. CONTRACTOR SHALL NOT RELY UPON ORAL COMMUNICATIONS. ALL COMMUNICATIONS MUST BE IN WRITTEN OR GRAPHIC FORMAT.
- REVISIONS TO WORK OR PLANS MUST BE APPROVED BY THE CITY AND/OR LOCAL JURISDICTION'S INSPECTION SERVICES PRIOR TO IMPLEMENTATION. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT AND OWNER. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY USING PRE-DETERMINED ARCHITECT SUPPLEMENTAL INSTRUCTIONS. CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVES.
- CONTRACTOR IS RESPONSIBLE FOR THE MORE COSTLY AND TIME CONSUMING RESOLUTION ON ALL CONFLICTING INFORMATION PRESENTED ON THE PLANS, OR BETWEEN THE EXISTING CONDITIONS AND THE PLANS.
- IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE ARCHITECT IN WRITING. AT THAT POINT A WRITTEN INTERPRETATION WILL BE MADE BY THE ARCHITECT AND SAID WRITTEN DECISION SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.
- THIS ARCHITECT WILL NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND/OR CONSTRUCTION DOCUMENTS.
- ALL CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC., DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND AVOID OMISSIONS.
- UNLESS NOTED OTHERWISE, ALL MATERIALS USED WILL BE NEW AND SEAR UL LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. OR OTHER INDUSTRY STANDARDS.
- LAYOUT ALL PARTITIONS AND CABINETS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS AND CABINETS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. IF APPLICABLE, GENERAL CONTRACTOR MUST OBTAIN RESOLUTION FROM ARCHITECT FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF WALL PARTITIONS AND CABINETS.
- EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAILURES IN THEIR WORKMANSHIP AND/OR THEIR SUPPLIED MATERIALS.
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTINGS AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT FOR WRITTEN AND/OR GRAPHIC CLARIFICATION PRIOR TO PROCEEDING WITH THAT WORK.
- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OR NECESSARY DIMENSIONS OR INFORMATION CONTRACTOR SHALL NOTIFY THE ARCHITECT. FINISHED AND CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALE MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TYPICALLY TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. VERIFY WITH ARCHITECT. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
- PROVIDE SUFFICIENT BLOCCING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT ANGLES, CHANNELS, ETC., WITHIN WALLS WHERE THE WEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCCING FOR OWNER FURNISHED OR INSTALLED ITEMS.
- WEATHER CONDITIONS: CONTRACTORS WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO RAIN, SLEET, ETC., AND WILL MAKE GOOD TO THE SATISFACTION OF THE ARCHITECT ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.
- SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED O.S.H.A. STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THE ARCHITECT WILL BE HELD HARMLESS BY O.S.H.A. AND GENERAL CONTRACTOR AND RELATED AWARDING TRACES ON THE PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRELIMINARY, BIDDING CONSTRUCTION PHASES OF THIS PROJECT.
- CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL AND ACCOUNT FOR QUANTITY OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM VACUUM FINISH AT THE END OF EACH WORKING DAY.
- TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOORS TYPICALLY.
- PAINT ALL WALL SURFACES, DOOR FRAMES, WINDOW FRAMES, BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVABLE ITEMS EXCEPT TO WALLS TO REMOVE PAINT AND RELOCATE ITEMS. ALL NEW PAINTING SHALL INCLUDE (1) ONE COAT PRIMER AND (2) TWO COATS OF PAINT UNLESS NOTED OTHERWISE.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.

ABBREVIATIONS

(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)	
A.B.	ANCHOR BOLT
ABV.	ABOVE
AC.	ASPHALTIC CONCRETE
ACM	ALUM. COMPOSITE METAL PANEL (LBS.) or # (POUNDS)
ACCP	ACOUSTIC CEILING PANEL
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALVT.	ABRASIVE QUARRY TILE
AR.	ARCHITECT OF RECORD
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG	BUILDING
BLDG	BLOCKING
B.M.	BOUNDARY NAIL
B.M.	BEAM
B.O.C.	BOTTOM OF CEILING
B.O.L.	BOTTOM OF JOIST
B.U.R.	BUILT-UP ROOFING
BOTT. or (B)	BOTTOM
CND.	CONDUIT
C.L. or (C)	CENTER LINE
CAB.	CABINET
C.B.	CEMENTITIOUS BACKER BOARD
C.D.	CORE DRILL
CER.	CERAMIC
C.G.	CORNER GUARD
C.I.	CONTROL JOINT (COLD JOINT)
CLG.	CEILING
CLGK.	CALLING
CLB.	CLUB
C.M.U.	CONCRETE MASONRY UNIT
C.M.	CLEAR
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONST. JT.	CONSTRUCTION JOINT
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COMP.	COMPACTED / COMPACTION
CNT.	CERAMIC TILE
D.B.L.	DOUBLE
DEG. or °	DEGREE
DET.	DETAIL
DIAM.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DIM.	DIMENSION
DWG(S)	DRAWING(S)
E.	EXISTING
E.A.	ELECTRICAL CONTRACTOR
E.C.	EDGE GRAN
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EN.	EDGE NAIL
E.O.C.	EDGE OF COUNTER / EQUIPMENT EQUAL
EXP.	EXPANSION
EXT.	EXTERIOR
FACT.	FACTORY
F.O.D.	FLOOR DRAIN
F.F.	FOUNDATION
F.F.	FIRE EXTINGUISHER
F.F.	FINISHED FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.F. & E.	FURNITURE, FIXTURES & EQUIPMENT
F.F.	FURNISH. F.P. IN / FT
F.F.	FINISHED STIPL
F.L.R.	FLOOR
FIN.	FINISH
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.R.	FIRE RESISTANT
F.R.P.	FIBERGLASS REINFORCED PANEL
FT.	FOOT / FEET
FTG.	FOOTING
F.V.	FIELD VEIL
G.A.	GALVANIZED
G.A.	GALVANIZED
G.W.B.	GYPSUM WALLBOARD
G.C.	GENERAL CONTRACTOR
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
G.L.B.	GLOSS LAMINATE BEAM
H.B.	HOSE BOND
H.C.	HOLLOW CORE
H.D.	HUB DRAIN
H.R.	HEADER
H.W.	HARDWARE
HOR.	HANGER
HOT. or (H)	HOT
H.M.	HOLLOW METAL
H.O.R.E. or (H)	HOLE IN SHEET
H.S.B.	HIGH STRENGTH BOLT
I.B.	INSIDE DIAMETER
I.E.	IN EXAMPLE
IN.	INCH / INCHES
INS.	INSULATION
INT.	INTERIOR
INV.	INVERTED
JT. OR INT.	JOINT
JST.	JOIST
L.	ANGLE
LAM.	LAMINATED
LAV.	LAVATORY
LBS. or #	(POUNDS)
LONG	LONG
LFT.	LINEAR FOOT
LT.	LIGHT
MAX.	MAXIMUM / MINIMUM
M.B.	MACHINE BOLT
MEZZ.	MEZZANINE
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.P.S.	MODULAR PANELBOARD
M.T.O.	MOUNTED
M.T.L.	METAL
M.S.B.	MAIN SWITCH BOARD
M.S.	MECHANICAL SYSTEM
M.S.B.	MAIN SWITCH BOARD
M.T.O.	MOUNTED
M.T.L.	METAL
NEW	NEW
NOT APPLICABLE	NOT APPLICABLE
N.T. ELEC. MFR. ASSOC.	NOT IN CONTRACT
N.O. or #	NUMBER
N.I.C.	NORMAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.C.F.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER INSTALLED
O.P.	OPENING
O.P.	OPPOSITE
O.P.	OPERATIONAL SAFETY & HEALTH ADMINISTRATION
P.	PARTITION
P.LAM	PLASTIC LAMINATE OR PARALLELAM BEAM)
P.L.	PLATE
P.L.	PROPERTY LINE
P.L.B.	PLASTER
P.L.B.	PLASTER
P.L.B.	PLASTER
P.L.W.	PLYWOOD
P.O.G.	PAIR
P.O.G.	PAIR
P.P.	POUNDS PER SQ. FOOT
P.S.	POUNDS PER SQ. INCH
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
R.	RADIUS
R.O.P.	REFLECTED CEILING PLAN
R.O.D.	ROOF DRAIN
REF.	REFERENCE
REF.	REINFORCEMENT
REVERSE	REVERSE
R.T.U.	REMOTE TERMINAL UNIT
R.M.T.S.	REQUIREMENTS
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SHTG	SHEATHING
SHU.	SHIMMER
SM	SHEET METAL
SMS	SHEET METAL SCREW
SPEC(S)	SPECIFICATIONS
SQ.	SQUARE
SQ. IN. / FT.	SQUARE INCH / FOOT
S.S.	STAINLESS STEEL
S.S.	STAINLESS STEEL
S.T.M.S.	SHEET METAL SCREWS
STD.	STANDARD
STOR.	STORAGE
STOR.	STORAGE
STR.	STRUCTURAL
SUSP.	SUSPENDED
SUSP.	SUSPENDED
TEMP. OR T	TEMPERATURE
THK.	THICKNESS
T & G	T & G GROOVE
T.N.	TOE NAIL
T.O.P.	TOP OF BEAM
T.O.P.	TOP OF CURB
T.O.P.	TOP OF FOOTING
T.O.P.	TOP OF FINISH
T.O.P.	TOP OF PLATE
T.O.P.	TOP OF STUD
T.O.P.	TOP OF WALL
T.O.P.	TOP OF WEATHING
TYP.	TYPICAL
UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
UNDERWRITERS LABORATORY	UNDERWRITERS LABORATORY
VERT. OR VV	VERTICAL
VERT. IN FIELD	VERT. THROUGH ROOF
V.T.R.	VENT THROUGH ROOF
V.V.C.	VENT WITH COVERING
W.C.	WATER CLOSET
W.C.	WATER CLOSET
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.I.B.	WALK-IN BOX
W.R.	WATER RESISTANT
W.T.	WEIGHT
W.W.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH

SYMBOL LEGEND

ELEVATION IDENTIFICATION	ENLARGED DETAIL IDENTIFICATION
ELEVATION DESIGNATION	DETAIL DESIGNATION
SHEET REFERENCE NO.	SHEET REFERENCE NO.
PARTIAL SECTION IDENTIFICATION	SECTION DETAIL IDENTIFICATION
SECTION DESIGNATION	DETAIL DESIGNATION
SHEET REFERENCE NO.	SHEET REFERENCE NO.
INTERIOR ELEVATION IDENTIFICATION	ELEVATION REFERENCE IDENTIFICATION
ELEVATION DESIGNATION	SECTION / ELEVATION / FLOOR DATUM
DETAIL DESIGNATION	PROJECT REFERENCE
SHEET REFERENCE NO.	NORTH ARROW
GRID LINE IDENTIFICATION	PROJECT SYMBOL IDENTIFICATION
GRID LINE	DOOR NUMBER
FACE OF STUD	WINDOW NUMBER
FACE OF MASONRY	MATERIAL NAME / FINISH NAME
CENTER LINE OF COLUMN	WALL TYPE
NOTE	FIXTURE / EQUIPMENT TYPE
NOTE	GRAPHIC NAME
NOTE	PROJECT ANNOTATION IDENTIFICATION
NOTE	REVISION / ADDENDUM NUMBER
NOTE	KEYNOTE NUMBER
ROOM IDENTIFICATION	
ROOM NUMBER	
ROOM NAME	
MATERIAL FINISH	
WALL BASE FINISH	

DESCRIPTIVE SUMMARY OF WORK

THE REMODEL WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT TO BUILD, FINISH, AND PROVIDE TENANT IMPROVEMENT FOR A PROPOSED INDOOR STUDY CANNABIS RETAILER.

THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. ALL MECHANICAL, EQUIPMENT AND SYSTEMS, ALL ELECTRICAL SYSTEMS, AND EQUIPMENT ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.

INTERIORS:

- NEW FINISHES (PAINT, FLOORING, GRAPHICS, ETC.)
- NEW FIXTURES
- NEW PARTITION WALLS
- NEW RESTROOMS AND UTILITY

EXTERIORS:

- NEW PERIMETER FENCE
- NEW PAINT
- NEW PARKING LOT STRIPING

PROJECT TEAM

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LOS ANGELES, CA 90008
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Email: lanigarcia@shrynegroup.com

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FAX: (909) 944-8409
EMAIL: bb@amorarch.com

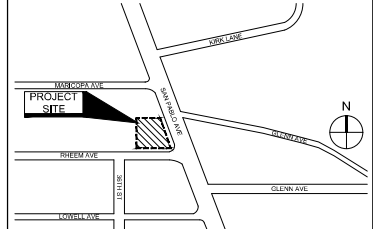
PROJECT INFORMATION

PROJECT ADDRESS:	13041 SAN PABLO AVE. SAN PABLO, CA 94805
PROPERTY ID NUMBER (PIN APP#):	565-02040141
BUILDING CODE:	ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (I-24), AND THE CURRENT CITY OF WEST COVINA REGULATIONS AND ORDINANCES.
ACCESSIBILITY:	THESE PLANS ARE INTENDED TO COMPLY WITH ALL OF THE PROVISIONS SET FORTH BY CHAPTER 11B OF THE 2022 CBC AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
CODE COMPLIANCE:	OCCUPANCY GROUP: M MERCANTILE CONSTRUCTION TYPE: III-B EXISTING NON-SPRINKLERED
ZONE:	SP2 - SAN PABLO AVENUE SPECIFIC PLAN
LEGAL DESCRIPTION:	ANDRAGAO EXH TR LOTS 1 & 2 BLK 15
BUILDINGS SUMMARY:	TENANT IMPROVEMENT AREA: 5,639 S.F. TENANT GROSS LEASABLE AREA: 7,639 S.F. TOTAL BUILDING HEIGHT: (EXISTING TWO STORY)
PARKING SUMMARY:	1 PER 300 SF = 19 STALLS REQ'D

SHEET INDEX

NO.	TITLE	REVISIONS				
		1	2	3	4	5
T1.1	TITLE SHEET, PROJECT INFORMATION, AND GENERAL NOTES					
AS.1	PROPOSED SITE PLAN					
AL.1	PROPOSED FLOOR PLAN					
AE.1	PROPOSED EXTERIOR ELEVATIONS					
AE.2	PROPOSED EXTERIOR ELEVATIONS					

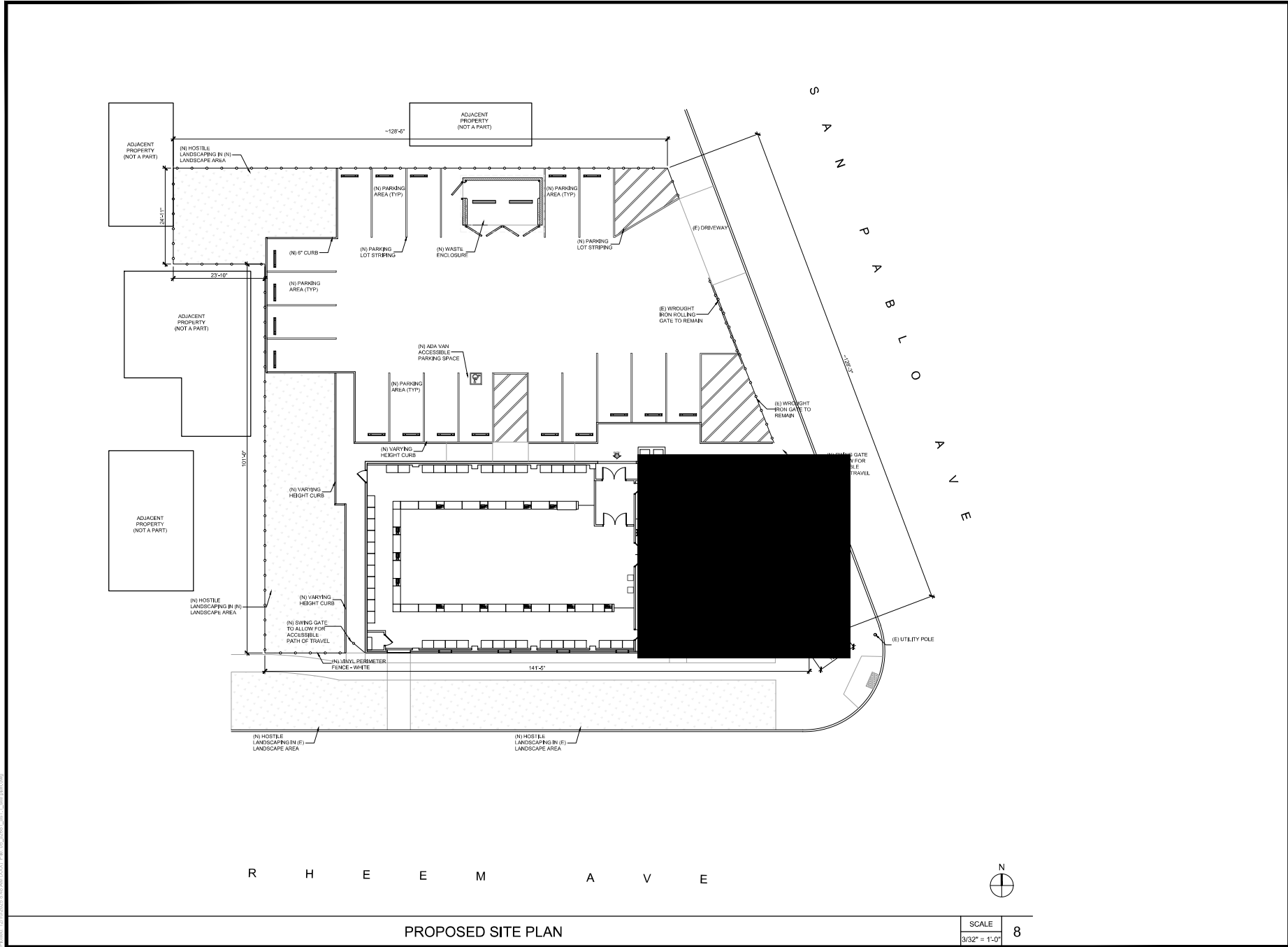
VICINITY MAP



NO.	REVISIONS
1	
2	
3	
4	
5	

DATE: 2025.09.05
PROJECT NUMBER: 42909
SHEET NUMBER: T1.1

T1.1



PROPOSED SITE PLAN

SCALE 3/32" = 1'-0" 8

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SHEET TITLE
 PROPOSED SITE PLAN



REVISIONS

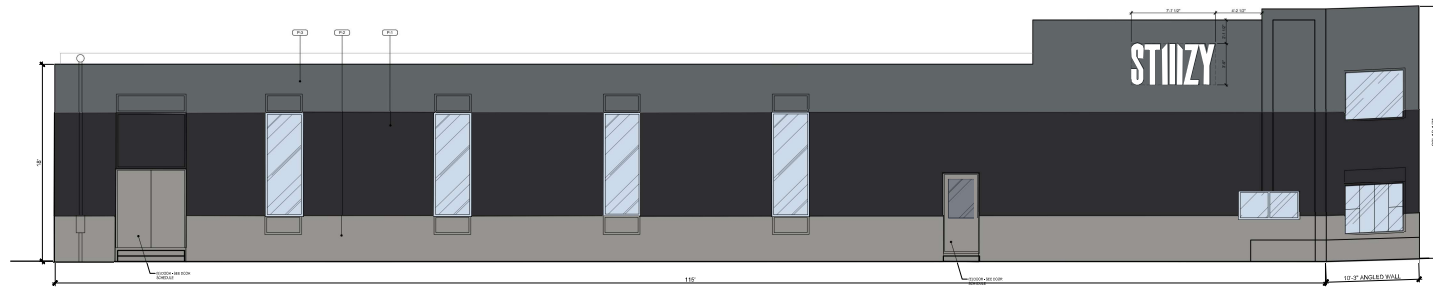
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DATE: 2025-11-25
 PROJECT NUMBER: A2051
 SHEET NUMBER

AS1.1

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FINISH SCHEDULE					
TAG	CATEGORY	DESCRIPTION	MANUFACTURER	SERIES/FINISH/STYLE	
WALLS					
P-1	PAINT	BLACK	SHERWIN WILLIAMS	COLOR CODE: SW 6538 / TRICORN BLACK / FINISH: EGGSHELL / ALL PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS LITER AND LOW ODOR)	
P-2	PAINT	GRAY #1	SHERWIN WILLIAMS	COLOR CODE: SW 7069 / SLIMIT GRAY / FINISH: EGGSHELL / PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS LITER & LOW ODOR)	
P-3	PAINT	GRAY #2	SHERWIN WILLIAMS	COLOR CODE: SW 7075 / WEBB GRAY / FINISH: EGGSHELL / PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS LITER & LOW ODOR)	



PROPOSED EXTERIOR ELEVATIONS - (SOUTH)

SCALE 3/16" = 1'-0" 2



PROPOSED EXTERIOR ELEVATIONS- SIDE (EAST)

SCALE 3/16" = 1'-0" 4

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SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

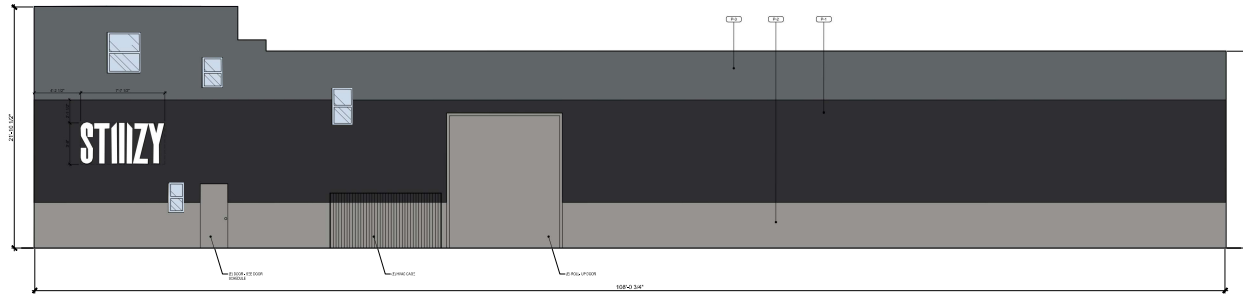


REVISIONS
DATE 2025.11.25
PROJECT NUMBER A2081
SHEET NUMBER

A4.1

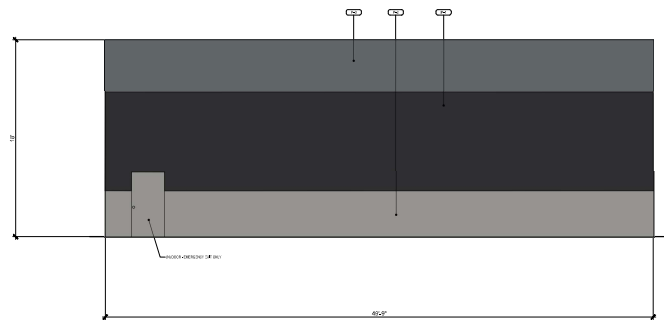
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FINISH SCHEDULE				
TAG	CATEGORY	DESCRIPTION	MANUFACTURER	SERIES/FINISH/STYLE
WALLS				
P-1	PAINT	BLACK	SHERWIN WILLIAMS	COLOR CODE: SW 6538 / TRICORN BLACK / FINISH: EGGSHELL / ALL PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS LITER AND LOW ODOR)
P-2	PAINT	GRAY #1	SHERWIN WILLIAMS	COLOR CODE: SW 7069 / SUMMIT GRAY / FINISH: EGGSHELL / PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS LITER & LOW ODOR)
P-3	PAINT	GRAY #2	SHERWIN WILLIAMS	COLOR CODE: SW 7075 / WEBB GRAY / FINISH: EGGSHELL / PAINT MUST HAVE LOW VOC (LESS THAN 50 GRAMS LITER & LOW ODOR)



PROPOSED EXTERIOR ELEVATIONS - REAR (NORTH)

SCALE 1/4" = 1'-0" 2



PROPOSED EXTERIOR ELEVATIONS - SIDE (WEST)

SCALE 1/4" = 1'-0" 4

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SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS



REVISIONS
DATE 2025.11.25
PROJECT NUMBER A2081
SHEET NUMBER

A4.2

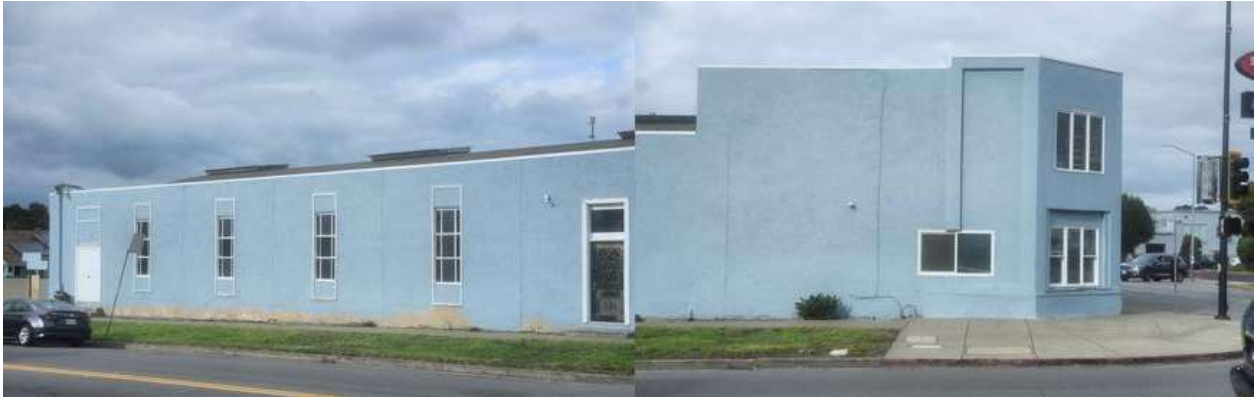
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EXISTING EXTERIOR PHOTOS

SAN PABLO AVENUE



RHEEM AVENUE



PARKING LOT



2015901

SAN PABLO CITY OF
1000 GATEWAY AVENUE
ATTN: CASEY ERLLENHEIM
SAN PABLO, CA 94806

PROOF OF PUBLICATION

FILE NO. 6/3 Hearing/PLAN2604-0004

West County Times

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter.

I am the Principal Legal Clerk of the West County Times, a newspaper of general circulation, printed and published in the City of Walnut Creek, County of Contra Costa, 94598

And which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Contra Costa, State of California, under the date of August 29, 1978. Case Number 188884.

The notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

05/23/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 23th day of May, 2026.



Signature

**CITY OF SAN PABLO
NOTICE OF PUBLIC HEARING
WEDNESDAY, JUNE 3, 2026**

NOTICE IS HEREBY GIVEN that the City Council of the City of San Pablo, State of California, will conduct a Public Hearing in the Council Chambers, City of San Pablo, 1000 Gateway Avenue, San Pablo, CA 94806, on **Wednesday, June 3, 2026, at 6:00 p.m.**, to consider the following item:

PLAN2604-0004 Request to consider an appeal of the Planning Commission's decision to allow a Conditional Use Permit request by STILLZY, for a retail cannabis use at 13041 San Pablo Avenue, San Pablo, CA (APNs 526-020-011, 526-020-014, & 526-020-015) in the SP2 - San Pablo Avenue Specific Plan - Commercial Mixed Use zoning district. The proposed retail cannabis use would occupy an existing commercial space formerly occupied by a church. The proposed use would operate from the hours of 8 am to 10 pm daily. On March 24, 2026, the Planning Commission voted three ayes, and one nay to approve the Conditional Use permit. An appeal of this decision has been filed by the Islamic Society of West Contra Costa County pursuant to Section 17.16.080. It has been determined that the proposed project is exempt from CEQA under Section 15303, New Construction or Conversion of Small Structures.

Members of the public are invited to attend said hearing and express opinions regarding this item. Members of the public may also view the meeting online at <https://us02web.zoom.us/j/83708212256> or during livestream at <https://sanpablo.legistar.com/Calendar.aspx>.

Public comment by zoom or telephone will not be accepted. Written comments received by 12:00 noon on the day of the meeting will be provided in advance to the City Council and posted online with the agenda materials. During the meeting, the public may provide written public comments via email to CityClerk@SanPabloCA.gov. All written comments received after noon the day of the meeting will not be read out loud and will be provided directly to the members upon receipt and distributed with supplemental materials following the meeting. The City Council agenda will be posted at least 72 hours prior to the meeting at: <https://sanpablo.legistar.com/Calendar.aspx>.

NOTE: If you challenge the City Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City Clerk at, or prior to the public hearings.

Further information on the above may be obtained in the Office of the City Clerk, City Hall, or by telephone at 510.215.3000.

By: Dorothy Gantt, City Clerk

WCT 6969140 May 23, 2026



CITY of SAN PABLO
City of New Directions

City of San Pablo

Council Chambers
1000 Gateway Avenue
San Pablo, CA 94806
(510) 215-3000
www.SanPabloCA.gov

Legislation Text

File #: 26-210, **Version:** 1

SUBJECT:

MATERIALS SUBMITTED AFTER PUBLICATION OF THE AGENDA WILL BE APPENDED AFTER THE COUNCIL MEETING. THIS IS NOT AN ACTION ITEM BUT MERELY A MECHANISM FOR MATERIALS SUBMITTED AFTER PUBLICATION OF THE AGENDA TO BE APPENDED TO THE PUBLISHED AGENDA AFTER THE COUNCIL MEETING.