

# Deny CUP PC26-018

STIIZY cannabis dispensary proposed at 13041 San Pablo Avenue

**Requested action: reverse the Planning Commission approval and deny the Conditional Use Permit.**

**Islamic Society of West Contra Costa County**

1110 36th Street, Richmond, CA

# The decision before Council

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**We are asking for full denial — not additional conditions.**

## Why denial is warranted

- 01 Youth exposure** Children ages 4–15 attend programming nearby five days per week.
- 02 Location conflict** Approx. 50 feet between property lines on Rheem Avenue.
- 03 Traffic + transit** Busy San Pablo & Rheem intersection with bus stop activity.
- 04 Secondary impacts** Loitering, public consumption, noise, blight, theft/robbery concerns.

**This is the wrong location. Conditions cannot solve 50 ft adjacency.**

## Community concern is broad and measurable

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This appeal reflects a clear community response — not isolated opposition.

**500+**

local petition signatures

**100+**

donors funded the appeal

**\$4.5K+**

raised for city appeal fees

**Dozens of concerned parents contacted the mosque to express support and concern for children who attend programs nearby.**

Council should treat this as a significant quality-of-life issue for families, neighbors, and youth.

# Who we are: a pillar in local community

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## Islamic Society of West Contra Costa County

1110 36th Street, Richmond, CA

### Services Provided

- 5 Daily Prayers
- Youth Education
- Food Pantry
- Community Events
- More

**30+**

programs per week

**4-17**

youth ages served

**750+**

Families served



## Proximity to children is the central issue

# Approx. 50 feet

between property lines on Rheem Avenue

The propose STIIZY site is directly across the street from our mosque and in the path that families and children walk to our mosque from nearby apartments and bus stops.

**Children attend our mosque daily including for formal classes 5 days per week.**

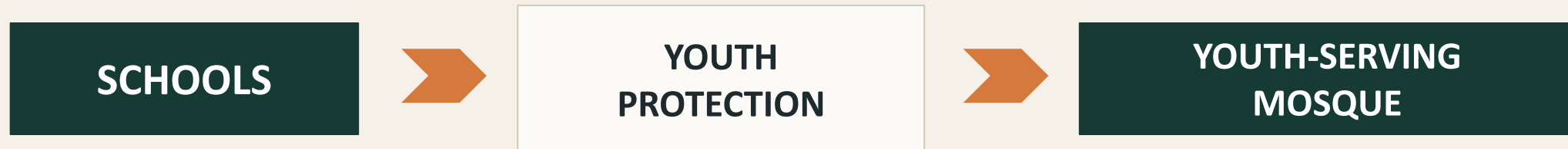


## Youth protection requires consistent logic

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The City already recognizes the need to protect children from cannabis dispensaries by requiring buffer zones from schools.

That same youth-protection principle should apply when an organization regularly serves minors five days per week.



**This is the same public policy concern in a different setting.**

# Traffic, transit, and curb conflicts

## San Pablo & Rheem already concentrates heavy movement.

- Proposed site access is too close to intersection of San Pablo and Rheem which is a heavy-traffic corridor
- San Pablo and Montaya is also a busy intersection providing access to popular shopping complex with Smart & Final and AutoZone
- AC Transit 72 line bus stop
- A dispensary adds short-duration, high-turnover customer trips
- Drivers entering proposed location could cross 4-5 busy lanes of traffic to enter

**Result: more turning, stopping, pickups, drop-offs, create major safety risks for drivers, cyclists, and pedestrians.**



# Pedestrian and child-safety conflicts

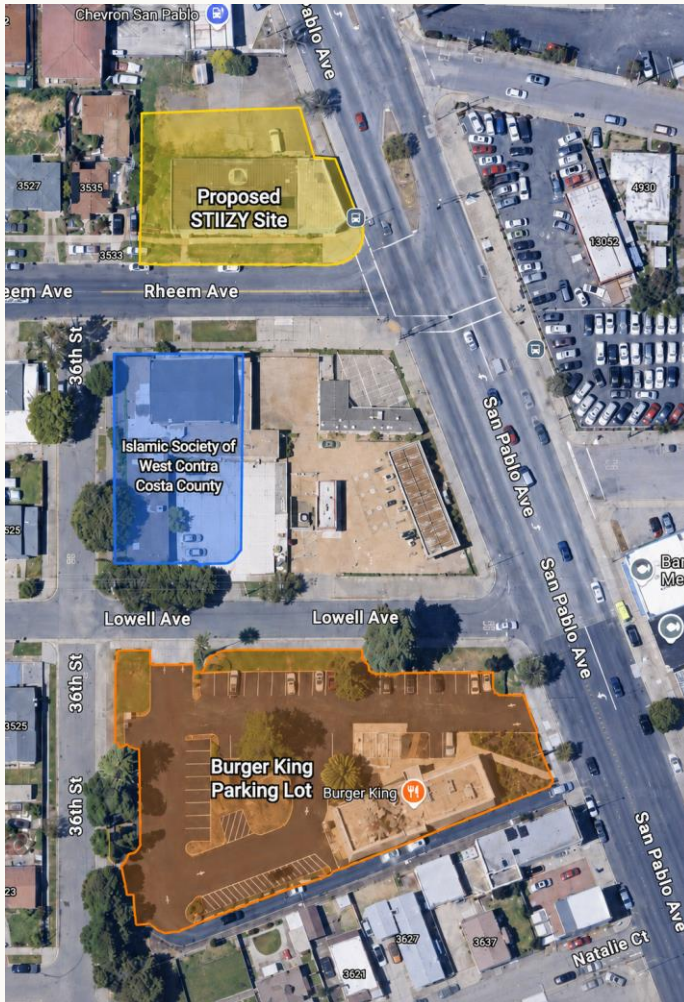
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The site creates overlapping movements in the same small area.



**The question is not whether any one movement can be managed. The question is whether Council should approve a new high-turnover use where these movements already overlap.**

# Loitering and public-consumption risks



## Why this matters next to a mosque

- Burger King parking lot offers open, unsecured space with immediate access to food and drinks, creating a foreseeable location for post-purchase cannabis consumption.
- Burger King parking lot is directly opposite main entrance to ISWCCC and mosque attendees use Burger King parking lot for overflow. Exposes congregants and children to cannabis odor, loitering, noise/disruption during prayer, impaired individuals, litter, and potential conflicts over shared/overflow parking used by worshippers and families
- Monitoring or enforcement after approval is not a substitute for proper siting

**The issue is predictable spillover activity immediately adjacent to a sensitive community use.**

# This is a location problem, not a conditions problem

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**No condition moves the building.**

**More security**

still

**does not change youth proximity**

**Hours limits**

still

**do not remove daily adjacency**

**Parking rules**

still

**do not fix the bus stop / curb conflict**

**Signage or odor rules**

still

**do not eliminate public exposure concerns**

**If the core issue is incompatible adjacency, the appropriate remedy is denial.**

## Other impacts support denial

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These are not isolated concerns. Together they affect neighborhood quality of life.

### Noise

Disrupts daily prayers and youth programming

### Blight

Litter, odor, and loitering concerns

### Theft / robbery

High-value retail risk near families

### Parking

Short visits compete for curbside space

**Council does not need to wait for these impacts to occur before denying an incompatible CUP.**

## Cumulative impact: denial is the appropriate remedy

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Youth-serving mosque + 50 ft proximity + busy intersection + bus stop + secondary impacts

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**INCOMPATIBLE LOCATION**

Requested action

**Reverse PC26-018 and deny the Conditional Use Permit.**

This is not a matter of mitigation. It is the wrong location.