

STIIZY

SAN PABLO

13041 SAN PABLO AVE,
SAN PABLO, CA 94805



20+ Years of Cannabis Business Experience



TAK SATO CO-OWNER/ PRESIDENT OF STIIIZY

TAK OWNS AND OPERATES **62** OPERATIONAL RETAIL STORES. TAK IS AN EXPERT IN RETAIL OPERATIONS AND CANNABIS COMPLIANCE AND HAS ADVISED NUMEROUS MUNICIPALITIES IN CREATING SAFE AND TRANSPARENT CANNABIS REGULATIONS. TAK HOLDS A J.D. FROM COLUMBIA UNIVERSITY AND A B.A FROM UNIVERSITY OF CALIFORNIA, BERKELEY.



JAMES KIM CO-OWNER/ FOUNDER OF STIIIZY

JAMES IS THE CREATOR OF STIIIZY, ONE OF THE MOST POPULAR AND FASTEST GROWING BRANDS IN CANNABIS TODAY. JAMES IS AN ARMY VETERAN AND SERVED A 13-MONTH COMBAT TOUR OF IRAQ. JAMES IS AN INDUSTRY LEADING EXPERT IN TREATING PTSD, PAIN AND OTHER AILMENTS WITH MEDICINAL CANNABIS.

Asset Map

STIIIZY operates a fully integrated cannabis company with a footprint that covers the entire breadth of the state of California; the world's largest legal cannabis market. We control our supply chain from cultivation to retail, which enables us to deliver clean and tested cannabis products at unmatched prices.

CALIFORNI

A

RETAIL

- Alameda Artesia Barstow
- Benicia Corona Concord
- Costa Mesa (2) Covina
- Davis
- El Centro El Cerrito
- Encinitas
- Fairfield Fresno (1) Hawthorne
- Hanford Hollister
- Indio
- Jurupa Valley
- Los Angeles (6)
- Long Beach
- Lynwood (2)
- Madera
- Marina
- Modesto Moreno Valley(1) National City North
- Hollywood Oxnard
- Oakland Pacheco
- Palm Desert
- Pasadena
- Pomona
- Sacramento San Jose (3)
- San Bernardino (2)
- San Francisco (5)
- Santa Rosa
- Seaside Stockton
- Suisun City Tracy
- Vallejo Ventura
- Vista
- Wildomar (2)

RETAIL IN DEVELOPMENT*

- Bell Gardens
- Concord
- Fresno (1)
- Hemet
- Los Angeles (5 - all S/E**)
- Moreno Valley
- Riverside City (2)
- Riverside County
- San Luis Obispo
- Santa Ana (2)
- Santa Barbara

CULTIVATION

- Greenfield
- Lompoc Outdoor Farm (2)
- Los Angeles Indoor Farm (3)
- Oakland

MANUFACTURING

- Greenfield Lompoc
- Los Angeles Concord

DISTRIBUTION

- D Benicia
- Greenfield
- D Hawthorne Los Angeles
- D National City
- Q Oakland



Employee Benefits

15-25

New Jobs Created by
STIIIZY San Pablo

\$19.50 - \$24.50

Living Minimum Wage
for Retail Employee



**UNIONIZED WITH
UFCW**

2100

Employees in CA

70%

Subsidized Medical/
Dental/Vision Insurance

16 HRS

PTO to Volunteer

**PENSION
FUND**

PTO to Volunteer

79%

Identify as a person of color

\$70k - \$80k

Managers Salary



Executive Summary



March 24, 2026: Planning Commission **APPROVED** our project in **3–1** vote

- via Resolution **PC26-05**



Project is **fully compliant** with Zoning + CUP requirements



Planning Commission **made all required findings** based on substantial evidence

- No significant impacts identified



Full Testimony and Public Comment Considered



April 2, 2026: Islamic Society of Contra Costa County filed an Appeal of Planning Commission Approval of **PC26-05**



REQUEST:

Deny the appeal and uphold Planning Commission approval

Location

13041 San Pablo Avenue
San Pablo, CA 94805

5,639 Square Foot existing
commercial building

Located within the SP-2
San Pablo Avenue Specific Plan

Vacant commercial property
targeted for redevelopment

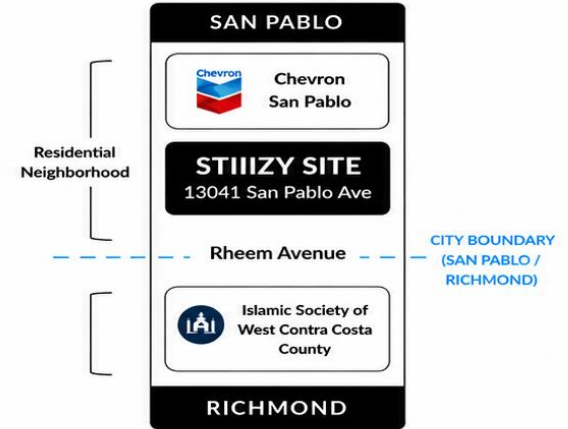
Situated in San Pablo,
North of Rheem Avenue
on the West side of
San Pablo Avenue



Shares property line with
Chevron San Pablo to the north

Consistent with corridor
revitalization objectives

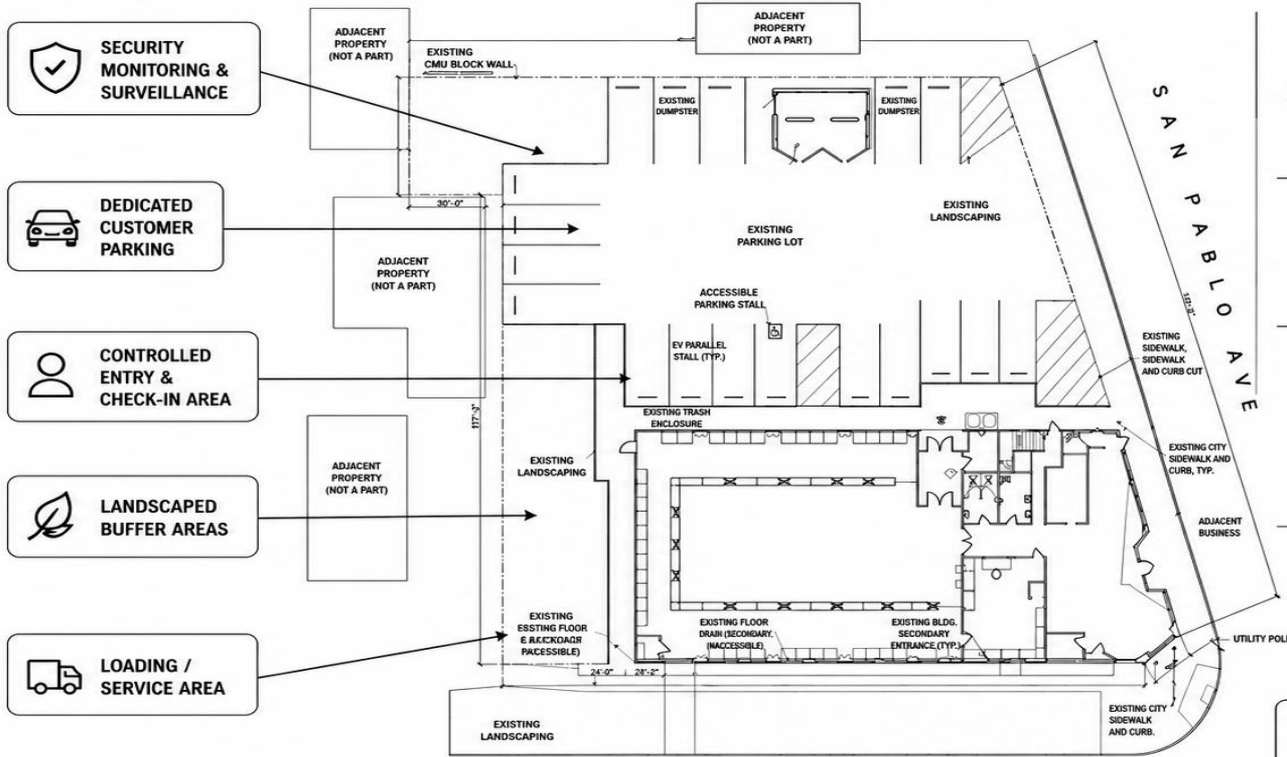


SITE RELATIONSHIP DIAGRAM



-  STIIZY is located in San Pablo, north of Rheem Avenue.
-  The Islamic Society is located south of Rheem Avenue in Richmond.

Site Design & Operational Planning



EXISTING COMMERCIAL SITE

- Adaptive reuse of an existing commercial building
- No expansion of building footprint required
- Consistent with SP-2 corridor revitalization goals



CUSTOMER ACCESS & PARKING

- Dedicated on-site customer parking
- Direct access from San Pablo Ave



SECURITY & OPERATIONS

- Controlled customer entry
- Comprehensive camera surveillance
- Professional security protocols
- Strict compliance with state regulations



COMMUNITY COMPATIBILITY

- Landscaped perimeter improvements
- Existing commercial corridor location
- Thoughtful site design focused on safety and accessibility

- ✓ Existing Commercial Building
- ✓ Existing Parking Field
- ✓ No Residential Encroachment
- ✓ Corridor Revitalization Project

Project Compliance



Commercial Mixed Use District (SP-2)

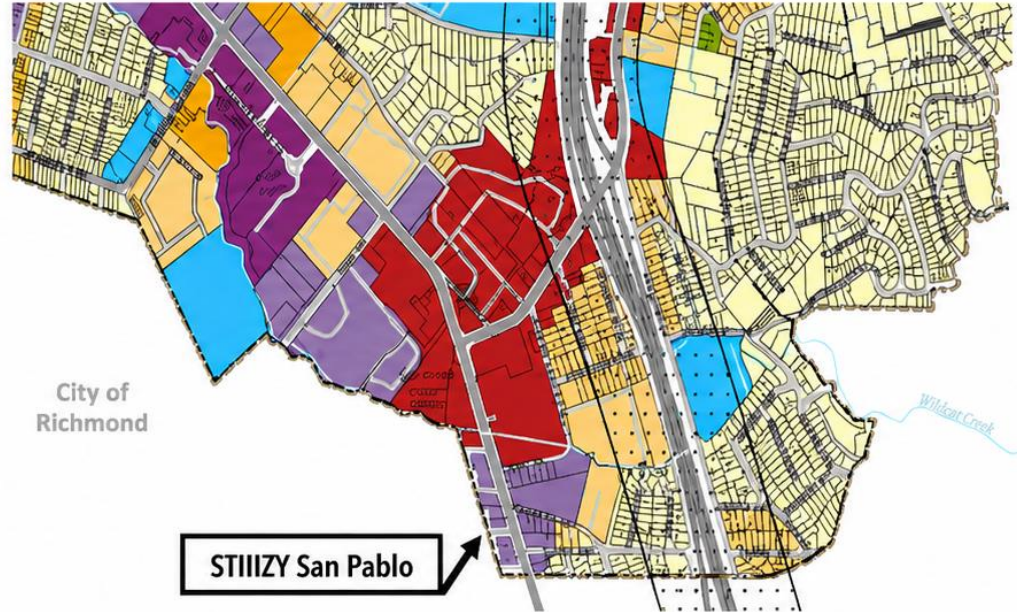


Away from Sensitive Uses



Located within the San Pablo Specific Plan

- Adopted to
 - Revitalize underutilized commercial properties
 - Encourage reinvestment along San Pablo Avenue
 - Activate vacant and blighted storefronts Promote economically productive commercial uses



Summary of Appeal



SUMMARY OF APPEAL



Proximity Concerns (Mosque / Youth)



Traffic and Parking



Public Safety



General Opposition to Cannabis



NO NEW EVIDENCE



Applicant offered no new data or studies



No code violations

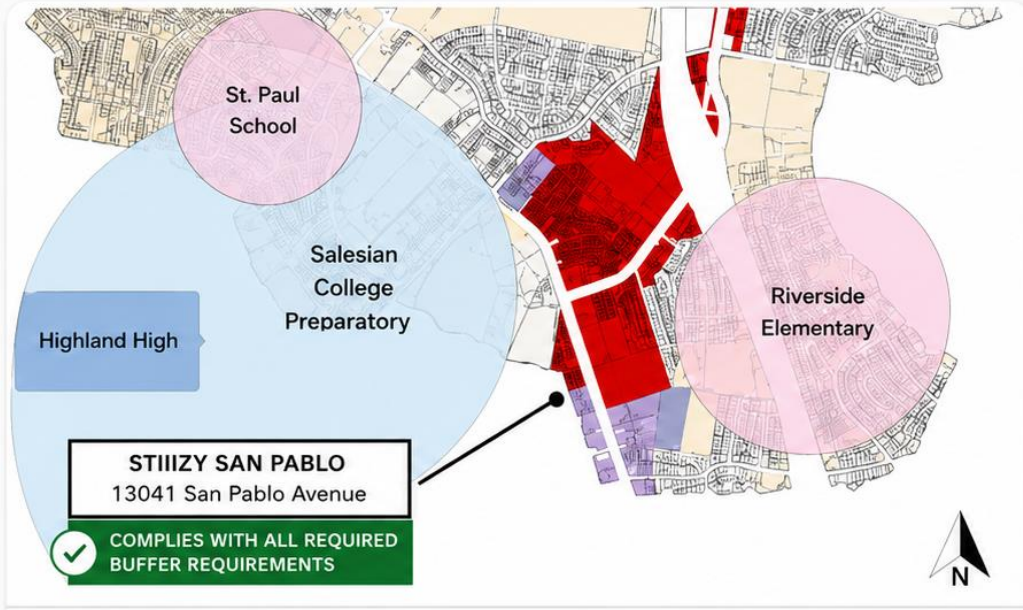


No refutation of Findings

PROXIMITY CONCERNS



PER CITY ORDINANCE,
OUR PROJECT IS WELL DISTANCED
FROM SENSITIVE USES.



School
(750 ft. Buffer)

High School /
Private High School
(1,250 ft. Buffer)

Commercial Mixed Use
District (SP-2)

Note: Map reflects required buffer distances per SPMC §17.62.130(F)(2).



1. CITY REGULATIONS MET

- Located within the City's approved Commercial Mixed Use District (SP-2)
- Meets all cannabis retailer location requirements
- Not located within any prohibited sensitive-use buffer

PLANNING COMMISSION FINDING

"Not located within any land use buffers identified in Section 17.62.130(F)(2)."



2. PLANNING COMMISSION ALREADY CONSIDERED THIS ISSUE

- Public testimony regarding proximity to the mosque was received
- Concerns were evaluated during the public hearing
- Planning Commission approved the project 3-1 after considering all testimony



3. APPEAL PROVIDES NO NEW LAND USE EVIDENCE

- No zoning violations identified
- No buffer violations alleged
- No planning analysis submitted
- No expert testimony contradicting staff findings



SITE CHARACTERISTICS

- ✓ Existing commercial building
- ✓ Located on San Pablo Avenue commercial corridor
- ✓ Adaptive reuse of vacant property
- ✓ Supports Specific Plan revitalization objectives



KEY FACT:

The appeal expresses disagreement with the location, but provides no evidence that the project violates the City's adopted cannabis siting regulations.

TRAFFIC CONCERNS



NO EVIDENCE THAT THE PROJECT WILL CREATE UNACCEPTABLE TRAFFIC IMPACTS.



NO EVIDENCE OF INCREASED CONGESTION

Operational data demonstrates customer activity is concentrated during evening hours, outside of peak commute periods in the area.



PARKING DEMAND COMPARABLE TO OTHER SMALL-SCALE RETAIL USES

On-site parking provided and consistent with City requirements. No evidence of parking impacts to surrounding uses.



PEAK ACTIVITY DURING EVENING HOURS

- Customers typically visit after work and school hours
- Outside peak operating hours of surrounding traditional businesses and institutions
- Reduces potential overlap with neighborhood traffic



MINIMAL TRIP GENERATION

- Industry-standard traffic generation studies show low vehicle trip rates for cannabis retail
- Similar to or less than other permitted retail uses in the commercial corridor



SITE ACCESS & TRAFFIC FLOW

- ✓ Direct access to San Pablo Avenue, a major commercial corridor
- ✓ Right-in / Right-out ingress and egress
- ✓ Adequate stacking and circulation within the site



OPERATIONAL MEASURES

- ✓ Online ordering and order-ahead options reduce in-store dwell time
- ✓ Efficient service model minimizes customer wait times
- ✓ Active management to prevent loitering and ensure smooth vehicle flow



KEY FACT:

The appeal provides no traffic study, no data, and no evidence that the project will cause congestion or parking impacts beyond what is typical for other permitted retail uses in the area.

PUBLIC SAFETY



COMPREHENSIVE SECURITY MEASURES
TO PROTECT OUR CUSTOMERS AND COMMUNITY.



24/7 SURVEILLANCE

- ✓ 47 fixed exterior and interior cameras
- ✓ San Pablo PD live access to all cameras
- ✓ 10 motion detectors covering all entry and perimeter points
- ✓ High-definition recording with redundant storage



ON-SITE SECURITY PERSONNEL

- ✓ 2 security guards during operational hours
- ✓ 1 security guard during non-operational hours
- ✓ Professionally licensed and trained
- ✓ Strict access control and ID verification



ADDITIONAL SAFETY MEASURES

- ✓ Panic alarms and duress systems
- ✓ Well-lit exterior with motion-activated lighting
- ✓ Limited entry points with controlled access
- ✓ Regular employee safety training and emergency drills



OUR PRESENCE ENHANCES COMMUNITY SAFETY

Across our 62 operational locations, we have a proven track record of supporting public safety. San Pablo PD can tap into our camera system in real time, and our footage has been used to help solve crimes in surrounding areas.

PARTNERING WITH LAW ENFORCEMENT

- ✓ San Pablo PD has live access to our camera system
- ✓ We proactively share footage to assist in investigations when requested
- ✓ Cameras cover exterior areas including entry, parking lot, and perimeter
- ✓ Helps deter criminal activity and supports quicker response and resolution

PROVEN TRACK RECORD



62+

Operational
Locations

100+

Law Enforcement
Partnerships

Crimes
Solved

With Our
Camera Footage

Our data across 62+ locations demonstrates that cannabis retailers with strict security protocols do not increase crime—they help reduce it.



KEY FACT:

The appeal provides no evidence that the project will create public safety impacts. Our comprehensive security plan is designed to exceed industry best practices and support law enforcement.

YOUTH ACCESS PREVENTION



STRICT AGE VERIFICATION & STATE REGULATED CONTROLS



MULTIPLE ID VERIFICATION CHECKPOINTS

- ✓ ID checked at entry
- ✓ ID checked at reception
- ✓ ID checked at point of sale
- ✓ No individual under 21 permitted
- ✓ No exceptions



CLOSED ACCESS RETAIL MODEL

- ✓ Products not visible from outside
- ✓ No on-site consumption
- ✓ No exterior cannabis advertising
- ✓ Controlled customer entry
- ✓ Security personnel on-site



NO THIRD-PARTY SALES

- ✓ All sales are to the verified customer only
- ✓ No transfers or resales permitted
- ✓ Violations result in loss of license and criminal penalties



PROVEN COMPLIANCE RECORD



62+
Operational Locations



Thousands
of age-verification checks performed daily



Strict
compliance procedures across all locations



No tolerance
policy for underage access



KEY FACT:

The appeal provides no evidence that the project will increase youth access to cannabis. Licensed retailers operate under strict age-verification requirements that do not exist in the illicit market.

REGULATED MARKET CONTROLS

21+

21+ ONLY



ID VERIFIED



TRACKED INVENTORY



LICENSED RETAILER



STATE TESTED PRODUCTS



NO THIRD-PARTY SALES



Every cannabis product sold is tracked from cultivation to sale through California's Track-and-Trace system.



REGULATION REDUCES YOUTH ACCESS.

A legal, regulated market keeps cannabis out of the hands of minors by ensuring age verification, accountability, and strong enforcement.



YOUTH PREVENTION COMMITMENT

- ✓ Community youth prevention partnerships
- ✓ Educational outreach programs
- ✓ Responsible retail training for all staff
- ✓ Compliance-focused operating procedures
- ✓ Cooperation with local law enforcement



WHY REGULATION MATTERS

Research consistently shows that regulated retailers:

- ✓ Require age verification
- ✓ Eliminate anonymous sales
- ✓ Reduce reliance on illicit market sources
- ✓ Provide accountability and enforcement mechanisms



REGULATED MARKET = SAFER COMMUNITIES

Studies from states with legal cannabis markets show youth cannabis use remains stable or declines, while the illicit market shrinks.

Source: National Institute on Drug Abuse (NIDA), Monitoring the Future Study (2023)

RESPECTFUL ACKNOWLEDGEMENT



WE HEAR YOU. WE RESPECT YOU.
WE ARE COMMITTED TO BEING
GOOD NEIGHBORS.



WE HEAR YOU

We recognize and respect the concerns raised by the Islamic Society of West Contra Costa County.

We value the important role your organization plays in the community and appreciate your voice in this process.



GOOD FAITH OUTREACH

STIIIZY proactively requested meetings with the Appellant and Board of Directors to listen, address concerns, and explore ways to be a good neighbor.

MEETING REQUESTS



- April 10, 2026
- April 14, 2026
- May 5, 2026

Despite our outreach efforts, a meeting was never scheduled.



OUR ALAMEDA LOCATION IS NEXT DOOR TO A MOSQUE.

We have been proud neighbors with no issues since opening.



**OUR MISSION IS TO BE A POSITIVE ASSET
TO THE COMMUNITIES WE SERVE AND TO
EARN THE TRUST OF OUR NEIGHBORS EVERY DAY.**



Open and ongoing communication



Respectful and responsible operations



A safe and welcoming environment



Committed to strengthening San Pablo



GOOD NEIGHBORS, PROVEN BY EXPERIENCE

At our Alameda location next door to a mosque, we have a strong track record of being respectful and responsible neighbors.

- ✓ No complaints or issues
- ✓ Positive relationship with surrounding community and institutions
- ✓ Professional staff and security
- ✓ Focus on responsibility and compliance
- ✓ Proud to support the communities we serve



FAIR. OBJECTIVE. CONSISTENT.

We respectfully ask that this decision be based on objective standards and the findings in the public record—not on general opposition to cannabis businesses.



KEY FACT:

We respectfully disagree with the Appellant's position, but remain committed to being a good neighbor. The record shows this project meets all City standards and will be a positive addition to San Pablo.

CONCLUSION: THE RECORD IS CLEAR



A WELL-DESIGNED PROJECT.
A POSITIVE ADDITION TO SAN PABLO.



WHY COUNCIL SHOULD UPHOLD PLANNING COMMISSION'S DECISION



Planning Commission's findings are supported by substantial evidence in the record.



The project meets all applicable land use regulations and development standards.



There is no legal basis to overturn the Planning Commission's approval.



STIIIZY is committed to being a responsible operator and a positive community partner. We look forward to continuing that commitment in the City of San Pablo.



OUR RESPECTFUL REQUEST



We ask that you respectfully deny the appeal.

The concerns raised do not demonstrate any legal or factual basis to overturn the approval.



We ask that you kindly uphold the Planning Commission's approval.

Their decision was thorough, well-reasoned, and consistent with the City's regulations and standards.

Thank you!

STIIIZY

WWW.STIIIZY.COM