



CITY OF OAKLAND ECONOMIC AND WORKFORCE DEVELOPMENT

SPECIAL ACTIVITY PERMITS • 1 Frank H. Ogawa Plaza, 1st Floor • Oakland, CA 94612 • 510-238-3671

November 10, 2025

To Whom It May Concern:

The City Administrator has adopted the enclosed findings and recommendation of the Administrative Hearing Officer conditionally approving the issuance of a cannabis dispensary permit to Marshall Crosby & Mustafa Muhmoud, doing business as Nirvana Management Group LLC, at 415 4th Street.

Pursuant to Oakland Municipal Code (OMC) Section 5.02.100 and OMC Section 5.80.070 any person excepting to the granting of a permit may appeal this action by filing with the City Administrator a written notice of such appeal setting forth the specific grounds thereof. **The appeal must be submitted no later than 5:00 p.m. on Monday, November 17, 2025, to the following address:**

Office of the City Administrator, attn: Special Activity Permits Division
1 Frank H. Ogawa Plaza, 1st Floor, Room 123
Oakland, CA 94612

The appeal must include a \$933.00 special activity permit appeal filing fee in accordance with the City of Oakland Master Fee Schedule. Payment shall be made out to the City of Oakland via check or money order. After receipt of a timely appeal request, the appellant will be notified of an appeal hearing before an independent hearing officer.¹

Sincerely,

Kathleen Torio Nov 10, 2025 10:33:31 PST)

Kathleen Torio
Interim Deputy Director, EWDD
Special Activity Permits

¹ Per OMC Section 5.80.070, "The City Administrator's decision to issue or deny a permit shall be subject to an appeal by the Applicant pursuant to Section 5.02.100, except that the appeal authorized in Section 5.02.100 shall be to an independent hearing officer and not the City Council. The request for an appeal must be made in writing within fourteen (14) days of the City Administrator's decision. The decision of the independent hearing officer shall be final and conclusive."






415 4th Street Cover Letter

Final Audit Report

2025-11-10

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