CITY OF OAKLAND
ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT

SPECIAL ACTIVITY PERMITS DIVISION • 1 Frank H. Ogawa Plaza, 1st Floor • Oakland, CA 94612

Kathleen Torio, Program Manager Phone: 510-238-4948
email: ktorio@oaklandca.gov

October 11, 2026

FINDINGS AND RECOMMENDATION OF HEARING OFFICER ON APPLCATION FOR THE TRANSFER OF PERMIT NO. CP24-039 FROM E7 OAKLAND, LLC, TO FLAVORS OF OAKLAND, INC TO OPERATE A CANNABIS DISPENSARY AT 2054 MOUNTIAN BOULEVARD, OAKLAND CA 94611

A public hearing on the above application was held on September 2, 2026, via Zoom. Presented below are the findings and the recommendation of the Hearing Officer:

FINDINGS

E7 Oakland, LLC was approved for the cannabis retail storefront at 2054 Mountain Boulevard through Special Activity Permit No. CP24-039 which required the permittee to provide equity supporting conditions including but not limited to equity product and incubator commitments.

On September 2, 2026 a Public Hearing was conducted after being noticed within the appropriate channels and following the required timelines for posting. In attendance were approximately 53 people. A Power Point presentation was conducted by a representative of Flavors of Oakland detailing the history of E7 Oakland LLC, the appointment of the Receivership and the proposed transfer of the permit to new ownership as detailed below.

Special Activity Permits Division (SAPD) was notified of a receivership court order which placed E7 Oakland LLC under the authority of Receiver Kevin Singer allowing the receivership business to operate, modify or transfer the business as necessary on behalf of the receivership defendants.

In consultation with the City Attorney's Office, SAPD reviewed the April 2, 2025 court order appointing a Receiver and authorizing that entity to sign for and undertake other permit application actions on behalf for E7 Oakland LLC.

SAPD also received notice of a court approved Management Service Agreement for C and H Holdings assigning Flavors of Oakland the duties and obligation for management of E7 Oakland LLC.

SAPD also received notice that the court confirmed sale of the Oakland assets identifying C and H Holdings as the contract buyer and gave authority to transfer the legal title of the business.

Operation of the business has continued at the premises under the direction of Flavors of Oakland and has shown a significant increase in revenue and operational capacity. The business is current with local taxes and permit requirements.

Public comments included opposition to the transfer of the business from anequity status to general status. Affiliates of E7 Oakland LLC submitted written comments and reiterated their positions opposing the continuation of the business without their involvement or consent citing lack of notice and willingness to communicate with the equity members of E7 Oakland LLC.

Public comment in support of the transfer included testimony from current employees of Flavors of Oakland, the property management company for the premises, current patrons and counsel advising on the transfer.

DETERMINATION

E7 Oakland LLC is subject to a April 2, 2025 court order (the Order) granting receivership authority. The Order authorizes Receiver Kevin Singer to, among other things, operate the receivership businesses; contact governmental agencies with authority over receivership property; provide information necessary to secure, renew, extend, transfer, modify, or sell licenses associated with receivership property; apply for, obtain, renew, maintain, and transfer licenses and permits reasonably necessary for operation of the receivership property; and communicate and sign documents with regulatory agencies, including cannabis regulatory agencies, on behalf of the receivership defendants.

Affiliates of E7 had been engaged in conversation with the Receiver through the process and were given notice of upcoming hearings in accordance with posting requirements. The disputes between current operators and past operators appear to be civil disputes related to inventory, best practices and desired outcomes. There appears to be no legal matter impeding the proposed transfer.

The City has reviewed evidence submitted and determines the application for transfer of the permit as requested by Flavors of Oakland conforms to local laws and meets the applicable permitting requirements. Flavors of Oakland will fulfill its equity incubator requirement portion of the transferred permit but in all other aspects the business will be

considered a general applicant paying taxes and permit fees as required by the Oakland Municipal Code.

APPLICABLE LAW

OMC Section 5.80.020(D)(1) provides in relevant part: "Unless the City Administrator in his/her discretion determines that the location will not impact the peace, order and welfare of the public evidence that the proposed location of such dispensary is not within six hundred (600) feet of a public or private school providing instruction in kindergarten or grades 1 to 12, inclusive (but not including any private school in which education is primarily conducted in private homes), another dispensary or youth center, unless the school or youth center moved into the area after the dispensary was issued a permit under this Chapter. The distance between facilities shall be measured via path of travel from the closest door of one (1) facility to the closest door of the other facility unless otherwise prescribed by state law. The proposed dispensary must be located in a commercial or industrial zone, or its equivalent as may be amended, of the City."

OMC Section 5.80.020(E) provides in relevant part: "Applications for dispensaries shall be subject to a public hearing with public notice of the hearing in accordance with Section 5.02.050…. The City Administrator shall be the investigating official referred to in Section 5.02.030 to whom the application shall be referred."

OMC Section 5.02.070 provides:

"No permit in this Chapter required shall be transferable, nor apply to any premises other than those originally specified as the location of the thing permitted, except upon written permission of the City Administrator, or other official originally granting such permit, granted upon written application by the transferor, made in the same manner as may be required in the instance of the original application for such permit."

OMC Section 5.02.060 provides in relevant part: "The City Administrator, or the investigating official acting thereon, shall deny the granting of any permit applied for if it shall appear to his or her satisfaction that the applicant has not complied with the provisions of this Code which directly pertain to the maintenance or conduct of the business, establishment, place, or other thing in question or for the violation of any law appertaining thereto; or for any other reason hereinafter in this Chapter more specifically set forth."

RECOMMENDATION

For the reasons stated above, the hearing officer recommends that the City Administrator approve the transfer of Special Activity Permit No. CP24-039 from E7 Oakland, LLC, to Flavors of Oakland, INC to operate a cannabis dispensary at 2054 Mountain Boulevard, Oakland Ca 94611.



KATHLEEN TORIO, HEARING OFFICER

10/27/26

DATE

cc via email:
City Administrator Elizabeth Lake
Councilmember Janani Ramachandran
Captain Dorham, OPD
Officer Harris, OPD
CAO File