



**CITY OF OAKLAND
ECONOMIC AND WORKFORCE DEVELOPMENT DEPARTMENT**

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

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HISTORY OF EQUITY DISPENSARY PERMIT FOR TRANSFER TO GENERAL APPLICANT GRANT GUELICH AND JOSHUA BITTERMAN

- Gary Roberson was one of the four equity applicants who were chosen to move forward with finding a dispensary site in February 2020.
- In November 2022 Gary partnered with 3 others for 6405 Shattuck Ave. A hearing was held, and site was approved, but the partnership fell apart, and the application became stagnant.
- In October 2024, Gary successfully transferred his ownership for the dispensary application over the Grant Guelich and Joshua Bitterman. He cleared his debt from the loan program by entering into a Loan to Grant Conversion.
- Grant & Josh formed a MAHA Holdings LLC then submitted an application for 6405 Shattuck Ave.
- This location previously housed Oakland Organics from August 2018 to September 2022.

Presented below are the findings and recommendation of the Hearing Officer:

On September 16, 2025, our office received an application from MAHA Holdings LLC, of which Grant Guelich and Joshua Bitterman are associated with. On November 21, 2025, a public hearing was scheduled for December 30, 2025. Noticing for the public hearing was mailed out November 23, 2025.

A public hearing for MAHA Holdings LLC was held on December 30, 2025, via Zoom. Present at the hearing were Grant Guelich and Joshua Bitterman as well as members of the public.

Grant Guelich and Joshua Bitterman provided a PowerPoint presentation, which identified the following intended practices and community engagement:

- Partnering with social impact and non-profit organizations
- Prioritizing the hiring of people who have been justice-impacted
- Promoting equity, women and minority owned products in-store
- Providing DEI training annually to all staff
- Provide odor mitigation
- Implement a community beautification and up-keep
- Maintain open communication with residents and fellow businesses in the neighborhood.

They will have a robust safety and security program in place including the following:

- On-site security
- Exterior and interior security cameras
- Enhanced lighting around the storefront
- Keep surrounding areas clean and clear of litter
- Prohibit double-parking
- Aesthetically pleasing storefront
- ONLY adults 21+ and medical patients 18+ will be allowed on-site
- IDs will be checked before entering the store
- Signage prohibiting onsite consumption
- NO cannabis products or marketing materials will be visible from the exterior
- NO consumption on or around premises will be permitted

During the public comment portion of the meeting two residents of the neighborhood spoke raising concerns about safety and security measures. Applicants reiterated their security plan and exchange contact information to actively be available to discuss any concerns or questions regarding their business.

DETERMINATION

As Gary Roberson, the equity qualifying applicant, owned 100% of the former dispensary permit, he was allowed to transfer ownership to Grant Guelich and Joshua Bitterman of MAHA Holdings LLC.

5.02.070 - Transfer of permits.

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.

5.02.060 - Action on application.

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.

With respect to 6405 Shattuck Ave. this location previously housed Oakland Organics from August 2018 to September 2022, it has served for many years as a dispensary. The applicant's willingness to maintain open communication with the residents and provide a robust security plan will mitigate any foreseeable conflicts or misunderstandings.

Accordingly, the hearing officer finds the proposed operation of a cannabis dispensary at 6405 Shattuck Ave. in compliance with OMC 5.80.

RECOMMENDATION

For the reasons stated above, the hearing officer recommends that the City Administrator approve 6405 Shattuck Ave. as a permissible location for a dispensary for MAHA Holdings, LLC.



KATHLEEN TORIO, HEARING OFFICER

1/14/25

DATE

cc via email:
City Administrator Jestin Johnson
Council President Kevin Jenkins
Councilmember Carroll Fife
Captain S. Toribio, OPD
Officer Isaac Harris, OPD
CAO File