



CITY OF OAKLAND
Office of the City Administrator

NUISANCE ABATEMENT • SPECIAL ACTIVITY PERMIT
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November 16, 2020

**FINDINGS AND RECOMMENDATION OF HEARING OFFICER ON APPLICATION OF
GREEN STAR HEMP LLC FOR A PERMIT TO OPERATE A CANNABIS DISPENSARY AT
8055 COLLINS AVENUE, OAKLAND, CA 94610**

A public hearing on the above application was held on October 20, 2020 via Zoom.
Presented below are the findings and recommendation of the Hearing Officer:

FINDINGS

1. Shuai Yang, dba Green Star Hemp LLC, filed a cannabis dispensary permit application in February 2020 in response to the Office of the City Administrator's Request for Permit Applications (RFPA) that sought candidates to operate eight new dispensary permits.
2. Green Star Hemp applied as an equity applicant as defined by Oakland Municipal Code (OMC) 5.80 and 5.81.
3. City staff reviewed Green Star Hemp's dispensary permit application and determined it was complete and that Green Start Hemp submitted the required documentation to verify that its ownership qualified as equity under OMC 5.80 and 5.81.
4. City staff informed Green Star Hemp that it was eligible for a public drawing from which the City would select four equity applicants to proceed to RFPA Phase Three: Site Identification, in which applicants have up to one-hundred and twenty (120) days to identify a location for their cannabis dispensary that complies with the location restrictions under OMC 5.80.
5. On May 22, 2020 Green Star Hemp was one of the four equity applicants selected via the dispensary public drawing.
6. Within the Phase Three 120-day period, Green Star Hemp provided the Special Activity Permits Division in the Office of the City Administrator with a letter of intent to lease 8055 Collins Avenue for operation of a cannabis dispensary.

7. A mapping of this addresses revealed no sensitive uses as defined by OMC 5.80 within 600 feet path of travel.
8. Due to COVID-19 Shelter in Place Restrictions prohibiting in-person gatherings, a public hearing on this matter was scheduled via Zoom.
9. Notice of the public hearing was timely provided to neighboring property owners within 300 feet, the applicant, and posted on the premises.
10. Prior to the public hearing the Special Permits Division received no calls or emails expressing opposition to the proposed dispensary at 8055 Collins.
11. Attorney Alice Lin, Kwong Lai, and Jai Patel presented on behalf of Green Star Hemp at the public hearing. No speakers spoke in opposition to the proposal.

DISCUSSION

The purpose of the hearing was to determine if the property at 8055 Collins Avenue is a suitable location to operate a cannabis dispensary. 8055 Collins Avenue is situated in a commercial zone and no sensitive uses are within 600 feet path of travel. Considering no objections were raised to the proposed location during the public hearing process, there appears to be no reason to prevent this dispensary permit application from moving forward in the permitting process.

RECOMMENDATION

For the reasons stated above, the hearing officer recommends that the City Administrator conditionally approve Green Star Hemp to operate a cannabis dispensary at 8055 Collins Avenue with final approval contingent upon approvals of the building, fire, revenue and police departments.



GREG MINOR, HEARING OFFICER

November 16, 2020

DATE

cc via email:
City Administrator Edward Reiskin
Councilmember Reid
Captain Lewis, OPD
Officer Romero, OPD
CAO File