

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

PORT ORDINANCE NO. 4817

ORDINANCE APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SPACE/USE PERMIT WITH THE CITY OF OAKLAND OPERATING IN PORT BUILDING L-815 OF THE NORTH FIELD OF OAKLAND SAN FRANCISCO BAY AIRPORT FOR SIX YEARS SIX MONTHS FROM JANUARY 1, 2026, TO JUNE 30, 2032, AND FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Board of Port Commissioners ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 2.1, dated November 20, 2025 ("Agenda Report") and related agenda materials, has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; now, therefore,

BE IT ORDAINED by the Board of Port Commissioners of the City of Oakland as follows:

Section 1. The Board hereby finds that the proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15301 of the CEQA Guidelines because the proposed action consists of activities that involve negligible or no expansion of an existing use.

Section 2. In acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in related agenda materials and in testimony received.

Section 3. The Board hereby approves the terms and conditions set forth in the Agenda Report for the Space/Use Permit (the "SUP") with the City of Oakland (the "City") for Port Building L-815 for Six Years Six Months from January 1, 2026 to June 30, 2032, for monthly rent of \$29,640, as described in the Agenda Report.

Section 4. The Board hereby authorizes the Executive Director to execute the SUP with the City and to make such additions, modifications, or corrections as necessary to implement the SUP or to correct errors, subject to the limitations set forth herein and provided that any such addition, modification, or correction does not materially differ from the terms and conditions set forth herein and in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

Section 5. This ordinance is not evidence of and does not create or constitute (a) a contract(s), or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written contract is duly executed on behalf of the Board as authorized by this ordinance, is signed as approved as to form and legality by the Port Attorney, and is delivered to other contracting party, there shall be no valid or effective contract.

Section 6. This ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this ordinance shall be suspended, and all actions authorized by this ordinance shall be null and void.

The Board of Port Commissioners, Oakland, California, November 20, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Muhammad, Myres and President Cluver - 6. Noes: 0. Excused: Commissioner Wong - 1.

Daria Edgerly,
Secretary of the Board

Adopted at a Regular Meeting held December 4, 2025
by the following vote:

Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and President Cluver – 6
Noes: – 0
Excused: Commissioner Martinez – 1



President.
Attest: 

Secretary.

Approved as to form and legality:



Port Attorney

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

PORT ORDINANCE NO. 4818

ORDINANCE APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENTS TO SPACE/USE PERMITS WITH EACH OF THE FIVE FOOD & BEVERAGE CONCESSIONAIRES OPERATING AT OAKLAND SAN FRANCISCO BAY AIRPORT: HFF OAK VENTURE, LLC; RYLO MANAGEMENT; SOARING FOOD GROUP II, LLC; SSP AMERICA OAK, LLC AND, NNF GREWAL, INC., MODIFYING RENT COMMENCEMENT DATES FOR EACH EXISTING SPACE/USE PERMIT AND WAIVING PAYMENT OF MINIMUM ANNUAL GUARANTY RENT AND LIQUIDATED DAMAGES ASSOCIATED WITH DEVELOPMENT OF THEIR FOOD AND BEVERAGE UNITS AT OAKLAND SAN FRANCISCO BAY AIRPORT AND FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 6.1, dated November 20, 2025 (the "Agenda Report") and related agenda materials, has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; now, therefore,

BE IT ORDAINED by the Board of Port Commissioners of the City of Oakland as follows:

Section 1. The Board hereby finds and determines that the proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15301 of the CEQA Guidelines because the proposed action consists of activities that involve negligible or no expansion of an existing use.

Section 2. In acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in related agenda materials and in testimony received.

Section 3. The Board hereby approves the terms and conditions set forth in the Agenda Report for the Amendments to the Space/Use Permits (the "Amendments") with **HFF OAK Venture LLC, Rylo Management, Soaring Food Group II, LLC, SSP America OAK, LLC** and **NNF Grewal, Inc.** (collectively, the "Food and Beverage Concessionaires") to modify rent commencement dates for each existing Space/Use Permit, resulting in the waiver of Minimum Annual Guaranty rent and liquidated damages that would have been due because of the delayed opening of their food and beverage units.

Section 4. The Board hereby authorizes the Executive Director of the Port to execute the Amendments with the Food and Beverage Concessionaires, subject to approval as to form and legality by the Port Attorney, and make any additions, modifications, or corrections as necessary to implement the Amendment, provided that any such addition, modification, or correction does not materially differ from the terms and conditions set forth herein and in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

Section 5. This Ordinance is not evidence of and does not create or constitute (a) a contract(s), or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written contract is duly executed on behalf of the Board as authorized by this Ordinance, is signed as approved as to form and legality by the Port Attorney, and is delivered to other contracting party, there shall be no valid or effective contract.

Section 6. This Ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this Ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this Ordinance shall be suspended, and all actions authorized by this Ordinance shall be null and void.

The Board of Port Commissioners, Oakland, California, November 20, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Muhammad, Myres and President Cluver - 6. Noes: 0. Excused: Commissioner Wong - 1.

Daria Edgerly,

Secretary of the Board

Adopted at a Regular Meeting held December 4, 2025
by the following vote:

Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and
President Cluver - 6

Noes: - 0

Excused: Commissioner Martinez - 1



President.

Attest: 

Secretary.

Approved as to form and legality:



Port Attorney

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

PORT ORDINANCE NO. 4819

ORDINANCE APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A FIRST AMENDMENT TO THE LICENSE AND CONCESSION AGREEMENT WITH OAKLAND DIGITAL ARTS AND LITERACY CENTER, INC. DBA BRIDGEGOOD TO EXTEND THE TERM BY THREE (3) YEARS, AT AN INITIAL MONTHLY RATE OF \$3,951 PER MONTH DURING THE EXTENDED TERM, AND FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 6.4, dated November 20, 2025, and related agenda materials ("Agenda Report"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

WHEREAS, Section 706 of the City of Oakland ("City") Charter gives to the Board the complete and exclusive power and duty for and on behalf of the City to make provisions for the needs of commerce, shipping, and navigation of the Port and to promote the development, construction, and operation of all waterfront properties, including piers, wharves, sea walls, docks, and other improvements; and

WHEREAS, the proposed action will provide service for members of the public who use the waterfront, and is consistent with the Port's duty to use and manage Port property in trust for the people of the State of California (the "Tidelands Trust"), and the private use of Port property pursuant to the requested approval will not interfere with the Tidelands Trust; and

WHEREAS, in acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in testimony received; now, therefore,

BE IT ORDAINED by the Board of Port Commissioners of the City of Oakland as follows:

Section 1. The Board hereby finds and determines that the proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15301 of the CEQA Guidelines because the proposed action consists of activities that involve negligible or no expansion of an existing use.

Section 2. The Board hereby approves and authorizes the Executive Director to do all of the following:

A. Execute the proposed First Amendment to the License and Concession Agreement ("Agreement") with **Oakland Digital Arts and Literacy Center, Inc. dba BRIDGEGOOD** for the premises located at 95 Washington Street, Oakland, to extend the term by three (3) years, at an initial Monthly Rate of \$3,951 during the Extended Term, as further described in the Agenda Report, subject to approval as to form and legality by the Port Attorney. Furthermore, if the proposed Agreement is not fully executed within thirty (30) days after the effective date of the Board's approval, the approval shall be null and void unless extended at the sole and absolute discretion of the Executive Director or their designee.

B. Make any additions, modifications, or corrections as necessary to implement the Agreement, provided that any such addition, modification, or correction does not materially differ from the terms and conditions set forth herein and in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

Section 3. This Ordinance is not evidence of and does not create or constitute (a) a contract, or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written agreement is duly executed on behalf of the Board as authorized by this Ordinance, is signed as approved as to form and legality by the Port Attorney, and is delivered to the other contracting party, there shall be no valid or effective agreement.

Section 4. This Ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this Ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this Ordinance shall be suspended, and all actions authorized by this Ordinance shall be null and void.

The Board of Port Commissioners, Oakland, California, November 20, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Muhammad, Myres and President Cluver - 6. Noes: 0. Excused: Commissioner Wong - 1.

Daria Edgerly,

Secretary of the Board

Adopted at a Regular Meeting held December 4, 2025
by the following vote:

Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and
President Cluver - 6

Noes: - 0

Excused: Commissioner Martinez - 1



President.

Attest: 

Secretary.

Approved as to form and legality:



Port Attorney

**BOARD OF PORT COMMISSIONERS
CITY OF OAKLAND**

PORT ORDINANCE NO. 4820

ORDINANCE APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT NO. 8 TO THE LEASE WITH YOSHI'S JAPANESE RESTAURANT, INC. FOR THE PREMISES LOCATED AT 510 EMBARCADERO WEST, OAKLAND, TO AMEND VARIOUS RENTAL COMPENSATION TERMS AND EXTEND THE CURRENT TERM THROUGH DECEMBER 31, 2035, WITH ONE MUTUAL OPTION FOR A FIVE-YEAR EXTENSION, AT AN INITIAL MONTHLY MINIMUM RENT OF \$42,922, AND FINDING THAT THE PROPOSED ACTION IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the Board of Port Commissioners of the City of Oakland ("Board") has reviewed and evaluated the Agenda Report for Agenda Item 6.5, dated November 20, 2025, and related agenda materials ("Agenda Report"), has received the expert testimony of Port of Oakland ("Port") staff, and has provided opportunities for and taken public comment; and

WHEREAS, Section 706 of the City of Oakland ("City") Charter gives to the Board the complete and exclusive power and duty for and on behalf of the City to make provisions for the needs of commerce, shipping, and navigation of the Port and to promote the development, construction, and operation of all waterfront properties, including piers, wharves, sea walls, docks, and other improvements; and

WHEREAS, the proposed action will provide service for members of the public who use the waterfront, and is consistent with the Port's duty to use and manage Port property in trust for the people of the State of California (the "Tidelands Trust"), and the private use of Port property pursuant to the requested approval will not interfere with the Tidelands Trust; and

WHEREAS, in acting upon this matter, the Board has exercised its independent judgment based on substantial evidence in the record and adopts and relies upon the facts, data, analysis, and findings set forth in the Agenda Report and in testimony received; now, therefore,

BE IT ORDAINED by the Board of Port Commissioners of the City of Oakland as follows:

Section 1. The Board hereby finds and determines that the proposed action is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15301 of the CEQA Guidelines because the proposed action consists of activities that involve negligible or no expansion of an existing use.

Section 2. The Board hereby approves and authorizes the Executive Director to do all of the following:

A. Execute the proposed Amendment No. 8 to the Lease ("Agreement") with **Yoshi's Japanese Restaurant, Inc.** for the premises located at 510 Embarcadero West, Oakland, to amend various rental compensation terms and extend the current term through December 31, 2035, with one mutual option for a five-year extension, at an initial Monthly Minimum Rent of \$42,922, as further described in the Agenda Report, subject to approval as to form and legality by the Port Attorney. Furthermore, if the proposed Agreement is not fully executed within thirty (30) days after the effective date of the Board's approval, the approval shall be null and void unless extended at the sole and absolute discretion of the Executive Director or their designee.

B. Make any additions, modifications, or corrections as necessary to implement the Agreement, provided that any such addition, modification, or correction does not materially differ from the terms and conditions set forth herein and in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

Section 3. This Ordinance is not evidence of and does not create or constitute (a) a contract, or the grant of any right, entitlement or property interest, or (b) any obligation or liability on the part of the Board or any officer or employee of the Port. Unless and until a separate written agreement is duly executed on behalf of the Board as authorized by this Ordinance, is signed as approved as to form and legality by the Port Attorney, and is delivered to the other contracting party, there shall be no valid or effective agreement.

Section 4. This Ordinance shall take effect on the date of its final adoption; provided, however, that if a petition protesting the adoption of this Ordinance is timely and duly submitted to the elections official of the City of Oakland in the manner required under California Elections Code § 9237, the effective date of this Ordinance shall be suspended, and all actions authorized by this Ordinance shall be null and void.

The Board of Port Commissioners, Oakland, California, November 20, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Martinez, Muhammad, Myres and President Cluver - 6. Noes: 0. Excused: Commissioner Wong - 1.

Daria Edgerly,
Secretary of the Board

Adopted at a Regular Meeting held December 4, 2025
by the following vote:

Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and
President Cluver - 6
Noes: - 0
Excused: Commissioner Martinez - 1



President.

Attest: 

Secretary.

Approved as to form and legality:



Port Attorney