

PORT ORDINANCE NO. 4823

ORDINANCE APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS NECESSARY TO ASSIGN AND AMEND A LEASE WITH OAKLAND HOSPITALITY, LLC TO KALPTARU HOLDCO, LLC, FOR THE PREMISES LOCATED AT 1103 EMBARCADERO ROAD, OAKLAND, FOR AN ASSIGNMENT FEE OF \$1,158.78, TO INCREASE THE SECURITY DEPOSIT TO SIX (6) TIMES' THE MINIMUM RENT, REQUIRE A PERSONAL GUARANTY, REQUIRE DEMOLITION OF IMPROVEMENTS AND CONSTRUCTION OF OTHER IMPROVEMENTS, AND ADJUST PARKING AREAS; 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 6.2, dated December 4, 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. 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 and authorizes the Executive Director to do all of the following:

A. Execute agreements ("Agreements") necessary to assign and amend a lease with Oakland Hospitality, LLC to **Kalptaru Holdco, LLC**, for the premises located at 1103 Embarcadero Road, Oakland, for an assignment fee of \$1,158.78, to increase the security deposit to six (6) times' the minimum rent, require a personal guaranty, require demolition of improvements and construction of other improvements, and adjust parking areas, as further described in the Agenda Report, subject to approval as to form and legality by the Port Attorney.

B. Make any additions, modifications, or corrections as necessary to implement the Agreements, 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 4. 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 5. 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, December 4, 2025. Passed to print for one day by the following vote: Ayes: Commissioners Dominguez Walton, Leslie, Muhammad, Myres, Wong and President Cluver - 6. Noes: 0. Excused: Commissioner Martinez - 1.

Daria Edgerly,

Secretary of the Board