



12/18/2025

AGENDA REPORT

PROPOSED ACTION: **Ordinance:** Approve and Authorize the Executive Director to Execute a First Amendment of the Temporary Rental Agreement with Anthony Cirillo for Premises Located at 1853 Embarcadero Road, Oakland, to Extend the Term by Up to One (1) Year, at a Monthly Rental Rate of \$1,612.00; and Finding that the Proposed Action is Exempt Under the California Environmental Quality Act. **(CRE)**

Submitted By: Jonathan Veach, Chief Real Estate Officer; Kristi McKenney, Executive Director

Parties Involved:

Anthony Cirillo (Oakland, CA)

Amount: \$1,612.00 per month

(Operating Revenue)

EXECUTIVE SUMMARY: This First Amendment to the existing Temporary Rental Agreement (TRA) with Anthony Cirillo will extend the term of his tenancy at 1853 Embarcadero Road for up to one additional year, through January 9, 2027. The amendment will allow the tenant to maintain uninterrupted occupancy while preserving operational flexibility for both parties and ensuring continued utilization of this Port of Oakland (Port) asset.

BACKGROUND & ANALYSIS

The Port owns the property located at 1853 Embarcadero Road, consisting of approximately 3,240 square feet of office space. Mr. Cirillo currently occupies approximately 932 square feet (Premises). As part of his tenancy, he makes a portion of the Premises available for use by the Oakland Police Department (OPD) for bathroom access and breaks. This shared use has supported OPD's operational presence in the area and has contributed to deterring vandalism and unauthorized activity at the site.

Mr. Cirillo has leased space at this location since January 2025 under a Temporary Rental Agreement approved by the Executive Director. The current TRA is scheduled to expire on January 9, 2026. Mr. Cirillo is considering relocation options and is not prepared to commit to a long-term agreement; however, he has requested additional time to continue operations at the Premises while evaluating next steps.

Under the current TRA, Mr. Cirillo pays monthly rent of \$1,612.00. Port Staff and the tenant have agreed that, if the TRA is extended, rent will remain at the same rate for the extension period. The proposed one-year extension is consistent with Board-approved Target Rent for this type of space and supports the Port's ongoing efforts to maintain occupancy and generate operating revenue from smaller, transit-oriented office assets. A site plan and map indicating the location of the Premises is attached as **Exhibit A**.

OTHER FINDINGS AND PROVISIONS

ENVIRONMENTAL REVIEW

The proposed action was analyzed under the California Environmental Quality Act (CEQA) and was found to be:

- ☒ Categorically exempt under the following CEQA Guidelines Section:
15301 (Existing Facilities)
- ☐ "Common Sense" exemption under CEQA Guidelines Section 15061(b)(3).
- ☒ Other/Notes: Exemption finding is limited to lease amendment/assignment only. Any future development of the leased area will require a separate CEQA analysis and finding.

BUDGET

- ☐ Administrative (No Impact to Operating, Non-Operating, or Capital Budgets); OR
 - ☒ Operating
 - ☐ Non-Operating
 - ☐ Capital

Analysis: There is no budget impact. The adopted FY 2026 Budget assumed rent at the level requested in the Agenda Report.

STAFFING

- ☒ No Anticipated Staffing Impact.
- ☐ Anticipated Change to Budgeted Headcount.
Reason:
- ☐ Other Anticipated Staffing Impact (e.g., Temp Help).
Reason:

MARITIME AND AVIATION PROJECT LABOR AGREEMENT (MAPLA):

Applies? No (Not Aviation or Maritime CIP Project) – proposed action is not covered work on Port's Capital Improvement Program in Aviation or Maritime areas above the threshold cost.

☐ Additional Notes:

LIVING WAGE (City Charter § 728):

Applies?

No (CRE) – proposed action entails tenancy outside of the Maritime or Aviation areas and therefore not subject to Living Wage requirements.

☐ Additional Notes:

SUSTAINABLE OPPORTUNITIES:

Applies? **No.**

GENERAL PLAN (City Charter § 727):

Conformity Determination:

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| <u>Reason:</u> Proposed Licensee has not proposed any development for the leased area. | CRE – proposed action is within City of Oakland's planning jurisdiction and appears to conform to the General Plan. <i>Choose an item.</i> |
| <u>STRATEGIC PLAN.</u> The proposed action would help the Port achieve the following goal(s) in the Port's Strategic Plan: <input type="checkbox"/> Capture Our Market and Grow the Economic Base <input type="checkbox"/> Modernize and Upgrade Infrastructure <input type="checkbox"/> Transition to Zero-Emissions and Build Climate Resilience <input checked="" type="checkbox"/> Maximize Land Use Value and Revenues <input type="checkbox"/> Workforce Training and Jobs Development <input type="checkbox"/> Create Opportunities for Local Businesses and Community Economic Development | |