

From: Lane, Patrick
Sent: Thursday, May 05, 2016 6:17 PM
To: Flynn, Rachel
Subject: RE: Former Redevelopment Site

Not really. The land use restrictions in the Central District Urban Renewal Plan are tied to the General Plan, which projects already need to meet. There are a few other things like non-discrimination and housing production requirements, but this last applies to the Agency and not specific projects.

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From: Flynn, Rachel
Sent: Thursday, May 05, 2016 5:59 PM
To: Lane, Patrick
Subject: Former Redevelopment Site

Patrick, Can you please answer this question regarding the Sutter Hotel on 14th & Jefferson? Thanks,
Rachel

The property lies in the Central District Redevelopment Project area of the City of Oakland. The associated right for the agency to acquire property located in the CBD expired in 2012. I understand the successor agency to the RDA was the City of Oakland but there are not any new ordinances on record specifying this agency's rights with respect to the properties. Given that the eminent domain right has expired, are there any approval rights or other restrictions I need to be aware of that are specifically tied to being located in the project area?

From: Flynn, Rachel
Sent: Friday, May 06, 2016 3:34 PM
To: 'Rebecca Bunyasanand'
Cc: 'Stephen Yang'
Subject: RE: Hotel Questions

Rebecca, Regarding the question about a CUP, it depends if the current use functions as a hotel or a single resident occupancy (SRO) that offers permanent residences. We would also review the extent of proposed renovations and whether the hotel is currently "legal nonconforming" or has a CUP.

I would suggest coming into our office at 250 Ogawa Plaza, 2nd floor and speak with a Planner about specifics on this structure. Thanks, Rachel

From: Flynn, Rachel
Sent: Friday, May 06, 2016 3:04 PM
To: 'Rebecca Bunyasanand'
Cc: Stephen Yang
Subject: Hotel Questions

Rebecca, See answers in RED below:

From: Rebecca Bunyasanand [<mailto:rebecca.bunya@gmail.com>]
Sent: Wednesday, May 04, 2016 2:13 PM
To: Flynn, Rachel
Cc: Stephen Yang
Subject: 584-588 14th Street, Oakland, CA/Sutter Hotel Planning Dept. Follow-Up

Hi Rachel,

It was a pleasure speaking with you on Monday. In addition to the questions that came up regarding conditional use permits and suggested approach in our conversation, I have the following questions:

1. The property line runs to the edge of the street, and the sidewalks are therefore included in the parcel. The sidewalk is in disrepair, it appears to be structurally unsound from the makeshift wooden supports we've seen propping it up in the basement and it's quite uneven. How are these repairs usually handled and financed? Will it be difficult to get the necessary permits to fix the sidewalk and will the repairs trigger any conditional use permits or public notice?

You would have to apply for a Major Encroachment Permit and make the basement/sidewalk repairs at your expense. A Major Encroachment Permit requires City Council approval, which requires a public notice.

2. The property lies in the Central District Redevelopment Project area of the City of Oakland. The associated right for the agency to acquire property located in the CBD expired in 2012. I understand the successor agency to the RDA was the City of Oakland

but there are not any new ordinances on record specifying this agency's rights with respect to the properties. Given that the eminent domain right has expired, are there any approval rights or other restrictions I need to be aware of that are specifically tied to being located in the project area?

We are not aware of any approval rights or other restrictions on the property.

3. We don't anticipate implementing our business plan until 6-18 months after our acquisition of the property. Is this delayed timing and the staggering of permits likely to draw less attention from parties unaffiliated with the Planning Dept? I realize this question is based more on impression and your answer is likely not to be confirmatory.

I don't understand the question.

Please feel free to call me directly at 917-596-8348. Thanks so much for your assistance and look forward to speaking with you again soon.

Best,

Rebecca Bunyasanand
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