

Case File Number DAA15001

February 2, 2016

<b>Location:</b>	370 W. MacArthur Blvd (see map on reverse)
<b>Assessor's Parcel Number:</b>	012 -0979-022-00
<b>Proposal:</b>	To revoke the legal nonconforming status for a motel ("Value Inn").
<b>Applicant:</b>	Oakland Police Department
<b>Property Owners:</b>	Parbhubhai and Kamuben P. Patel
<b>Operator/On-site Manager:</b>	Navin Patel
<b>General Plan:</b>	Neighborhood Center Mixed Use
<b>Zoning:</b>	CN-3 Neighborhood Commercial Zone
<b>Environmental Determination:</b>	Exempt, Section 15321 of the State CEQA Guidelines; Enforcement Actions; Section 15183 of the State CEQA Guidelines; Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Non-historic property
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>Action to be Taken:</b>	The revocation of the Deemed Approved Motel status will be considered before an Administrative Hearing Officer pursuant to OMC Sec. 17.157.120 due to violation to Conditions of Approval noted by OPD
<b>Finality of Decision:</b>	<i>Appealable to City Planning Commission</i>
<b>For further information:</b>	Contact case planner <b>Aubrey Rose</b> , AICP at (510) 238-2071 or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> or City Attorney <b>Elias Ferran</b> at (510) 238-6522 or <a href="mailto:eferran@oaklandcityattorney.org">eferran@oaklandcityattorney.org</a>

**SUMMARY**

The subject property is a deemed approved (legal nonconforming) motel. Under OMC Sec. 17.157 Deemed Approved Hotel and Rooming House Regulations, these establishments are subject to Performance Standards to ensure public health and safety and to avoid nuisances. This motel breached those Performance Standards by various activities. Most notably, the motel has failed to prevent the ongoing drug and prostitution activity for years. The City has also received numerous neighbor complaints regarding issues such as prostitution, loitering, drug use in the motel parking lot, and harassment of individuals as they walk by.

In an attempt to resolve these issues, the City attached Conditions of Approval to the establishment by agreement with the business owner and operator (EXHIBIT A) to stipulate to items such as discouraging loitering, requiring a valid government-issued identification before renting a room or upon entering the motel property, requiring credit card information on file before renting a room, associating each vehicle in the parking lot with a specific room, consenting to OPD and the City Attorney's Office to view guest registry, providing OPD and the City Attorney's Office with remote access to motel security feed, and not renting to individuals on the OPD SOAP ("Stay Out of Areas of Prostitution") list.

Serious breaches of the Conditions were subsequently noted by OPD during a compliance check on December 1, 2015. For example, the OPD Community Resource Officers (CRO) who conducted the compliance check noted and recorded on their body cameras that the motel failed to properly register each guest, failed to have credit card information on file for each guest, failed to install security cameras in specific areas as stipulated, failed to hire a private security company to patrol motel grounds, failed to provide officers with information associating vehicles in the parking lot to rooms, failed to incorporate



Crime Prevention Through Environmental Design (“CPTED”) recommendations, and failed to label motel access key cards with motel name and address. OPD therefore requests this review to ensure public safety before additional incidences as outlined above or worse can occur.

This staff report outlines the nuisance activities at, adjacent to, and associated with Value Inn motel. Based upon the evidence herein submitted, staff recommends revocation of the subject property’s “Deemed Approved” status for transient habitation commercial activity under OMC Sec. 17.157.120.

## LEGAL ANALYSIS

### **A. ZONING REGULATIONS AND DEEMED APPROVED STATUS GENERALLY**

At issue in this hearing is the “Deemed Approved,” or legal non-conforming, land use status retained by 370 West MacArthur Boulevard after the imposition of Oakland’s 1999 zoning ordinance regulating transient habitation commercial activities. All new motels since at least 1999 must acquire a Conditional Use Permit to offer transient habitation commercial activity. Those existing prior to this Ordinance are “Deemed Approved.”

As an important point of background, a “legal non-conforming use” is a use that fails to conform to a zoning regulation yet persists because it preceded the enactment of the regulation. Legal non-conforming uses present a conundrum in zoning law; zoning’s purpose is to “safeguard the future, in the expectation that time will repair the mistakes of the past.” Basset, *Zoning* 105 (1940).

Yet, time alone has proven insufficient to eliminate nonconforming uses. In part, the resilience of non-conforming uses is due to the economic value of the resulting monopoly enjoyed by the owner. *City of Los Angeles v. Gage*, 127 Cal. App.2d 442, 460 (Dist. 2, 1954). Additionally, because all non-conforming uses pose the danger of disrupting the General Plan, such uses are generally only allowed to continue under restrictions as to their scope and nature, and prohibitions on expansion. *Land Use Regulation*, 68 Selmi & Kushner (Aspen Law and Business, 1999). Accordingly, time has proven that as the value of a restricted use rises, the integrity of the property often decreases; non-conforming uses can, “lead to reduced property values, a physical deterioration of neighborhoods, and a general reduction in the desirability of an entire area as a residential section.” *Lachapelle v. Town of Goffstown*, 107 N.H. 485, 225 A.2d 624 (N.H. 1967).

Because these dangers are particularly acute in the case of hotels, motels, and rooming houses (i.e., single-room occupancies/“SROs”), the City of Oakland created Chapter 17.157 of the Oakland Municipal Code, the “Deemed Approved Hotel and Rooming House Regulations.” Notably, properties that lose their Deemed Approved Status must apply for a Conditional Use Permit or Variance to resume the operation of a hotel, motel, or rooming house.

Oakland’s regulation and other alcohol specific zoning regulations in California have consistently been upheld upon challenge. *City Of Oakland v. Superior Court* (1996) 45 Cal.App.4th 740, 747; *Korean American Legal Advocacy Foundation v. City of Los Angeles* (1993) 23 Cal.app.4th 376, 390. As the California Court of Appeals for the First District stated, “No business - not even an alcoholic beverage sales establishment regulated by state law - has a vested right to conduct its business in a manner that attracts public nuisances and encourages criminal activities near its premises.” *City Of Oakland*, 45 Cal.App.4 at 757. Similarly, motels with legal nonconforming use should not be allowed to continue transient habitation commercial activities if the owners and/or operators fail to comply with Conditions of Approval.

## B. CONDITIONS OF APPROVAL

The legal question presented is whether Defendants have failed to comply with the Conditions of Approval set forth in August 2015 (EXHIBIT A). Under the provisions of OMC 17.157.120: " *In the event of a violation of any of the provisions set forth in Sections 17.157.010 through 17.157.110 of these regulations, or upon evidence that there has been a failure to comply with any prescribed condition of approval, the Officer may hold a public hearing.* " In Addition, "[t]he officer may add to or amend the existing conditions of approval based upon the oral, written, or documentary evidence presented; or alternatively may revoke the Deemed Approved Hotel Activity's Deemed Approved Status." (OMC Sec. 17.157.120)

The August 2015 Conditions of Approval address the following: (1) Discourage loitering; (2) Trespasser Arrest Assistance; (3) Government-issued Photo Identification Requirement; (4) Require Credit Card Information for Registered Guest; (5) Surveillance Cameras and Remote Access To Security Feed; (6) Hire Private Security; (7) No Room Rentals for Less than a 24-hour Period; (8) No Room Rentals to Minors; (9) Recordation of License Plates and Association with Room; (10) Do Not Rent List; (11) Megan's Law and 290 Registrants; (12) Limits on Visitors; (13) Incorporate CPTED Recommendations; (14) Consent to View Guest Registry; (15) On-site Manager; (16) Strict Check-out Times; (17) Daily Housekeeping; (18) Label Mattresses; (19) Locked Rooms; (20) Label Access Control Key Cards for Motel Rooms; (21) Signage and Notices; (22) Nuisance Eviction Laws; (23) Extraordinary Police Services; (24) Time for Compliance; (25) Authority to Sign; (26) Agreement Represents Stipulated Conditions; (27) Agreement Runs with the Land; (28) Failure to Call in Incidents; (29) Revisit Conditions of Approval; (30) Duration of Agreement; and, (31) Execution (EXHIBIT A).

## C. VIOLATIONS OF CONDITIONS OF APPROVAL

The evidence indicates that the owners and operator have failed to comply with the above Conditions and any compliance, at best, has been partial, sporadic and lacking in good faith. The December 1, 2015 compliance check revealed an absolute disregard for the stipulated Conditions and a lack of good faith effort in complying with the Conditions as agreed to by all parties.

It is possible that between the service of this report and the hearing date, more Conditions of Approval will be met. However, belated and partial compliance is not sufficient. The provisions of OMC Section 17.157.120 require compliance with all Conditions of Approval. Moreover, the operators' failure to adhere to the Conditions creates bad faith precedence for future conditions. Based on the December 1, 2015 compliance check and multiple violations, the City concludes that the deemed approved status needs to be revoked.

Whether the operators refuse to comply or cannot comply with the Conditions of Approval is irrelevant. If Conditions of Approval are not complied with, then revocation is appropriate. Months of compliance checks and condition violations has led the City to conclude that revocation is the only resolution that will abate the nuisance.

## KEY ISSUES AND IMPACTS

As a preliminary matter, the case was initially referred to City Attorney's Office in 2006 because of criminal nuisance activity and violence reported to the Police Department. For example, in June 2009 there was a double homicide in one of the motel rooms. The suspect, who stayed at the motel, was convicted of the murders. The calls for service are attached to show the nuisance activity and violence at the motel since January 1, 2010 (EXHIBIT B). The calls for service include disturbing the peace, battery, narcotics, prostitution, domestic violence, stolen vehicle, sexual assault, rape, and arrests for felony

bench warrants. The Conditions were placed on the property to reduce the nuisance activity and violence associated with the property by eliminating the anonymity of guests and their visitors. Violations of the Conditions at the property invite the nuisance activity and violence to return to the property. The evidence submitted by the Police Department demonstrates an absolute disregard by the owners and operator to prevent the criminal nuisance activity and violence that has plagued the motel for several years. They failed to comply with the simplest Conditions such as ordering access key cards labelled with the motel name and address, obtaining credit card information from guests, or even associating a vehicle in the parking lot with a room. The December 1, 2015 field interview report authored by CRO Jonathan Muniz outlines the Conditions violated by paragraph (EXHIBIT C). The City Attorney's Office asked CRO Muniz to conduct a compliance check on specific paragraphs in the Conditions of Approval. Out of the eleven Conditions selected for the compliance check eight were incomplete (73% incomplete):

Paragraph 3: Not Complete – The on-site manager (PATEL, Navin) was unable to provide me with proof of every single person that was renting a room for that night. The manager was only able to provide me with a few.

Paragraph 4: Not Complete- The on-site manager (PATEL, Navin) stated he “only had about 80% of the people registered”. The manager was only able to show me one person with a credit card.

Paragraph 5: Not Complete- The on-site manager (PATEL, Navin) stated they were trying to get a better system for cameras. He stated he does not have the cameras set up in the right spots and that he was working on it. After viewing the cameras, there was [sic] no cameras facing the streets.

Paragraph 6: Not Complete- The on-site manager (PATEL, Navin) stated the security companies that he has talked to, were too expensive. As of right now, they do not have any security company working for their property.

Paragraph 9: Not Complete- The on-site manager (PATEL, Navin) stated most of the vehicles in the parking lot were his but there were other vehicles that were not accounted for. The manager was unable to provide me information on the other vehicles nor which rooms they were associated with.

Paragraph 10: Complete- The on-site manager (PATEL, Navin) was able to show me a CD that contained the OPD SOAP list. It took a while for the manager to find it and when he did, it was the first time he was opening the CD.

Paragraph 13: Not Complete- The on-site manager (PATEL, Navin) was unable to show me tasks that were completed on the CEPTED [sic] report from the city. There were some things that were completed, but majority was not.

Paragraph 14: Complete- The on-site manager (PATEL, Navin) provided me a copy of the guest registry when asked.

Paragraph 18: Complete- The on-site manager (PATEL, Navin) opened up one of the rooms and showed a box spring that was marked with a black sharpie marker of the address and room number.

Paragraph 20: Not Complete- The on-site manager (PATEL, Navin) stated he did not know this was a task in the contract. He stated that it is not common practice throughout the other motels in the area, so he didn't believe he needed to do it.

Paragraph 21: Not Complete- The on-site manager (PATEL, Navin) showed me that he had one (1) sign posted with activity that would not be tolerated. In the contract, the manager is supposed to have each guest sign a written agreement about illegal activity. The manager was unable to provide me with any of the signed agreements.

### **PROPERTY DESCRIPTION**

The property is located on West MacArthur Boulevard at the corner of Shafter Avenue. It contains a two story building situated in an L-shape along the entire property lines. The building contains a motel business with an office and rooms on the lower floor, rooms on the upper floor, and a parking lot at the corner. The motel is a Deemed Approved establishment in the City of Oakland for establishing prior to the adoption of Zoning Regulation requiring a Conditional Use Permit to open a new motel. The area consists of Kaiser Hospital, Mosswood Park (directly across the street), a mixed housing type residential neighborhood north of W. MacArthur Boulevard (directly abutting the site), other motels, neighborhood shopping districts along Broadway to the east and Telegraph Avenue to the west, the 580 freeway, and the MacArthur BART Station.

### **GENERAL PLAN ANALYSIS**

The property is located in the Neighborhood Center Mixed Use area of the General Plan's Land Use and Transportation Element (LUTE). The intent of the area is: "To identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses." A motel generating repeated nuisances to public health and safety does not conform to this intent; to revoke the establishment's Deemed Approved status so that the motel could no longer offer transient habitation would conform to the following LUTE Policy:

#### **Policy N11.4 Alleviating Public Nuisances.**

*The City should strive to alleviate public nuisances and unsafe and illegal activities. Code Enforcement should be given as high a priority as facilitating the development process. Public nuisance regulations should be designed to allow community members to use City codes to facilitate nuisance abatement in their neighborhood.*

### **ZONING ANALYSIS**

The property is located in the CN-3 Neighborhood Commercial Zone. The intent of the CN-3 Zone is: "to create, improve, and enhance areas neighborhood commercial centers that have a compact, vibrant pedestrian environment." Deemed Approved establishments are subject to the following regulations and Performance Standards from the Planning Code:

#### **17.157.020 Purpose of Deemed Approved Hotel regulations.**

The general purposes of the Deemed Approved Hotel regulations are to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare by requiring that Hotels and Rooming Houses that were Legal Nonconforming Activities immediately prior to the effective date of the Deemed Approved Hotel regulations comply with the Deemed Approved performance standards at Article III, Section 17.157.060 of this chapter and to achieve the following objectives:

- A. To protect residential, commercial, industrial and civic areas and minimize the adverse impacts of nonconforming and incompatible uses;
- B. To provide opportunities for Deemed Approved Hotel Activities to operate in mutually beneficial relationship to each other and to other commercial and civic services;
- C. To regulate those businesses that provide over night or short term accommodations in order to provide a standard of quality commonly expected of the hospitality industry;
- D. To provide that Deemed Approved Hotel Activities are not the source of undue public nuisances or visual blight in the community;
- E. To provide for properly maintained Deemed Approved Hotel Activities so that negative impacts generated by these activities are not harmful to the surrounding environment in any way;
- F. To monitor that Deemed Approved Hotel Activities do not substantially change in mode or character of operation.
- G. To assure that guests and residents at Deemed Approved Hotel Activities are provided safe, clean, and secure accommodations.

**17.157.060 Performance Standards and Deemed Approved Hotel Activities.**

An activity shall retain its Deemed Approved Status only if it conforms with the provisions of Chapter 5.34 Hotel Rates and Registration Requirements; Chapter 8.03 Hotel, Motel, and Rooming House Operating Standards; Chapter 15.08 Oakland Housing Code, and any applicable provisions of this code.

Under current requirements in the Planning Code, to newly establish a motel business at this location would require a Major Variance from the Planning Commission. A Major Variance would be required because the CN-3 Zone prohibits "Transient Habitation Commercial Activities" (motels). A motel that generates repeated nuisances to public health and safety does not conform to this intent, these regulations, or the Performance Standards in the Planning Code.

**ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines list projects that are categorically exempt from environmental review. Section 15270 exempts projects which are disapproved; Section 15321 exempts enforcement action by regulatory agencies. There are no known adverse environmental impacts that will result from land use revocation. Section 15183 of the State CEQA Guidelines relates to Projects Consistent with a Community Plan, General Plan or Zoning. The project adheres to this section, as described above. The project is, therefore, not subject to further Environmental Review.

**CONCLUSION**

It is a premise of property law that one must so use his own rights so as not to infringe on the rights of another. Cal. Civil Code § 3514; *Booska v. Ramanbhai* (1994) 24 Cal. App.4th 1786, 1790. Further, no property owner is entitled to use and enjoy his or property so as to violate state and local law. Not only is the property owner at 370 West MacArthur Boulevard doing both, but they are doing so while reaping the benefits of their legal non-conforming status.

Therefore, Staff requests that the Administrative Officer hold a hearing and take sworn testimony from staff, OPD, the owner, and the public. The determination of the Administrative Hearing Officer shall become final ten calendar days after the date of decision unless appealed to the City Planning Commission in accordance with Section 17.157.130. The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with Section 17.157.140. (Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. 12872 § 4 (part), 2008; Ord. 12776 § 3, Exh. A (part), 2006; Ord. 12137 § 2 (part), 1999)

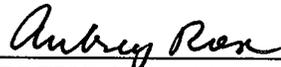
Staff recommends that the Hearing Officer revoke the Deemed Approved Status of the subject property based on findings that cessation of transient habitation at the property is a compelling public necessity and that no Conditions of Approval can mitigate the nuisance activity at the property, and order the payment of the City's costs in this matter.

In the alternative, should the Hearing Officer find that Conditions of Approval might mitigate the nuisance activities, the City request that further violations of Conditions will result in the immediate revocation of the Deemed Approved status until a hearing occurs.

**RECOMMENDATIONS:**

1. Find that public necessity compels revocation of the property's Deemed Approved Status of Subject Property and revoke the Deemed Approved Status of the motel located at 370 W. MacArthur Boulevard;
2. Find that Owners and Operator violated Conditions of Approval and are not in full compliance;
3. Declare the motel at 370 W. MacArthur Boulevard a public nuisance;
4. Order Reimbursement of City's cost including but not limited to the cost of a Hearing Officer, Zoning fees, Administrative fees, attorneys' fees and costs, and any and all costs related to the enforcement of 17.157.120;
5. In the alternative, should the Hearing Officer find that Conditions of Approval might mitigate the nuisance activity, the City request that further violations of Conditions will result in the immediate revocation of the Deemed Approved status until a hearing occurs.

Prepared by:



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Planner III

Reviewed by:



ELIAS FERRAN  
Deputy City Attorney

Approved by:



SCOTT MILLER  
Zoning Manager

**EXHIBITS:**

- A. Conditions of Approval dated August 13, 2015
- B. Calls for Service from January 1, 2010 to January 4, 2016
- C. OPD Field Interview Report dated December 1, 2015
- D. Correspondence dated December 29, 2015
- E. Correspondence dated January 14, 2016

***Staff Report***

**DEEMED APPROVED HOTEL AND ROOMING HOUSE  
ADMINISTRATIVE HEARING**

Oakland Municipal Code (OMC) Section 17.157

**STIPULATED CONDITIONS OF APPROVAL FOR COMMERCIAL ACTIVITY AND  
ORDER OF ADMINISTRATIVE HEARING OFFICER**

**Subject Property: 370 West MacArthur Boulevard**

**A parcel of land located in the State of CA, County of Alameda, with a situs address of 370 W. MacArthur Blvd, Oakland Ca 94609-2825 C020 currently owned by Parbhubhai V. Patel and Kamuben P. Patel having a Tax Assessor number of 012-0979-022. The following is the legal description: Lot 12, in Block B, as shown on the Map of Broadway and Telegraph Avenue Homestead, etc., filed June 9, 1868, in Book 7 of Maps, Page 8, Alameda County Records.**

**APN: 012-0979-022**

**dba Value Inn**

**Property Owners: Parbhubhai V. and Kamuben P. Patel**

The Parties ("Parties") to the Conditions of Approval ("Agreement") are: The City of Oakland, a chartered municipality ("City"); the record owners of the Value Inn located at 370 West MacArthur Boulevard ("Property" or "Motel") in Oakland California, Mr. Parbhubhai Patel and Mrs. Kamuben Patel as individuals and their respective successors, heirs, transferees, partners, spouses, and officers ("Owners"). The Parties stipulate and agree that, in lieu of a Deemed Approved Hearing, and to compromise and settle the current and ongoing nuisance activity at the Property, the following terms should be adopted as the findings and order of the Deemed Approved Hotel and Rooming House Administrative Hearing Officer as Conditions of Approval pursuant to Oakland Municipal Code Section 17.157.110.

Therefore, the following shall be ordered as Conditions of Approval on the Property pursuant to Oakland Municipal Code Section 17.157.110:

**1. Discourage Loitering**

The manager, employees, and Owners of this establishment shall strictly enforce the "No Loitering" policy on the premises and on the sidewalks near the driveway entrances of Property. No non-registered individuals shall loiter, prowl, or wander upon the Property at any time without visible or lawful business with the owners of the Property or registered guests of the Property. They shall also enforce this policy around the Property; however, if they reasonably believe it is unsafe to do so the manager or Owners shall call OPD. For the purpose of this Agreement, "loiter" means "to delay or linger without a lawful purpose for being on the property and for the purpose of committing a crime as opportunity may be discovered." OMC § 9.58.010(a). See also California Penal Code § 647.

Individuals hanging around the exterior of the establishment with no apparent lawful purpose for more than ten minutes shall be asked to leave. If the individual(s) refuse to leave, the manager, employee, or Owners shall call the Oakland Police Department (OPD) at (510) 777-3333 for non-emergencies. If it is an emergency, call 911 from a landline or (510) 777-3211 by cell phone. Calls to OPD from the Owners or manager to report loitering will not be used against the Owners to initiate a Deemed Approved Revocation Hearing solely based on increased calls for service to report loitering.

**2. Trespasser Arrest Assistance**

Owners shall ensure full cooperation from the manager and employees to immediately notify OPD of any trespassers upon discovery of the unauthorized person on the Property and assist with the arrest by signing a statement or complaint to facilitate a citizen's arrest of the trespasser, if necessary to affect an arrest.

**3. Government-issued Photo Identification Requirement**

All customers must have valid government-issued photo identification before renting a room. Additionally, all guests and visitors of these customers shall be required to register with the front desk and provide valid government-issued photo identification upon entering the Property. Owners shall maintain all records of the customers, guests, and visitors on-site in

accordance with Oakland Municipal Code ("OMC") Section 5.34.040. These records shall be made available to the Oakland Police Department upon request.

As outlined in the August 29, 2014 Crime Prevention Through Environmental Design (CPTED) report, at minimum the front desk clerk shall collect the following information from both guests and visitors:

- Full legal name
- Home address (verbally confirm home address with guests or visitors)
- Home telephone number
- Date of birth
- Government-issued identification number and identification type (e.g. driver's license, passport, military identification)
- State and country of identification issuance
- Time of arrival
- Motel room number assigned to or visiting
- Name, address, and phone of their employer
- Name and telephone number of an emergency contact
- Vehicle information (license plate number, year, make, model, and VIN number)

#### **4. Require Credit Card Information for Registered Guest**

All customers shall have a credit card on file to rent a room. Staff is prohibited from renting any room for cash up front without collecting customers' credit card information first. Upon check out the customer can choose which formal method of payment, but the customer's credit card records shall be on file.

#### **5. Surveillance Cameras and Access to Security Feed**

Owners shall install and maintain digital high definition security cameras that will clearly capture the faces of individuals being recorded. The cameras shall record 24-hours seven days per week surveillance footage of common areas and the exterior premises at a minimum. Surveillance footage shall be stored for at least 30 calendar days. Should a request come from OPD, the front desk employee(s) or security guard (if one is retained by Owners) shall immediately provide on-site viewing of the security footage upon request. In addition to providing the OPD and the City Attorney's Office remote access to the security feed via the internet, each employee working the front desk shall be trained on how to download the footage onto a digital video disc (DVD) or thumb drive upon request.

Cameras shall be positioned to monitor people on Property and more specifically to see if a visitor enters a room without registering with the front desk. Owners agree to install a camera to capture images in front of the Property on Shafter Street. Owners shall be responsible for all costs incurred as a result of installing and maintaining the cameras, as well as storing the footage.

#### **6. Hire Private Security**

Owners agree to hire private security to patrol the Property each hour between 6:00pm and 8:00am each day. Parties agree that this is roving security that is on-call 24 hours a day and the company must conduct an on-sight security check at least twice a day.

#### **7. No Room Rentals for Less than a 24-hour Period**

As required by the OMC, no room shall be rented out on an hourly basis or for any increment less than one full day's room rental. No employee shall be allowed to rent the same room twice within a 24 hour-period. Any employees in violation of this provision shall be terminated immediately.

#### **8. No Room Rentals to Minors**

No minor shall be allowed to rent a room. If there is any suspicious activity in this regard, management or Owners must immediately notify OPD. For example, if management suspects an adult rented a room on behalf of the minor or for the minor, Owners must notify OPD.

If the manager, employees, or Owners suspect a minor is on the Property and not accompanied by a verified parent or guardian and lacks a government-issued identification card, the manager, employee, or Owners must immediately notify OPD using the 911 emergency number unless the manager, employee, and Owners have legitimate reason to believe the minor is properly authorized to be on the Property.

#### **9. Recordation of License Plates and Association with Room**

Employees are to observe and record the valid license plate number of all vehicles on the Property, including visitors and guests of visitor. Each vehicle shall be registered with the front desk and associated with a room.

## **10. Do Not Rent List**

No individual who appears on the OPD SOAP ("Stay Out of Areas of Prostitution") list shall be permitted to rent a room, nor shall anyone on the SOAP list be allowed on the Property to visit a guest. As a courtesy OPD or the City Attorney's Office may provide a redacted SOAP list as it is updated. The redacted SOAP list shall contain the names, dates of birth, and if available photographs of individuals who have been court-ordered to stay out of areas of prostitution. However, it is the duty of the Owners to obtain the most up-to-date redacted SOAP list from OPD or the City Attorney's Office.

The manager and Owners shall also maintain a "Do Not Rent" list. If a guest or his or her visitor is arrested for a drug or prostitution-related offense, the suspect's name shall appear on the "Do Not Rent" list.

## **11. Megan's Law and 290 Registrants**

Owners shall implement a policy that requires staff, upon guest check-in, to check the Megan's Law sex offender registry on the State of California Department of Justice Office of the Attorney General website (<http://www.meganslaw.ca.gov>). Staff members shall strictly comply with this policy.

## **12. Limits on Visitors**

Owners shall limit each guest to two visitors per day, regardless of the guest's respective room rental frequency. All visitors are required to register with the front desk upon entry onto the Property and management shall confirm with the guest that the guest accepts the visitors. If a guest has exceeded his or her number of visitors for the day, the manager or Owners shall deny entry to the Property to any additional visitors for that guest. The visitor shall remain with the guest at all times while on the Property.

## **13. Incorporate CPTED Recommendations**

Owners agreed to incorporate the CPTED (Crime Prevention Through Environmental Design) recommendations contained in the Security Survey Report (herein incorporated into the Agreement as "Attachment A"). The text of this Agreement shall govern any conflicting recommendations made in the report. Any recommendations that clarify or are more detailed

regarding a term in this Agreement shall be implemented into the motel's policies, procedures, and overall operation of the motel.

#### **14. Consent to View Guest Registry**

Owners consent to provide OPD full and complete access to the guest registry as well as the visitor registry upon request. The guest registry and visitor registry shall contain all the necessary information required in Paragraph 3 as well as the information required under the OMC 5.34.030. A violation of this request shall be a material breach of the Agreement. Owners understand that they waive their privacy interest. OPD officers requesting to view the guest registry shall sign a check-in sheet provided by Owners before viewing the guest registry. The OPD officers must provide the following information: name, serial number, signature, and time and date of request.

#### **15. On-site Manager**

Owners shall employ an on-site manager who lives on the Property. When the manager is not on the Property he or she shall provide his or her 24-hour contact information such as a cell phone number. The manager shall keep a log of police activity at the Property and use that information to assist Owners in removing guests or evicting disruptive tenants in accordance with OMC 8.22.360. Tenants are individuals who have stayed at the Property for at least 30 days. Staying at the Property for at least 30 days includes moving from one guest room to another guest room on the Property in less than 30 days.

#### **16. Strict Check-out Times**

The manager and Owners shall strictly enforce the motel's checkout time.

#### **17. Daily Housekeeping**

Owners shall implement and strictly comply with a policy that requires daily housekeeping. The goal is to discourage/interrupt any clandestine/illegal drug lab set-ups. Staff members performing the daily housecleaning shall be trained to identify household products that contain chemicals used in such illegal drug labs. For example:

- Toluene is found in paint thinner

- Methanol is found in automobile gas tank anti-freeze such as the brand "Heet"
- Ethyl Ether is found in starting fluid
- Hydrochloric acid is found in hardware stores
- Ephedrine found in cold medicine or dietary supplements
- Sodium hydroxide found in "Drano" or "Red Devil Lye"
- Sulfuric acid found in battery acid or drain cleaners
- Iodine crystals found in iodine crystals or tincture of iodine
- Lithium found in camera batteries

Daily housekeeping is not required for individuals who are staying at the Property for more than 30 days. However, there shall be a policy to clean a tenant's unit once a week during the tenancy. Any indication of a drug lab (e.g. butane containers, acetone, hydrochloric acid, sodium hydroxide, anhydrous ammonia, or any unreasonably high quantity of the products listed above) Owners shall immediately contact OPD. Failure to contact OPD shall be a material breach of this Agreement.

#### **18. Label Mattresses**

Owners shall label with permanent ink each mattress with the following "370 W. MacArthur Blvd." in the same location (preferably the lower right corner on top of the mattress so it is easily visible to inspectors by lifting bedsheet).

#### **19. Locked Rooms**

Owners shall ensure that all unoccupied guest rooms on the Property are locked at all times.

#### **20. Access Control Key Cards for Motel Rooms**

Owners agree all access control key cards for motel rooms shall be labelled with the current motel name and address. Owners shall share the guest registration information associated with the access control key card if requested to do so by OPD or the City Attorney's Office.

## **21. Signage and Notices**

Owners shall post signage as recommended in Attachment A. Additionally, upon each guest registration Owners shall provide each registered guest written notice stating that prostitution, drug activity, underage drinking, and illegal firearms are not allowed on the Property. Any guest in violation of these crimes will be reported to OPD, have the room rental terminated immediately, and be placed on the "Do Not Rent" list.

## **22. Nuisance Eviction Laws**

Owners shall fully cooperate with City of Oakland if asked to evict a nuisance tenant as defined in OMC 8.23. See OMC 8.23 Eviction for Nuisance and Illegal Activity.

## **23. Extraordinary Police Services**

Owners acknowledge actual notice of OMC Section 8.03.170: "costs for any abatement performed by, or on behalf of, the City, including the cost of extraordinary police services provided, shall be recoverable by the City." Owners agree they are responsible for such costs.

## **24. Time for Compliance**

Owners agree to comply fully with the Conditions of Approval within 30 calendar days of execution.

## **25. Authority to Sign**

The undersigned hereby represent that each is authorized to enter into this Agreement and stipulation.

## **26. Agreement Represents Stipulated Conditions**

The Owners specifically stipulate to the conditions in this Agreement in lieu of a Deemed Approved hearing. The Conditions for Approval of Commercial Activity may be accepted by the City of Oakland and Administrative hearing Officer in lieu of a hearing or it may be placed on the record in lieu of a full evidentiary hearing.

## **27. Agreement Runs with the Land**

Parties agree that Agreement shall run with the land and pass onto subsequent owners and operators. Owners shall provide subsequent owners and operators with a photocopy of Agreement. The City Attorney's Office shall record a Memorandum of Agreement with the Alameda County Clerk-Recorder's Office within 45 business days of receiving notice that the Stipulated Conditions and Order by the Administrative Hearing Officer has been signed. Upon termination of the Agreement, the Owner(s) shall notify the City Attorney's Office and Planning Department in writing via certified mail that the Agreement has expired. Once the City receives the written notice from the Owner(s) the City Attorney's Office shall cause to be recorded with the Alameda County Clerk-Recorder's Office a withdrawal of the Agreement.

## **28. Failure to Call in Incidents**

Owner shall not fail to call for police assistance for criminal incidents observed by the Owner(s) or Owner(s)'s agents/employees that may require immediate police intervention or investigation such incidents include but are not limited to the following: assault, battery, domestic violence, robbery, murder, rape, kidnapping, arson, drug use, drug sales, pimping, pandering, solicitation for prostitution, prostitution, and/or child endangerment.

## **29. Revisit Conditions of Approval**

Parties may revisit the Conditions of Approval after 2 years from the date the Agreement is signed by the Hearing Officer to review the condition of requiring a credit card on file pursuant to paragraph 4. Paragraph 4, which requires that a credit card be on file to rent a room, will terminate if the calls for services show no drug or prostitution-related incidents at the Property from the date the Agreement is signed by the Hearing Officer to the date Owners ask in writing to schedule a meeting to revisit paragraph 4. The period in between the two dates shall not be less than 2 years. Owners shall contact the City Attorney's Office in writing to arrange a meeting to discuss terminating paragraph 4 of Agreement. The City Attorney's Office must contact OPD for the calls for service from the date the Agreement was signed by the Hearing Officer to the date Owners asked in writing to schedule a meeting to revisit paragraph 4. No other paragraph will be affected or changed at this meeting. Paragraph 4 is the only paragraph that may be terminated.

**30. Duration of Agreement**

Parties agree this Agreement shall be in full effect for 5 years from the date the Hearing Officer signs the Order.

**31. Execution**

This Stipulation may be executed in counterparts.

IT IS SO AGREED AND STIPULATED BY THE PARTIES:

Dated: 8.3.2015 Parbhubhai V. Patel  
Parbhubhai Patel, Property Owner of Value Inn

Dated: 8.3.2015 Kamuben Patel  
Kamuben Patel, Property Owner of Value Inn

Dated: 8/3/15 Navin Patel  
Navin Patel, Operator of Value Inn

Dated: 8/7/15 Aubrey Rose  
Aubrey Rose, City of Oakland - Planning and Zoning Division

**For Form and Legality:**

Dated: 8/11/15 Manjit K. Sandhu  
Manjit K. Sandhu, Attorney for City of Oakland

Dated: 8/12/15 Richard F. Illgen  
Richard F. Illgen, Supervising Deputy City Attorney

**IT IS SO ORDERED:**

Dated: 8/13/15 [Signature]  
Deemed Approved Administrative Hearing Officer

# ATTACHMENT A



# OAKLAND POLICE DEPARTMENT

**Crime Prevention Through Environmental Design**

**Security Survey Report**

**370 West MacArthur Blvd  
Value Inn**



**Conducted By**

**Police Services Technician II Eddie Simlin**

**Oakland Police Department**

**455 7th Street**

**Oakland Ca, 94607**

**Phone: (510)238-6200 Email: [esimlin@oaklandnet.com](mailto:esimlin@oaklandnet.com)**

**August 29, 2014**



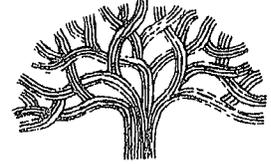
## **Crime Prevention Through Environmental Design Security Survey Disclaimer**

The following suggestions are made for the purpose of reducing the likelihood of criminal activity. While no guarantee can be stated or implied, the concepts of CPTED have proven themselves internationally. The Oakland Police Department's Neighborhood Services Division offers the security survey as a public service, with the understanding that there is no way to predict or prevent all crime risks. The purpose of this security survey report is to reduce formability of crime, by making a good faith effort to provide a safe environment.

All persons who request this security survey report agree to hold the City of Oakland, Oakland Police Department, its officers, directors, agents, and employees harmless for any and all claims resulting from any loss, damage or injury, of any and every nature whatsoever, including special or consequential damages, including attorneys and/or experts fees by, resulting from, or in any way connected with the information contained in this security survey report.

All new construction or retrofits should comply with existing building codes, zoning laws, and fire codes. Prior to installation or modifications the proper licensing, permits and variances should be obtained and inspections should be conducted by the appropriate agency.

# CITY OF OAKLAND



455 7th Street OAKLAND, CALIFORNIA 94607-3940

Oakland Police Department

FAX (510) 238-7685  
TDD (510) 238-6930

To:  
Property Owner & Manager  
Value Inn  
370 MacArthur Blvd  
Oakland CA 94609

On Friday, August 29, 2014 I conducted an security survey of the above named property and found there are several relatively simple environmental and target-hardening modifications that can be made to the property which will have a positive impact for the residence, visitors and those who work on the property.

The use of a crime prevention tool called "Crime Prevention Through Environmental Design" (CPTED) will allow you to decrease actual crime on the property. Target hardening will allow reinforcement of those areas of the property that need to be secured. CPTED and target hardening will make criminals feel uncomfortable while also making residents, visitors and those who work on the property feel welcome and safe. CPTED accomplishes this through the use of four overlapping strategies.

**Natural Surveillance:** The placement of physical features, activities and people in ways that maximize the ability to see what is occurring in a given space.

**Territorial Reinforcement:** The use of buildings, fences, signs and pavement to express ownership.

**Access Control:** The physical guidance of people coming and going from a space by the placement of entrances, exits, fencing, landscaping, locks and other barriers.

**Maintenance:** The maintenance and the "image" of an area can have a major impact on whether it will become victimized because it indicates that someone cares and is watching.

Each of the recommendations below, which are summaries of the security survey I conducted at 370 MacArthur Blvd on August 29, 2014, include aspects of the four strategies. They may each be applied together or independently, but the most effective crime prevention results will be achieved with the application of all recommendations. It is also very important that these applications be maintained.



## Active Property Management

Active Property Management is the key component for reduction of crime in an motel community. In an effort to reduce crime the following should be enforced by staff, management and the property owner.

- Require all adult guests and visitors to present government issued ID at the main office front counter immediately upon arrival. **Staff should receive training on how to identify fraudulent identification.** An ID requirement reduces the perception of anonymity at motels, reinforces personal accountability for behavior, and provides police with important information should a crime occur.
- Front desk clerks should receive the following information from both guests and visitors.
- At minimum front desk clerks should collect the following information from both guests and visitors:
  1. Full name
  2. Home address (verbally confirm home address with guests or visitors)
  3. Home telephone number
  4. Date of birth
  5. Government ID number and ID type
  6. State and country of ID issuance
  7. Time of arrival, and
  8. Number of assigned or visiting room
  9. Name, address, and phone number of their employer
  10. Name and telephone number of an emergency contact
  11. Vehicle information: license plate, year, make, model, and vin#.
  12. Guest must only have one night stay worth of material brought in to the room..
- Staff should have all guest and or visitors information readily available for police.
- Maintain and enforce a no rent and no trespass list of people who have been arrested on the property, have caused a disturbance or did not follow rules.
- Prohibit visitors between 5 p.m. and 6 a.m. ;people on the property between those hours should be guests or staff only.
- Guest must not exceed the number of persons per bed in each room.
- Depending on the number of persons per bed an additional 2 persons can visit the room.
- If a visitor has been a problem management may want to prohibit visitors entirely.
- Post signage that clearly outline appropriate guest and visitor behavior. Signage should include:
  1. No illegal activity (drug use/ sales, prostitution, and underage drinking).
  2. Room doors must be kept closed at all times.
  3. No loitering is allowed on the premises.
  4. No public drinking or drunkenness.
  5. No loud music.
  6. Quiet hours are from 10 p.m. to 6 a.m. .
  7. All visitor must check in at front desk.
  8. Guest rooms may not be used for private parties.
  9. Management shares registration information with police.
  10. No hanging out in the parking area.

---

## Trespassers

Upon a persons refusal to leave it becomes trespassing and staff should take the following action to have the person leave:

- Call the Oakland Police non-emergency **(510) 777-3333**.
- For emergencies call **911 or from cell phone call (510) 777-3211**.
- Staff who saw the violation should be prepared to make a report and follow up on the report. **(the person who saw the violation must file the report)**
- Staff must get an understanding on how the Oakland Police Department "no trespass statement" works. Contact PST II Eddie Simlin at [esimlin@oaklandnet.com](mailto:esimlin@oaklandnet.com) to arrange a time for staff to learn the no trespass statement.
- Staff must maintain their safety at all times and should not approach persons they fear or believe could cause harm. If staff are unable to make contact with a person because of fear or belief that the person could cause harm staff should call the police 911 or (510) 777-3211 to have the person removed. Staff must be prepared to tell the police in detail why they fear or believe the person could cause harm.

Contact **project homeless connect** at **(415) 503-2123** 25 Van Ness Avenue Suite 340, San Francisco, CA 94102, to assist in removing homeless persons from the area. **Mike Church** is the coordinator for the Oakland area.

Management and staff must be ready to enforce property rules.





## 602 . 1 TRESPASS STATEMENT FOR BUSINESSES

Depending on the situation, it is recommended that any or all the following signs be posted where they can readily (clearly) be seen by persons entering your business property, this will make the trespass statement more effective:

- **NO SOLICITING OR PANHANDLING**
- **NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THESE PREMISES**
- **WE RESERVE THE RIGHT TO REFUSE SERVICE TO ANYONE**
- **NO TRESPASSING**

*Below are steps that must happen in order for a person(s) to be eligible for the trespass statement*

### 602.1 P.C. Interfering with lawful business

**Step 1:** Person(s) intentionally interferes with any lawful business or occupation carried on by the owner or agent of a business establishment open to the public.

**Step 2:** Person(s) obstructs , intimidates or becomes aggressive with those attempting to carry on business, to include patron/customers.

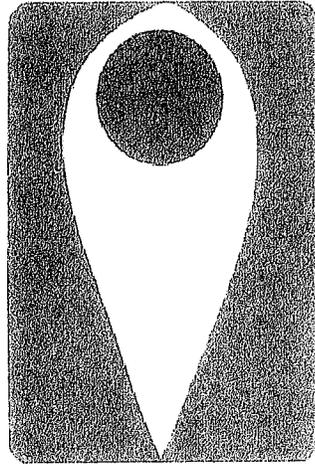
**Step 3:** Person(s) refuses to leave the premises of the business establishment after being requested to leave by the owner, owners agent or by a peace officer acting at the request of the owner or the owner agent.

Taking affirmative measures to prevent or eliminate criminal activity is the responsibility of all who live and work in the City of Oakland.



# NO LOITERING

**Working together to create a  
safe and vibrant neighborhood**

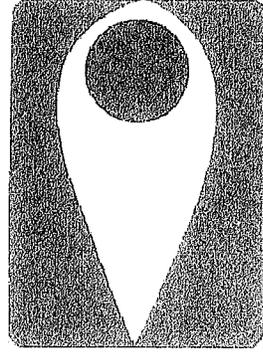


Loitering means to delay or linger without a lawful purpose H&S 11530 & O.M.C. 9.58.010. It is unlawful for any person to loiter in any public place with the intent to commit an offense specified H&S 11532 & O.M.C. 9.58.020. 647(h) pc person who loiters, prowls, or wanders upon the private property of another, at anytime, without visible or lawful business with owner or occupant.



# NO TRESPASSING

**Working together to create a safe and  
vibrant shopping corridor**



**No one has permission to loiter, prowl or wander on my property without viable and lawful business with me, my landlord or my employees. Any person who intentionally interferes with any lawful business, or the occupation of my business, by obstructing or intimidating those attempting to carry on business, or my customers and refuses to leave after being asked to do so by me, my employees or a peace officer should be arrested by order of 602.1(a)P.C.**

**Possible numbers to call depending on activity:**

**Non-emergency 777-3333** (press 1 and then press 0)

**Emergency 911** or **777-3211** from your cell phone

**238-DRUG Anonymous hotline** when you see suspicious or illegal drug activity; please leave a message.

**Alcohol Beverage Action Team (ABAT), 238-7103:** to report loitering drug dealing/gambling/other illegal activity outside of liquor stores or sale to minors. Additionally, report after hours sales, sales of mixed drinks and trash/blight connected to the store.

**Code Compliance, 238-3381:** handles blight related concerns such as broken windows or activity in around vacant buildings.

**Illegal Dumping on Public Property, 615-5566:** describe the contents and amount of the dumping, the nearest address where it is has been dumped and by whom.

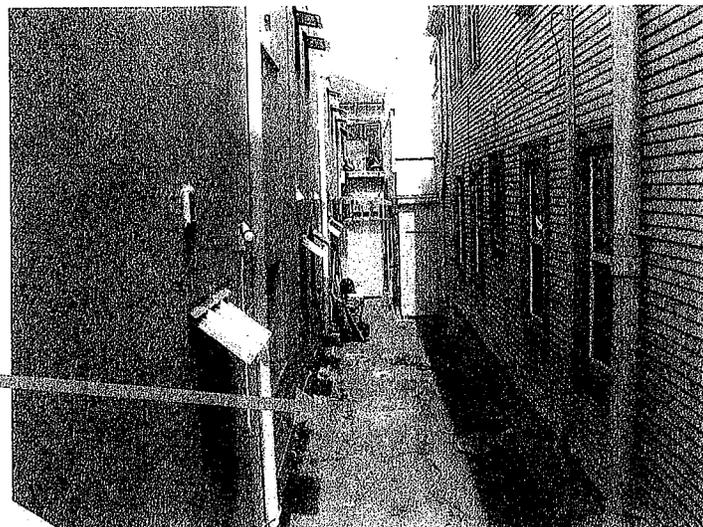
**Crime report forms** can be downloaded and printed from [www.gaklandpolice.com](http://www.gaklandpolice.com)

Please ask for an **incident or report #** and log your call below:

Date	Time	Description of Incident including the following: Address or intersection; Persons (height, weight, gender, race/ethnicity, age, hair,	Incident, Report or Complaint #	Did the Police Respond?	What action was taken?

## RECOMMENDATIONS

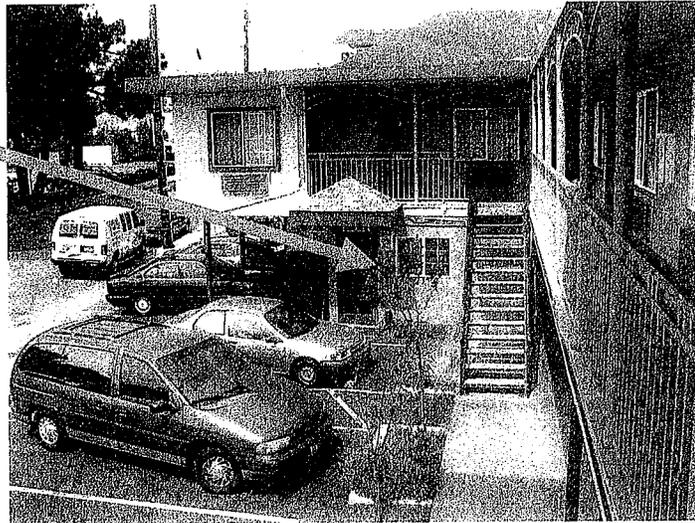
- The Value Inn is situated at the corner of Shafter Ave and MacArthur Blvd close to hospitals, parks and restaurants.
- Patrons at the Value Inn tend to not have credit cards and pay primarily by cash. For this reason patrons must only stay for one night. This will minimize damage, loss, persons not paying and keep rooms consistently rotating, which will minimize criminal activity.
- The north side car port area of the property is where a person cannot be seen. Due to the overhanging design of the north car port area it influences unwanted behavior from persons trespassing onto the property.
- The north side car port area has been used as a shelter, an area where persons urinate and defecate or conceal illegal activity.
- The north car port area must be redesigned in a way where persons cannot hang out in the area unseen.
- The back area of the property appears to be well maintained and blocked off from any public access.



- Management lives on the property and is available 24 hours a day.

- The property is paved and has parking stalls for guest to park.

- Only persons who pay for a room should park on the property . All vehicles on the property must be signed in at the office and coordinate with the owner utilizing a room.



- Most of the front area of the property is visible throughout the area and provide little concealment from the outside.

- Rails and stairwells are designed in a way where persons can be easily seen.

- However, there are some corridor areas at the end of each hallway that provide concealment.

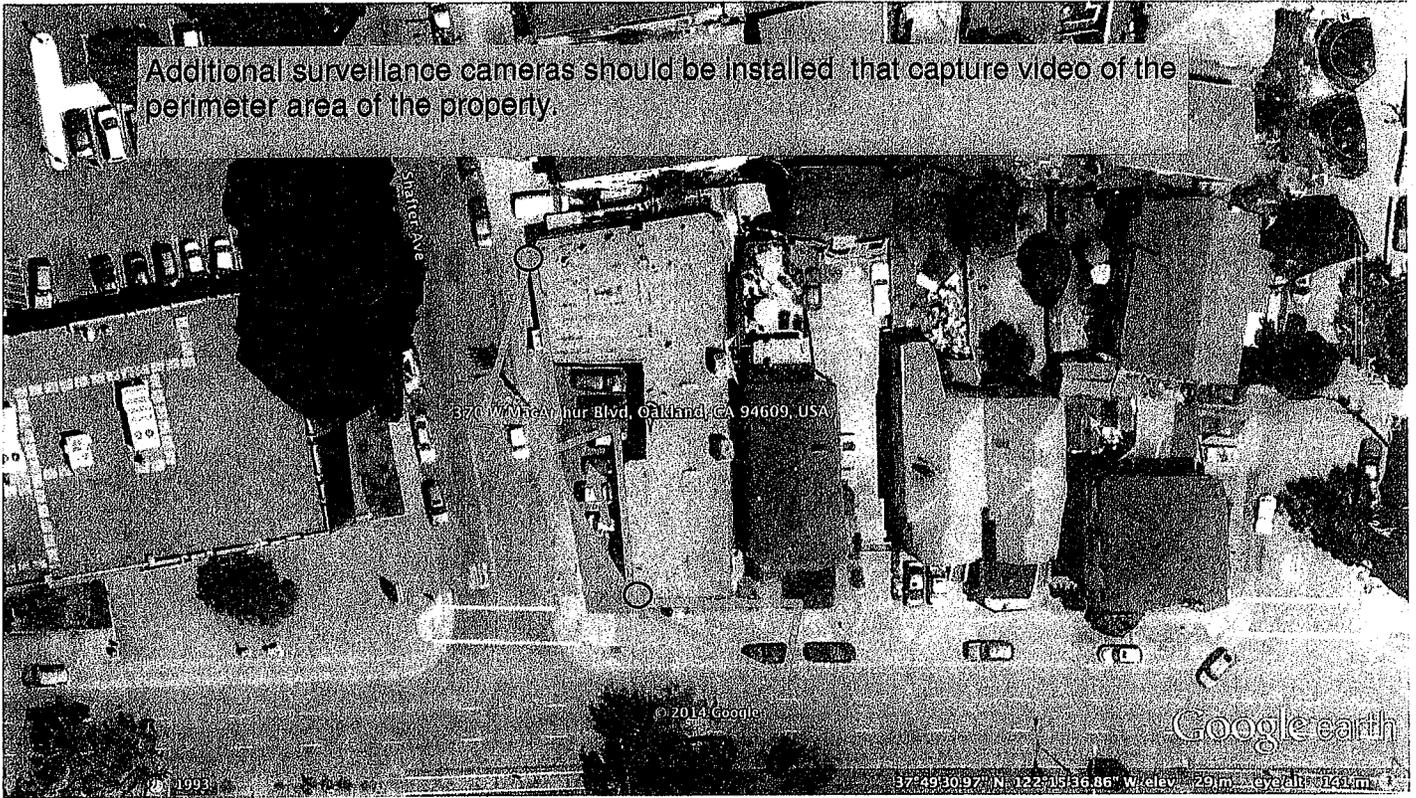
- Surveillance cameras should be added to compensate for the corridor areas that provide little visibility.

- Two surveillance cameras should be added pointing opposite direction at the middle of each long walkway in the front area. This will provide good visibility into the corridor areas.

- All corridor areas must be well illuminated at all times.



Additional surveillance cameras should be installed that capture video of the perimeter area of the property.

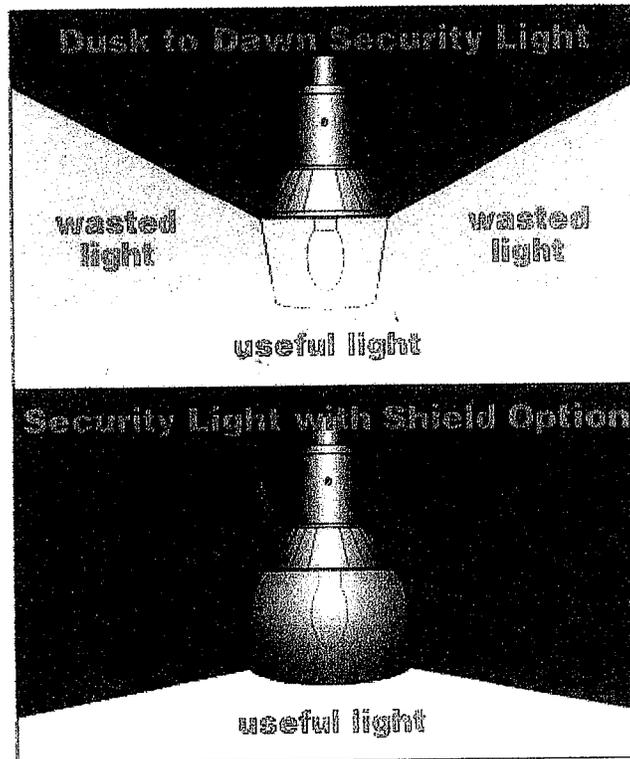


The hallway areas on the top and bottom floors do not have adequate camera coverage. To improve camera visibility into the corridor and hallway areas two surveillance cameras must be added to the top and bottom floor in the middle area pointing opposite directions down each corridor.



# LIGHTING

- ◆ Proper lighting enables law abiding citizens to observe/report crime and to identify suspects.
- ◆ Illuminate entrances, fire escapes, etc. with bright white light.
- ◆ Parking lot lights should be illuminated with bright white lights that allow for uniformity (not allowing any dark areas in the parking lot).
- ◆ Parking lots should be illuminated so one can identify a human face at 33 ft.
- ◆ The general rule of thumb involving the installation of lighting in parking lots, is the height of the light pole multiplied by 4 will give the distance the light poles should be apart.



- ◆ **Lighting** should be Metal Halide, High Pressure Sodium or LED. Landscaping should not conflict with lighting (to include long-term tree growth).
- ◆ Pedestrian scale lighting is recommended for use in all street and pedestrian walkways. It is also recommended that 12 foot light poles be used for the street lighting or playgrounds.
- ◆ Landscaping shall not obstruct view of windows, signage, building address numbers, and walkways.
- ◆ Timer clock or motion sensor engaged lighting for above or near entryways and all pedestrian sidewalks are recommended.
- ◆ Each residence should have an operable (porch light) light at the front door.
- ◆ Wire cages or industrial strength shatter resistant lenses should be placed over the light to deter vandalism.
- ◆ When installing or enhancing lighting be sure to remove anything that may obstruct the illumination. Trees should be pruned in such a way not to obstruct lighting, in some cases the tree may need to be removed.
- ◆ PG&E offers energy efficiency financing opportunities for LED lighting. Got to <http://www.pge.com/en/mybusiness/save/rebates/onbill/index.page?> Or call PG&E at 1-800-468-4743 for more information.



- The office area appears to be noticeable and has good visibility with little window obstruction.

As outlined in the previous pages, these CPTED and target hardening recommendations must be accompanied by ongoing education, and a maintenance program to ensure the new changes do not regress to their current state. It is highly recommended that you take part in a Crime Free Multi Housing program offered by the Oakland Police Department Neighborhood Services Division (510) 238-6200. It is also important to remember that CPTED and target hardening aims to decrease the opportunity and appeal of a location for criminals to commit crimes. However, no crime prevention strategy can completely stop crime, especially if the legitimate persons who use the area do not also act to ensure their own safety.

Please do not hesitate to contact me if you require further clarification or direction on these suggestions. Thank you for your time

Sincerely,

Eddie Simlin (PSTII)  
Oakland Police Department  
(510)238-6200



Gov't Code §27383 (no fee)

**RECORDING REQUESTED BY:**

**Manjit K. Sandhu, Attorney**  
**Office of the City Attorney, Oakland, CA**

**WHEN RECORDED MAIL TO:**

**Manjit K. Sandhu**  
**OFFICE OF THE CITY ATTORNEY**  
**One Frank H. Ogawa Plaza, 6th Floor**  
**Oakland, CA 94612**



2015233729

08/20/2015 01:47 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY  
STEVE MANNING  
RECORDING FEE: 0.00

5  
CG



5 PGS

**THIS SPACE FOR RECORDER'S USE ONLY**

**MEMORANDUM OF AGREEMENT**

This Memorandum of Agreement ("MOA") is recorded to provide notice of the August 13, 2015 Stipulated Conditions of Approval for Commercial Activity and Order of Administrative Hearing Officer ("Agreement") executed by and between Mr. Parbhubhai Patel and Ms. Kamuben Patel ("Owners"), Navin Patel ("Operator"), and City of Oakland, a chartered municipality. The terms of the Agreement affect the commercial property ("Motel") located at 370 W. MacArthur Blvd, Oakland, CA 94609, APN 012-0979-022.

Date of Fully Executed Agreement: August 13, 2015

Legal Description: Lot 12, in Block B, as shown on the Map of Broadway and Telegraph Avenue Homestead, etc., filed June 9, 1868, in Book 7 of Maps, Page 8, Alameda County Records.

Summary of Agreement: Owners agree to implement specific operating policies and procedures to decrease the likelihood of criminal nuisance activity at the Motel. The terms of the Agreement will remain in effect for 5 years.

Location of Complete Agreement: City of Oakland Planning and Zoning Division  
250 Frank H. Ogawa Plaza, Oakland, CA 94612

This Memorandum of Agreement in no way modifies, amends, or alters the terms of the Agreement. The purpose of the MOA is to provide notice of the Agreement.

Dated: 08 19 2015 Parbhubhai V. Patel  
Parbhubhai Vallabhchai Patel, Owner of Value Inn

Dated: 08 19 2015 कामुबेन पारभुभाई पटेल  
Kamuben Parbhubhai Patel, Owner of Value Inn

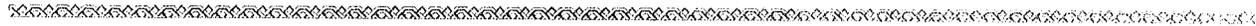
Dated: 08/19/15 Navin Patel  
Navin Parbhubhai Patel, Operator of Value Inn

Dated: 8/20/15 Aubrey Rose  
Aubrey Bret Rose, City of Oakland - Planning and Zoning Division  
A.K.A. Aubrey Rose

**ORIGINAL**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Alameda )

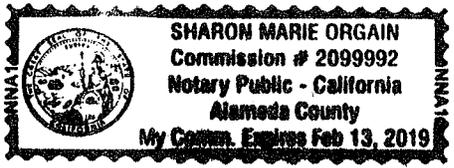
On August 19, 2015 before me, Sharon Marie Orgain, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Parbhuphar Vallabhbhai Patel  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sharon Marie Orgain  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



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State of California )

County of Alameda )

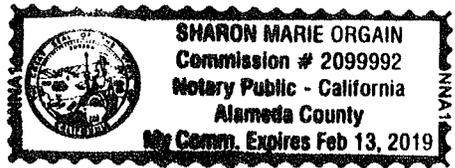
On August 14, 2015 before me, Sharon Marie Orgain Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Lambert Parkhill, her sister  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sharon Marie Orgain  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

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Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Alameda )

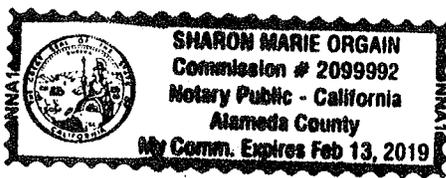
On August 19, 2015 before me, Sharon Marie Orgain, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Naam Parbhushar Patel  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sharon Marie Orgain  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

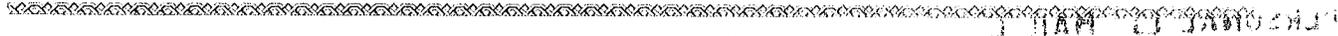
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

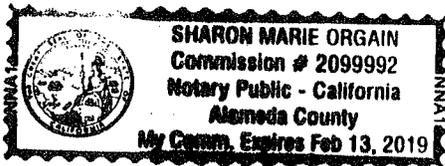
State of California )  
County of Alameda )

On August 20, 2015 before me, Sharon Marie Orgain, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Aubrey Rose  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Sharon Marie Orgain  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



# CERTIFIED COPY

Certified under penalty of perjury  
as being a true and correct copy  
of a CAD purge record on file in  
the Oakland Police Department on  
this date:

By Eugenia Oliver  
Custodian of Records  
Communications Section

PAGE: 000001

OAKLAND PD

Date: 01/04/16 Time: 11:21

Requested By: OLIVER, EUGENIA

Incident Number Date Time Type Dispo Address CITY Unit Officers Report Number  
\*\*\*\*\*

Incident Number	Date	Time	Type	Dispo	Address	CITY	Unit	Officers	Report Number
100112000959	10/01/12	18:10	SUSP	OT	370 W MACARTHUR BLVD	OAKLAND	7L08	OP7993	LOP100112002616
100116000698	10/01/16	15:49	11500	CCN	370 W MACARTHUR BLVD	OAKLAND	3V08	OP8803 OP8808	
100126000642	10/01/26	13:49	955A	OT	370 W MACARTHUR BLVD	OAKLAND	2L09	OP8261	
100126000719	10/01/26	14:54	POU	GOA	370 W MACARTHUR BLVD	OAKLAND			
100129000306	10/01/29	10:22	976	TSC	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8079	
100203000101	10/02/03	04:45	ASSIST	CAN	370 W MACARTHUR BLVD	OAKLAND			
100215000649	10/02/15	14:40	415LT	OT	370 W MACARTHUR BLVD	OAKLAND	3V10	OP8823 OP8866	
100215000722	10/02/15	15:41	943	RTAR	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8929	
100220000309	10/02/20	09:36	938	CAN	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8929	
100226000263	10/02/26	09:22	977	OVA	370 W MACARTHUR BLVD	OAKLAND	14A21	OP8480	LOP100226012169
100315000527	10/03/15	12:08	938	HAN	370 W MACARTHUR BLVD	OAKLAND			
100316001096	10/03/16	20:07	11550	GOA	370 W MACARTHUR BLVD	OAKLAND	6S06	OP8945 OP8994	
100327000431	10/03/27	09:07	SECCK	OT	370 W MACARTHUR BLVD	OAKLAND	1L09	OP8932	
100412000555	10/04/12	12:38	415TH	RTAR	370 W MACARTHUR BLVD	OAKLAND	2L09	OP8892	
100423000754	10/04/23	15:44	OV	CCN	370 W MACARTHUR BLVD	OAKLAND	51A03	OP8606 OP8746	
100508000354	10/05/08	08:03	SECCK	COV	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8953	
100513000264	10/05/13	08:18	SECCK	COV	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8953	
100515001148	10/05/15	22:34	SECCK	RT	370 W MACARTHUR BLVD	OAKLAND	2A09	OP8894 OP8892	LOP100515028958
100531000379	10/05/31	09:29	SEARCH	FC	370 W MACARTHUR BLVD	OAKLAND	1V08	OP8747 OP9008	
100613001144	10/06/13	23:20	977	CCC	370 W MACARTHUR BLVD	OAKLAND	4S02	OP8951 OP8933	
100721000436	10/07/21	12:02	212_5	RT	370 W MACARTHUR BLVD	OAKLAND	1L13	OP7741	LOP100721042190
100723000668	10/07/23	15:56	415	GOA	370 W MACARTHUR BLVD	OAKLAND	2L10	OP8808	
100725000414	10/07/25	11:57	242	UNF	370 W MACARTHUR BLVD	OAKLAND	1U03	OP8732	
100813000042	10/08/13	01:00	415BF	RT	370 W MACARTHUR BLVD	OAKLAND	3L13	OP8722	LOP100813046313
100906000497	10/09/06	13:32	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
100910000255	10/09/10	08:39	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
100914001023	10/09/14	18:57	11500	GOA	370 W MACARTHUR BLVD	OAKLAND	2L11	OP8077	
100917001037	10/09/17	22:19	415TH	GOA	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8696	
100922000133	10/09/22	05:06	906	CAN	370 W MACARTHUR BLVD	OAKLAND			
101009000931	10/10/09	22:36	242	RT	370 W MACARTHUR BLVD	OAKLAND	3L08	OP8746	LOP101010056817
101026000242	10/10/26	08:28	INFO	CAN	370 W MACARTHUR BLVD	OAKLAND			
101102000058	10/11/02	01:41	211	RT	370 W MACARTHUR BLVD	OAKLAND	3L08	OP8652	LOP101102060685
101104000103	10/11/04	03:02	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
101106000809	10/11/06	21:51	415CU	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP8746	
101107000828	10/11/07	19:57	647B	GOA	370 W MACARTHUR BLVD	OAKLAND	4T71	OP7939	
101114000845	10/11/14	22:46	415C	UTL	370 W MACARTHUR BLVD	OAKLAND	3A11	OP8390 OP8295	
101121000868	10/11/21	22:52	SECCK	COV	370 W MACARTHUR BLVD	OAKLAND	4S02	OP8921 OP8951	LOP101121064166
101130000330	10/11/30	11:03	OV	ADM	370 W MACARTHUR BLVD	OAKLAND	8L11	OP8718	
101201000607	10/12/01	14:08	911H	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8520	
101202000367	10/12/02	10:38	EVAL	RTAR	370 W MACARTHUR BLVD	OAKLAND	8L11	OP8718	
101203000377	10/12/03	11:24	OV	ADM	370 W MACARTHUR BLVD	OAKLAND	8L11	OP8718	
101205000460	10/12/05	14:11	911H	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8520	

**ATTACHMENT B**

OAKLAND PD

PAGE: 000002

Date: 01/04/16 Time: 11:21

Requested By: OLIVER, EUGENIA

Incident Number	Date	Time	Type	Dispo	Address	CITY	Unit	Officers	Report Number
101206000807	10/12/06	17:43	415C	UNF	370 W MACARTHUR BLVD	OAKLAND	2A10	OP8494 OP8077	
101207000716	10/12/07	15:25	415C	CCN	370 W MACARTHUR BLVD	OAKLAND	3L10	OP8361	
101208000608	10/12/08	15:01	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
101211000256	10/12/11	08:10	459AU	RT	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8896	LOP101211067539
101212000110	10/12/12	02:38	1085I	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8199	
101212000825	10/12/12	23:33	1085I	CAN	370 W MACARTHUR BLVD	OAKLAND			
101213001027	10/12/13	22:09	1085I	CI	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
101214000013	10/12/14	00:21	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
101214000186	10/12/14	07:02	911H	CAN	370 W MACARTHUR BLVD	OAKLAND			
110109000339	11/01/09	10:19	1085I	RT	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8261	LOP110109001484
110109000416	11/01/09	12:14	COMM	COMM	370 W MACARTHUR BLVD	OAKLAND			
110110000476	11/01/10	12:20	945	MED	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8261	
110110000833	11/01/10	18:58	415GF	RT	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875 OP8955	LOP110110001720
110110000854	11/01/10	19:30	TEC	TECH	370 W MACARTHUR BLVD	OAKLAND	3L62	OP7608	
110116000976	11/01/16	23:16	COMM	HAN	370 W MACARTHUR BLVD	OAKLAND			
110119001096	11/01/19	20:51	11500	COV	370 W MACARTHUR BLVD	OAKLAND	2A11	OP8390 OP8366	
110121000209	11/01/21	08:32	415C	RT	370 W MACARTHUR BLVD	OAKLAND	1L11	OP8848	LOP110121003673
110131000101	11/01/31	03:18	SECCK	AB	370 W MACARTHUR BLVD	OAKLAND	3V08	OP9052 OP9017	
110205000953	11/02/05	23:15	945A	MED	370 W MACARTHUR BLVD	OAKLAND			
110206000494	11/02/06	14:26	BTNFO	ADM	370 W MACARTHUR BLVD	OAKLAND	1A08	OP8454 OP8540	
110211000080	11/02/11	03:43	977	SDF	370 W MACARTHUR BLVD	OAKLAND	3A08	OP9017 OP9052	
110220000227	11/02/20	08:53	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
110228000926	11/02/28	22:21	647B	AB	370 W MACARTHUR BLVD	OAKLAND	3A13	OP7882 OP7975	
110308000875	11/03/08	17:30	242	RT	370 W MACARTHUR BLVD	OAKLAND	5L10	OP8705	LOP110308011788
110308001144	11/03/08	22:48	415	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
110320000072	11/03/20	01:42	918	UNF	370 W MACARTHUR BLVD	OAKLAND	3L08	OP8932	
110321000055	11/03/21	01:36	415E	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
110324001144	11/03/24	22:28	415C	CAN	370 W MACARTHUR BLVD	OAKLAND			
110325001216	11/03/25	23:20	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
110329001049	11/03/29	19:43	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
110329001246	11/03/29	23:16	911H	AB	370 W MACARTHUR BLVD	OAKLAND	3L09	OP8189	
110331001110	11/03/31	20:58	EVAL	RTAR	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8366	
110418000777	11/04/18	18:00	415C	UTL	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875 OP8696	
110422000696	11/04/22	14:58	243E	RTA	370 W MACARTHUR BLVD	OAKLAND	1L11	OP8848	LOP110422019843
110429000942	11/04/29	19:36	OMC	GOA	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8366	
110430000149	11/04/30	03:54	415C	COV	370 W MACARTHUR BLVD	OAKLAND	3L10	OP8911	
110505000409	11/05/05	11:33	911H	COV	370 W MACARTHUR BLVD	OAKLAND	1L09	OP8454	
110510000984	11/05/10	19:24	OV	ADM	370 W MACARTHUR BLVD	OAKLAND	2X72	OP8136	
110627000969	11/06/27	23:25	242	RTAR	370 W MACARTHUR BLVD	OAKLAND	3A09	OP8921 OP8938	
110712000531	11/07/12	13:34	415C	FC	370 W MACARTHUR BLVD	OAKLAND	2L10	OP8424	
110725000008	11/07/25	00:08	CODE7	RTAR	370 W MACARTHUR BLVD	OAKLAND	3L10	OP8225	
110729000515	11/07/29	13:39	415	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8887	

OAKLAND PD

PAGE: 000003

Date: 01/04/16 Time: 11:21

Requested By: OLIVER, EUGENIA

Incident Number	Date	Time	Type	Dispo	Address	CITY	Unit	Officers	Report Number
110802000714	11/08/02	16:19	900	CAN	370 W MACARTHUR BLVD	OAKLAND			
110803000305	11/08/03	10:09	OV	OVA	370 W MACARTHUR BLVD	OAKLAND	1A06	OP7651	LOP110803037793
								OP7725	
110806000526	11/08/06	14:18	415TH	RT	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	LOP110806038384
								OP8696	
110827000047	11/08/27	00:38	INFO	CAN	370 W MACARTHUR BLVD	OAKLAND			
110827001109	11/08/27	23:23	SECCK	UNF	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9000	
110828000199	11/08/28	05:13	415UG	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9000	
110828000221	11/08/28	06:10	SECCK	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9000	
110901000959	11/09/01	18:46	INFO	HAN	370 W MACARTHUR BLVD	OAKLAND			
110913000087	11/09/13	03:49	11500	UTL	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
110913000551	11/09/13	14:08	5150	RT	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	LOP110913045093
								OP8696	
110925000441	11/09/25	12:15	415BF	GOA	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	
								OP8696	
111105000596	11/11/05	16:19	WARSVC	PT	370 W MACARTHUR BLVD	OAKLAND	51L71	OP8563	LOP111105054057
111108000790	11/11/08	17:05	SECCK	GOA	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	
								OP8696	
111114000305	11/11/14	10:23	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
111122000137	11/11/22	05:47	415C	COV	370 W MACARTHUR BLVD	OAKLAND	1L09	OP7940	
111127000579	11/11/27	17:16	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
111219000582	11/12/19	14:57	10851	RT	370 W MACARTHUR BLVD	OAKLAND			LOP111219061011
111219000606	11/12/19	15:22	COMM	COMM	370 W MACARTHUR BLVD	OAKLAND			
120124000938	12/01/24	20:54	415	GOA	370 W MACARTHUR BLVD	OAKLAND			
120127000100	12/01/27	03:57	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120301000576	12/03/01	14:02	SUSP	UTL	370 W MACARTHUR BLVD	OAKLAND	1L03	OP8776	
120319000266	12/03/19	08:41	CKVEH	CI	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8683	
120403000610	12/04/03	14:49	602L	COV	370 W MACARTHUR BLVD	OAKLAND	2L14	OP8390	
120406000097	12/04/06	02:41	415F	COV	370 W MACARTHUR BLVD	OAKLAND	3L08	OP8652	
120503000364	12/05/03	11:15	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120523000409	12/05/23	11:41	415CU	CAN	370 W MACARTHUR BLVD	OAKLAND			
120523000428	12/05/23	11:59	OV	COV	370 W MACARTHUR BLVD	OAKLAND	1L12	OP8824	
120523000891	12/05/23	19:18	OV	CAN	370 W MACARTHUR BLVD	OAKLAND			
120523000901	12/05/23	19:25	977	SDF	370 W MACARTHUR BLVD	OAKLAND	7A08	OP8937	LOP120523025077
								OP8788	
120603000919	12/06/03	23:40	415BF	GOA	370 W MACARTHUR BLVD	OAKLAND	2L10	OP8444	
120701000760	12/07/01	18:09	415CU	RT	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8951	LOP120701032393
								OP8933	
120704000151	12/07/04	02:18	245	COV	370 W MACARTHUR BLVD	OAKLAND	3L14	OP8414	
120704001166	12/07/04	22:30	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120803000495	12/08/03	12:30	OV	AB	370 W MACARTHUR BLVD	OAKLAND	7A02	OP8852	
								OP8801	
120805000868	12/08/05	22:12	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120815000549	12/08/15	13:52	INFO	HAN	370 W MACARTHUR BLVD	OAKLAND			
120830000082	12/08/30	02:27	243E	UTL	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
120910000104	12/09/10	03:08	415UG	GOA	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9105	
121023000903	12/10/23	19:52	647B	GOA	370 W MACARTHUR BLVD	OAKLAND	2L12	OP8660	
121110000846	12/11/10	22:11	INFO	CAN	370 W MACARTHUR BLVD	OAKLAND			
121110000857	12/11/10	22:13	415CU	CAN	370 W MACARTHUR BLVD	OAKLAND			
121120000240	12/11/20	08:36	OV	BAV	370 W MACARTHUR BLVD	OAKLAND	8C22	OP4210	
121204000177	12/12/04	06:43	MSDIAL	CAN	370 W MACARTHUR BLVD	OAKLAND			

OAKLAND PD

PAGE: 000006

Date: 01/04/16 Time: 11:21

Requested By: OLIVER, EUGENIA

Incident Number	Date	Time	Type	Dispo	Address	CITY	Unit	Officers	Report Number
*****	*****	*****	*****	*****	*****	*****	*****	*****	*****

150104000720	15/01/04	19:06	415BF	RT	370 W MACARTHUR BLVD	OAKLAND	2L08	OP9211	LOP150105000677
150105000089	15/01/05	03:06	415	RT	370 W MACARTHUR BLVD	OAKLAND	3J08	OP9387 OP8366	LOP150105000696
150105001002	15/01/05	22:13	415	RTAR	370 W MACARTHUR BLVD	OAKLAND	3J08	OP9387 OP8366	
150106000006	15/01/06	00:14	OV	COV	370 W MACARTHUR BLVD	OAKLAND	3L11	OP8101	
150118000757	15/01/18	18:36	415UG	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9211	
150210000074	15/02/10	01:59	INFO	ADM	370 W MACARTHUR BLVD	OAKLAND			
150325000766	15/03/25	16:29	5150	MHH	370 W MACARTHUR BLVD	OAKLAND	2L08	OP9110	
150403000919	15/04/03	18:26	415F	DUP	370 W MACARTHUR BLVD	OAKLAND			
150404000127	15/04/04	02:56	243E	COV	370 W MACARTHUR BLVD	OAKLAND	3L07	OP9283	LOP150404017773
150406000410	15/04/06	11:28	5150	RT	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9211	
150407001191	15/04/07	23:40	911H	AB	370 W MACARTHUR BLVD	OAKLAND	3T21	OP9302	
150411000551	15/04/11	14:36	311	ADM	370 W MACARTHUR BLVD	OAKLAND			
150411000555	15/04/11	14:40	484	PT	370 W MACARTHUR BLVD	OAKLAND	2L12	OP9323	LOP150411019229
150428000944	15/04/28	19:31	SECCK	COV	370 W MACARTHUR BLVD	OAKLAND	2L09	OP8245	
150503000262	15/05/03	08:58	10851	AB	370 W MACARTHUR BLVD	OAKLAND	1C53	OP4859 OP4860 OP4805	
150507000539	15/05/07	13:20	911N	ADM	370 W MACARTHUR BLVD	OAKLAND			
150507000545	15/05/07	13:23	415LT	CAN	370 W MACARTHUR BLVD	OAKLAND			
150529000849	15/05/29	19:40	459	GOA	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9287	
150608001070	15/06/08	22:02	415UG	RTAR	370 W MACARTHUR BLVD	OAKLAND	3J08	OP9341 OP8366	
150613000161	15/06/13	05:02	415C	DUP	370 W MACARTHUR BLVD	OAKLAND			
150613000162	15/06/13	05:08	SECCK	DUP	370 W MACARTHUR BLVD	OAKLAND			LOP150613031253
150613000221	15/06/13	07:41	415TH	UTL	370 W MACARTHUR BLVD	OAKLAND	1L10	OP9354	
150614000163	15/06/14	04:37	976	TSW	370 W MACARTHUR BLVD	OAKLAND	3L10	OP9286	
150630000110	15/06/30	03:20	975	RT	370 W MACARTHUR BLVD	OAKLAND	3J09	OP9280 OP8100	LOP150630034528
150710001067	15/07/10	22:34	INFO	CAN	370 W MACARTHUR BLVD	OAKLAND			
150813000187	15/08/13	07:53	10851	RT	370 W MACARTHUR BLVD	OAKLAND	1C52	OP4786	LOP150813043099
150825001144	15/08/25	22:31	911H	CAN	370 W MACARTHUR BLVD	OAKLAND			
150831000457	15/08/31	12:23	602L	AB	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9415	
150831000847	15/08/31	18:01	242	COV	370 W MACARTHUR BLVD	OAKLAND	2L08	OP9431	
150903001175	15/09/03	22:25	415C	COV	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9341	
151017000654	15/10/17	15:19	977	ADM	370 W MACARTHUR BLVD	OAKLAND	6A33		LOP151017055548
151024000322	15/10/24	10:01	415F	UTL	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9126	
151116000357	15/11/16	11:29	911H	CAN	370 W MACARTHUR BLVD	OAKLAND			
151117001111	15/11/17	23:36	415GS	DUP	370 W MACARTHUR BLVD	OAKLAND			
151128000962	15/11/28	23:44	415GS	COV	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9341	
151128000964	15/11/28	23:47	911H	DUP	370 W MACARTHUR BLVD	OAKLAND			
151129000008	15/11/29	00:09	OV	RTAR	370 W MACARTHUR BLVD	OAKLAND	3T21	OP9312	
151201000905	15/12/01	18:54	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	7A08	OP9131 OP8875	
151209000997	15/12/09	21:26	459	RTAR	370 W MACARTHUR BLVD	OAKLAND	3J08	OP9464 OP8366	LOP151210065280
151213000460	15/12/13	12:23	459	RT	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9211	LOP151213065905



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*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
110712000531	11/07/12	13:34	415C	FC	370 W MACARTHUR BLVD	OAKLAND	2L10	OP8424	
110725000008	11/07/25	00:08	CODE7	RTAR	370 W MACARTHUR BLVD	OAKLAND	3L10	OP8225	
110729000515	11/07/29	13:39	415	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8887	
110802000714	11/08/02	16:19	900	CAN	370 W MACARTHUR BLVD	OAKLAND			
110803000305	11/08/03	10:09	OV	OVA	370 W MACARTHUR BLVD	OAKLAND	1A06	OP7651	LOP110803037793
								OP7725	
110806000526	11/08/06	14:18	415TH	RT	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	LOP110806038384
								OP8696	
110827000047	11/08/27	00:38	INFO	CAN	370 W MACARTHUR BLVD	OAKLAND			
110827001109	11/08/27	23:23	SECCK	UNF	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9000	
110828000199	11/08/28	05:13	415UG	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9000	
110828000221	11/08/28	06:10	SECCK	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9000	
110901000959	11/09/01	18:46	INFO	HAN	370 W MACARTHUR BLVD	OAKLAND			
110913000087	11/09/13	03:49	11500	UTL	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
110913000551	11/09/13	14:08	5150	RT	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	LOP110913045093
								OP8696	
110925000441	11/09/25	12:15	415BF	GOA	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	
								OP8696	
111105000596	11/11/05	16:19	WAR SVC	PT	370 W MACARTHUR BLVD	OAKLAND	51L71	OP8563	LOP111105054057
111108000790	11/11/08	17:05	SECCK	GOA	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8875	
								OP8696	
111114000305	11/11/14	10:23	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
111122000137	11/11/22	05:47	415C	COV	370 W MACARTHUR BLVD	OAKLAND	1L09	OP7940	
111127000579	11/11/27	17:16	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
111219000582	11/12/19	14:57	10851	RT	370 W MACARTHUR BLVD	OAKLAND			LOP111219061011
111219000606	11/12/19	15:22	COMM	COMM	370 W MACARTHUR BLVD	OAKLAND			
120124000938	12/01/24	20:54	415	GOA	370 W MACARTHUR BLVD	OAKLAND			
120127000100	12/01/27	03:57	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120301000576	12/03/01	14:02	SUSP	UTL	370 W MACARTHUR BLVD	OAKLAND	1L03	OP8776	
120319000266	12/03/19	08:41	CKVEH	CI	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8683	
120403000610	12/04/03	14:49	602L	COV	370 W MACARTHUR BLVD	OAKLAND	2L14	OP8390	
120406000097	12/04/06	02:41	415F	COV	370 W MACARTHUR BLVD	OAKLAND	3L08	OP8652	
120503000364	12/05/03	11:15	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120523000409	12/05/23	11:41	415CU	CAN	370 W MACARTHUR BLVD	OAKLAND			
120523000428	12/05/23	11:59	OV	COV	370 W MACARTHUR BLVD	OAKLAND	1L12	OP8824	
120523000891	12/05/23	19:18	OV	CAN	370 W MACARTHUR BLVD	OAKLAND			
120523000901	12/05/23	19:25	977	SDF	370 W MACARTHUR BLVD	OAKLAND	7A08	OP8937	LOP120523025077
								OP8788	
120603000919	12/06/03	23:40	415BF	GOA	370 W MACARTHUR BLVD	OAKLAND	2L10	OP8444	
120701000760	12/07/01	18:09	415CU	RT	370 W MACARTHUR BLVD	OAKLAND	2A08	OP8951	LOP120701032393
								OP8933	
120704000151	12/07/04	02:18	245	COV	370 W MACARTHUR BLVD	OAKLAND	3L14	OP8414	
120704001166	12/07/04	22:30	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120803000495	12/08/03	12:30	OV	AB	370 W MACARTHUR BLVD	OAKLAND	7A02	OP8852	
								OP8801	
120805000868	12/08/05	22:12	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
120815000549	12/08/15	13:52	INFO	HAN	370 W MACARTHUR BLVD	OAKLAND			
120830000082	12/08/30	02:27	243E	UTL	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
120910000104	12/09/10	03:08	415UG	GOA	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9105	
121023000903	12/10/23	19:52	647B	GOA	370 W MACARTHUR BLVD	OAKLAND	2L12	OP8660	
121110000846	12/11/10	22:11	INFO	CAN	370 W MACARTHUR BLVD	OAKLAND			

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121110000857	12/11/10	22:13	415CU	CAN	370 W MACARTHUR BLVD	OAKLAND			
121120000240	12/11/20	08:36	OV	BAV	370 W MACARTHUR BLVD	OAKLAND	8C22	OP4210	
121204000177	12/12/04	06:43	MSDIAL	CAN	370 W MACARTHUR BLVD	OAKLAND			
121212000924	12/12/12	19:03	415	CAN	370 W MACARTHUR BLVD	OAKLAND			
121223000565	12/12/23	15:55	R10851	HAN	370 W MACARTHUR BLVD	OAKLAND	2L71	OP8261	LOP121219064252
121223000620	12/12/23	17:26	COMM	COMM	370 W MACARTHUR BLVD	OAKLAND			
130107000335	13/01/07	10:05	415C	CAN	370 W MACARTHUR BLVD	OAKLAND			
130118001032	13/01/18	22:53	OV	ADM	370 W MACARTHUR BLVD	OAKLAND	3L71	OP8087	
130203000357	13/02/03	12:27	415TH	GOA	370 W MACARTHUR BLVD	OAKLAND	1L09	OP9070	
130203000695	13/02/03	21:38	MSDIAL	CAN	370 W MACARTHUR BLVD	OAKLAND			
130208000107	13/02/08	05:25	415	GOA	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9081	
130209000191	13/02/09	07:57	647C	UTL	370 W MACARTHUR BLVD	OAKLAND	1L09	OP9070	
130209000380	13/02/09	11:57	5150	UNF	370 W MACARTHUR BLVD	OAKLAND	1L11	OP8961	
130210000195	13/02/10	06:39	415	UTL	370 W MACARTHUR BLVD	OAKLAND	1A10	OP9073	
								OP9095	
130227000821	13/02/27	17:15	10851	RTAR	370 W MACARTHUR BLVD	OAKLAND	2L13	OP8339	
130228000972	13/02/28	21:20	10851	UTL	370 W MACARTHUR BLVD	OAKLAND	3L09	OP9076	
130301001043	13/03/01	23:16	415C	CAN	370 W MACARTHUR BLVD	OAKLAND			
130303000651	13/03/03	17:33	10851	GOA	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8662	
130304000496	13/03/04	13:10	10851	RT	370 W MACARTHUR BLVD	OAKLAND			LOP130304011379
130304000513	13/03/04	13:22	COMM	COMM	370 W MACARTHUR BLVD	OAKLAND			
130312000160	13/03/12	07:22	SECCK	CAN	370 W MACARTHUR BLVD	OAKLAND			
130314000574	13/03/14	13:53	EVAL	GOA	370 W MACARTHUR BLVD	OAKLAND	2A14	OP8366	
								OP8390	
130324000040	13/03/24	00:40	415C	COV	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9081	
130326000471	13/03/26	12:39	911H	GOA	370 W MACARTHUR BLVD	OAKLAND	1L08	OP8947	
130326000501	13/03/26	13:13	911H	DUP	370 W MACARTHUR BLVD	OAKLAND			
130326000601	13/03/26	14:58	415	AB	370 W MACARTHUR BLVD	OAKLAND	2T03	OP8894	
130405000602	13/04/05	14:01	918	GOA	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9073	
130426000340	13/04/26	10:05	R10851	AB	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9073	
130506001100	13/05/06	23:15	918	AB	370 W MACARTHUR BLVD	OAKLAND	3L08	OP7975	
130616000403	13/06/16	11:50	WELCK	AB	370 W MACARTHUR BLVD	OAKLAND	1A10	OP9073	
								OP9095	
130710000951	13/07/10	21:25	943	COV	370 W MACARTHUR BLVD	OAKLAND	2J08	OP8366	
								OP9111	
130715000891	13/07/15	20:15	415TH	CAN	370 W MACARTHUR BLVD	OAKLAND			
130716000127	13/07/16	05:34	415C	AB	370 W MACARTHUR BLVD	OAKLAND	3A11	OP8101	
								OP7882	
130726000335	13/07/26	10:29	415LT	GOA	370 W MACARTHUR BLVD	OAKLAND			
130814000391	13/08/14	11:26	OV	FC	370 W MACARTHUR BLVD	OAKLAND	7A10	OP8955	
								OP8851	
130819000783	13/08/19	17:05	ASSIST	AOA	370 W MACARTHUR BLVD	OAKLAND	2L11	OP8655	
130828000735	13/08/28	16:12	415CU	AB	370 W MACARTHUR BLVD	OAKLAND	1L09	OP8203	
130831000355	13/08/31	11:49	243E	RT	370 W MACARTHUR BLVD	OAKLAND			LOP130831044522
130926000725	13/09/26	15:34	415C	CAN	370 W MACARTHUR BLVD	OAKLAND			
130927000801	13/09/27	17:46	415BF	GOA	370 W MACARTHUR BLVD	OAKLAND	2L08	OP8366	
131003000156	13/10/03	05:34	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	7L09	OP8659	
131009000130	13/10/09	06:07	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
131012000974	13/10/12	23:00	415C	COV	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9128	
131024001170	13/10/24	23:22	906	RT	370 W MACARTHUR BLVD	OAKLAND	3L08	OP9145	LOP131025054572
131029000928	13/10/29	19:16	245	TECH	370 W MACARTHUR BLVD	OAKLAND	2L65	OP8234	LOP131029055463

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131114000700	13/11/14	14:55	MPRISK	RT	370 W MACARTHUR BLVD	OAKLAND	2J07	OP9196 OP8410	LOP131114058456
131114000853	13/11/14	17:12	COMM	COMM	370 W MACARTHUR BLVD	OAKLAND			
131123000848	13/11/23	21:17	278_5	AB	370 W MACARTHUR BLVD	OAKLAND	3L13	OP9115	
131202000247	13/12/02	08:52	311	ADM	370 W MACARTHUR BLVD	OAKLAND			
131209000752	13/12/09	16:49	911H	AB	370 W MACARTHUR BLVD	OAKLAND	3L09	OP8100	
131220001005	13/12/20	20:48	415	CAN	370 W MACARTHUR BLVD	OAKLAND			
131230000006	13/12/30	00:06	SECCK	CAN	370 W MACARTHUR BLVD	OAKLAND			
131231000217	13/12/31	09:24	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	1A08	OP9126 OP9139	
140107000270	14/01/07	09:12	SECCK	COV	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9139	
140108000205	14/01/08	08:24	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	1L08	OP9139	
140301000457	14/03/01	12:16	OV	PT	370 W MACARTHUR BLVD	OAKLAND	6L72	OP8368	LOP140301010787
140308000318	14/03/08	09:51	646_9	RTAR	370 W MACARTHUR BLVD	OAKLAND	2L08	OP9190	
140329000933	14/03/29	22:27	415C	RTAR	370 W MACARTHUR BLVD	OAKLAND	3A10	OP9171 OP9154	
140407000269	14/04/07	09:17	273_6	GOA	370 W MACARTHUR BLVD	OAKLAND	1A08	OP8245 OP8302	
140424000986	14/04/24	22:03	MSDIAL	CAN	370 W MACARTHUR BLVD	OAKLAND			
140506000123	14/05/06	05:07	243E	ADM	370 W MACARTHUR BLVD	OAKLAND	3J08	OP9165 OP8366	LOP140506022401
140609000591	14/06/09	13:45	484	RT	370 W MACARTHUR BLVD	OAKLAND	1D01	OP8086	LOP140609028695
140624000795	14/06/24	17:39	602L	CAN	370 W MACARTHUR BLVD	OAKLAND			
140703000096	14/07/03	03:22	243E	GOA	370 W MACARTHUR BLVD	OAKLAND	3L14	OP9141	
140801000613	14/08/01	14:02	OV	SAA	370 W MACARTHUR BLVD	OAKLAND	6A10	OP9119 OP9145	
140801001017	14/08/01	20:37	415CU	CAN	370 W MACARTHUR BLVD	OAKLAND			
140812000415	14/08/12	11:11	236	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L03	OP8776	
140818000141	14/08/18	06:03	906	COV	370 W MACARTHUR BLVD	OAKLAND	3L20	OP8676	
140818000636	14/08/18	16:10	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
140819000059	14/08/19	01:41	459	RT	370 W MACARTHUR BLVD	OAKLAND			LOP140819041960
140913000923	14/09/13	21:33	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	2A10	OP9190 OP9158	
140922000889	14/09/22	18:55	602L	CAN	370 W MACARTHUR BLVD	OAKLAND			
140923000063	14/09/23	02:33	451	PT	370 W MACARTHUR BLVD	OAKLAND	3J08	OP9256 OP8366	LOP140923048367
141008000051	14/10/08	01:30	415C	AB	370 W MACARTHUR BLVD	OAKLAND	3T21	OP9243	
141008000053	14/10/08	01:34	945A	AO	370 W MACARTHUR BLVD	OAKLAND			
141017000132	14/10/17	05:57	914	HAN	370 W MACARTHUR BLVD	OAKLAND			
141017000336	14/10/17	10:48	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	1L72	OP8944	
141017000361	14/10/17	11:07	COMM	COMM	370 W MACARTHUR BLVD	OAKLAND			
141017000482	14/10/17	13:03	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	1L11	OP8961	
141101000708	14/11/01	16:17	OV	ROA	370 W MACARTHUR BLVD	OAKLAND	2L09	OP9115	
141105000093	14/11/05	03:33	OV	GOA	370 W MACARTHUR BLVD	OAKLAND	3L11	OP8101	
141210000015	14/12/10	00:32	OV	AB	370 W MACARTHUR BLVD	OAKLAND	3L10	OP9243	
141224000941	14/12/24	23:12	918	RTAR	370 W MACARTHUR BLVD	OAKLAND	2L08	OP9242	
141227000366	14/12/27	12:02	243E	COV	370 W MACARTHUR BLVD	OAKLAND	1J13	OP8973 OP9364	
141230000029	14/12/30	00:38	415	COV	370 W MACARTHUR BLVD	OAKLAND	3J12	OP8222 OP9377	LOP141230066040
141230000346	14/12/30	10:33	415C	UNF	370 W MACARTHUR BLVD	OAKLAND	2A08	OP9190	

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150104000135	15/01/04	03:59	415	UTL	370 W MACARTHUR BLVD	OAKLAND	3A08		OP9211 OP9147 OP9127
150104000720	15/01/04	19:06	415BF	RT	370 W MACARTHUR BLVD	OAKLAND	2L08		OP9211 LOP150105000677
150105000089	15/01/05	03:06	415	RT	370 W MACARTHUR BLVD	OAKLAND	3J08		OP9387 LOP150105000696 OP8366
150105001002	15/01/05	22:13	415	RTAR	370 W MACARTHUR BLVD	OAKLAND	3J08		OP9387 OP8366
150106000006	15/01/06	00:14	OV	COV	370 W MACARTHUR BLVD	OAKLAND	3L11		OP8101
150118000757	15/01/18	18:36	415UG	RTAR	370 W MACARTHUR BLVD	OAKLAND	1L08		OP9211
150210000074	15/02/10	01:59	INFO	ADM	370 W MACARTHUR BLVD	OAKLAND			
150325000766	15/03/25	16:29	5150	MHH	370 W MACARTHUR BLVD	OAKLAND	2L08		OP9110
150403000919	15/04/03	18:26	415F	DUP	370 W MACARTHUR BLVD	OAKLAND			
150404000127	15/04/04	02:56	243E	COV	370 W MACARTHUR BLVD	OAKLAND	3L07		OP9283 LOP150404017773
150406000410	15/04/06	11:28	5150	RT	370 W MACARTHUR BLVD	OAKLAND	1L08		OP9211
150407001191	15/04/07	23:40	911H	AB	370 W MACARTHUR BLVD	OAKLAND	3T21		OP9302
150411000551	15/04/11	14:36	311	ADM	370 W MACARTHUR BLVD	OAKLAND			
150411000555	15/04/11	14:40	484	PT	370 W MACARTHUR BLVD	OAKLAND	2L12		OP9323 LOP150411019229
150428000944	15/04/28	19:31	SECCK	COV	370 W MACARTHUR BLVD	OAKLAND	2L09		OP8245
150503000262	15/05/03	08:58	10851	AB	370 W MACARTHUR BLVD	OAKLAND	1C53		OP4859 OP4860 OP4805
150507000539	15/05/07	13:20	911N	ADM	370 W MACARTHUR BLVD	OAKLAND			
150507000545	15/05/07	13:23	415LT	CAN	370 W MACARTHUR BLVD	OAKLAND			
150529000849	15/05/29	19:40	459	GOA	370 W MACARTHUR BLVD	OAKLAND	3L08		OP9287
150608001070	15/06/08	22:02	415UG	RTAR	370 W MACARTHUR BLVD	OAKLAND	3J08		OP9341 OP8366
150613000161	15/06/13	05:02	415C	DUP	370 W MACARTHUR BLVD	OAKLAND			
150613000162	15/06/13	05:08	SECCK	DUP	370 W MACARTHUR BLVD	OAKLAND			LOP150613031253
150613000221	15/06/13	07:41	415TH	UTL	370 W MACARTHUR BLVD	OAKLAND	1L10		OP9354
150614000163	15/06/14	04:37	976	TSW	370 W MACARTHUR BLVD	OAKLAND	3L10		OP9286
150630000110	15/06/30	03:20	975	RT	370 W MACARTHUR BLVD	OAKLAND	3J09		OP9280 LOP150630034528 OP8100
150710001067	15/07/10	22:34	INFO	CAN	370 W MACARTHUR BLVD	OAKLAND			
150813000187	15/08/13	07:53	10851	RT	370 W MACARTHUR BLVD	OAKLAND	1C52		OP4786 LOP150813043099
150825001144	15/08/25	22:31	911H	CAN	370 W MACARTHUR BLVD	OAKLAND			
150831000457	15/08/31	12:23	602L	AB	370 W MACARTHUR BLVD	OAKLAND	1L08		OP9415
150831000847	15/08/31	18:01	242	COV	370 W MACARTHUR BLVD	OAKLAND	2L08		OP9431
150903001175	15/09/03	22:25	415C	COV	370 W MACARTHUR BLVD	OAKLAND	3L08		OP9341
151017000654	15/10/17	15:19	977	ADM	370 W MACARTHUR BLVD	OAKLAND	6A33		LOP151017055548
151024000322	15/10/24	10:01	415F	UTL	370 W MACARTHUR BLVD	OAKLAND	1L08		OP9126
151116000357	15/11/16	11:29	911H	CAN	370 W MACARTHUR BLVD	OAKLAND			
151117001111	15/11/17	23:36	415GS	DUP	370 W MACARTHUR BLVD	OAKLAND			
151128000962	15/11/28	23:44	415GS	COV	370 W MACARTHUR BLVD	OAKLAND	3L08		OP9341
151128000964	15/11/28	23:47	911H	DUP	370 W MACARTHUR BLVD	OAKLAND			
151129000008	15/11/29	00:09	OV	RTAR	370 W MACARTHUR BLVD	OAKLAND	3T21		OP9312
151201000905	15/12/01	18:54	SECCK	CI	370 W MACARTHUR BLVD	OAKLAND	7A08		OP9131 OP8875

I N C I D E N T R E C A L L

SELECTION CRITERIA:

VEH PLATE :  
DATE : 101202 THROUGH 151202  
TIME : 0000 THROUGH 2359  
AGENCY : OP UNIT :  
AREA : SECTOR : RESP ZN :  
TYPE :  
OFFICER :  
ADDRESS : 370 W MAC  
VICTIM :  
FILTER :  
SOURCE CD : , AGENCY ID :



# Oakland Police Department

455 - 7th Street  
Oakland, CA 94607

## Field Interview

RD #	CAD INCIDENT LOP151201000905	LOCATION TYPE	CONTACT DATE 01 DEC 15	CONTACT TIME 1900			
LOCATION 370 W. MacArthur Blvd , Oakland, CA							
<b>PERSON #1</b>	PERSONS NAME (LAST, FIRST, MIDDLE, SUFFIX) Patel, Navin Parbhubhai	SEX M	RACE O	D.O.B. 07 OCT 55	AGE 60		
ALIAS NAME (LAST, FIRST)		ROLE TYPE Subject	ETHNICITY Not of Hispanic Origin				
SSN	DL STATE	DL NUMBER	DL EXP	HEIGHT 5'6"	WEIGHT 140	HAIR BLK	EYES BRO
PLACE EMPLOYED/SCHOOL/UNION LOCAL NO./ETC. Manager			EMPLOYER Value Inn				
<b>ADDRESS</b>	STREET NAME 370 W. MacArthur Blvd						
CITY Oakland	STATE CA	ZIP					
<b>BUS ADDRESS</b>	STREET NAME 370 W. MacArthur Blvd						
CITY Oakland	STATE CA	ZIP					
<b>CONTACT</b>	HOME PHONE (510) 851-1753	CELL PHONE	BUS PHONE (510) 851-1753	EXT	PAGER	CODE	
<b>DETAILS</b>	<input type="checkbox"/> DRIVING <input type="checkbox"/> PROBATION <input type="checkbox"/> TRANSVESTITE <input type="checkbox"/> PAROLE <input type="checkbox"/> 647bPC						
PFN/JFN	GANG NAME						
<b>PERSON #2</b>	PERSONS NAME (LAST, FIRST, MIDDLE, SUFFIX) Kumar, Anil Parbhubhai	SEX M	RACE O	D.O.B. 21 JUN 67	AGE 48		
ALIAS NAME (LAST, FIRST)		ROLE TYPE Associate	ETHNICITY Not of Hispanic Origin				
SSN	DL STATE CA	DL NUMBER C3467919	DL EXP	HEIGHT	WEIGHT	HAIR BLK	EYES BRO
PLACE EMPLOYED/SCHOOL/UNION LOCAL NO./ETC.			EMPLOYER				
<b>ADDRESS</b>	STREET NAME 943 Heather Lane						
CITY San Lorenzo	STATE CA	ZIP					
<b>BUS ADDRESS</b>	STREET NAME						
CITY	STATE	ZIP					
<b>CONTACT</b>	HOME PHONE (510) 909-8934	CELL PHONE	BUS PHONE	EXT	PAGER	CODE	

REPORTED BY OFF Jonathon Muniz	SERIAL 8875	BEA
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### ATTACHMENT C



# Oakland Police Department

455 - 7th Street  
Oakland, CA 94607

## Field Interview

RD #	CAD INCIDENT	LOCATION TYPE	CONTACT DATE	CONTACT TIME
	LOP151201000905		01 DEC 15	1900

LOCATION
370 W. MacArthur Blvd , Oakland, CA

### Narrative

On 01 Dec 15, at about 1900 hrs., Ofc. K. Jurgens 9131 and I conducted a compliance check of Value Inn (370 W. MacArthur Blvd). I had a copy of the Value Inn's "Stipulated Conditions of Approval for Commercial Activity". There were multiple things I asked them to show me from the signed contract with the following results:

Paragraph 3: Not Complete - The on-site manager (PATEL, Navin) was unable to provide me with proof of every single person that was renting a room for that night. The manager was only able to provide me with a few.

Paragraph 4: Not Complete- The on-site manager (PATEL, Navin) stated he "only had about 80% of the people registered". The manager was only able to show me one person with a credit card.

Paragraph 5: Not Complete- The on-site manager (PATEL, Navin) stated they were trying to get a better system for cameras. He stated he does not have the cameras set up in the right spots and that he was working on it. After viewing the cameras, there was no cameras facing the streets.

Paragraph 6: Not Complete- The on-site manager (PATEL, Navin) stated the security companies that he has talked to, were too expensive. As of right now, they do not have any security company working for their property.

Paragraph 9: Not Complete- The on-site manager (PATEL, Navin) stated most of the vehicles in the parking lot were his but there were other vehicles that were not accounted for. The manager was unable to provide me information on the other vehicles nor which rooms they were associated with.

Paragraph 10: Complete- The on-site manager (PATEL, Navin) was able to show me a CD that contained the OPD SOAP list. It took a while for the manager to find it and when he did, it was the first time he was opening the CD.

Paragraph 13: Not Complete- The on-site manager (PATEL, Navin) was unable to show me tasks that were completed on the CEPTED report from the city. There were some things that were completed, but majority was not.

Paragraph 14: Complete- The on-site manager (PATEL, Navin) provided me a copy of the guest registry when asked.

Paragraph 18: Complete- The on-site manager (PATEL, Navin) opened up one of the rooms and showed a box spring that was marked with a black sharpie marker of the address and room number.

Paragraph 20: Not Complete- The on-site manager (PATEL, Navin) stated he did not know this was a task in the contract. He stated that it is not common practice throughout the other motels in the area, so he didn't believe he needed to do it.

Paragraph 21: Not Complete- The on-site manager (PATEL, Navin) showed me that he had one (1) sign posted with activity that would not be tolerated. In the contract, the manager is supposed to have each guest sign a written agreement about illegal activity. The manager was unable to provide me with any of the signed agreements.

KUMAR, Anil (the brother of PATEL, Navin) was also on scene and was unable to provide me information that was requested in their contract.

The entire encounter was recorded on PDRD.

REPORTED BY	SERIAL	BEAT	BFO
OFF Jonathon Muniz	8875	08X	1

# Oakland Police Department

## Stop-Data Collection Form

Could you determine the race/ethnicity of the individual(s) prior to the stop?

STOP CATEGORY	DATE	TIME	INCIDENT NO.	RD NO.	CITATION NO.

**SPECIAL ASSIGNMENT**

**SPECIFIC STREET LOCATION** **BEAT**

ENCOUNTER TYPE	INITIAL REASON FOR ENCOUNTER	RESULT OF ENCOUNTER

### PERSON ENCOUNTERED / PRESENT AND SEARCH INFORMATION

**Instructions:**

1. Complete the boxes for race, gender, age, and if an Oakland resident for all individuals encountered.
  - a. Use the following Race Codes: W - White; A - Asian; B - Black; H - Hispanic; I - Native American; P - Pacific Islander; M - Middle Eastern; O - Other
  - b. Use the following Age Group Codes: A - Under 18; B - 18-29; C - 30-39; D - Over 40
2. Check the appropriate box whether a search was conducted and regarding the type of search for all individuals. (Check all that apply)

	Race Code	Gender	Age Group Code	Oakland Resident	Search Conducted		Consent	P/C	Prob./ Parole	Incident to Arrest	Inventory	Search Warrant	Weapons
P1	<input type="checkbox"/>	<input type="radio"/> M <input type="radio"/> F	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/>							
P2	<input type="checkbox"/>	<input type="radio"/> M <input type="radio"/> F	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/>							
P3	<input type="checkbox"/>	<input type="radio"/> M <input type="radio"/> F	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/>							
P4	<input type="checkbox"/>	<input type="radio"/> M <input type="radio"/> F	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/>							
P5	<input type="checkbox"/>	<input type="radio"/> M <input type="radio"/> F	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/>							
P6	<input type="checkbox"/>	<input type="radio"/> M <input type="radio"/> F	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/>							
P7	<input type="checkbox"/>	<input type="radio"/> M <input type="radio"/> F	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/>							

DURATION OF ENCOUNTER (In Minutes)	RESULT OF SEARCH

PRIMARY OFFICER SERIAL NO.	COVER OFFICER SERIAL NO.

**SUPERVISOR SERIAL NO.**

**Rose, Aubrey**

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**From:** Tom Frank <tomhfrank@yahoo.com>  
**Sent:** Tuesday, December 29, 2015 11:28 PM  
**To:** Rose, Aubrey  
**Subject:** Fw: Special Hearing re: 370 W. MacArthur Blvd

Sorry, I incorrectly entered your email address on my initial sending.

On Tuesday, December 29, 2015 9:44 PM, Tom Frank <[tomhfrank@yahoo.com](mailto:tomhfrank@yahoo.com)> wrote:

To: Aubrey Rose, AICP  
Manjit K. Sandhu, Citty Attorney

Re: Special Hearing for 370 W. MacArthur Blvd

Case File No: DAA015001

I'm writing on behalf of my family and neighbors who live in the 3700 block of Webster Street to support the revocation of the Transient Habitation Commercial Activity for the Value Inn at 370 W. MacArthur Blvd. This motel has been a source of blight and a crime hub for the 8+ years we have lived in the neighborhood. The Value Inn is the main reason people in our neighborhood will not walk to the stores and restaurants on Piedmont Avenue, and is major concern for us in evaluating the times and frequency with which we use Mosswood Park across the street. I have been offered drugs and solicited by prostitutes from their property on numerous occasions when walking by the Value Inn. The drug dealing, drug use, prostitution and aggressive behavior of motel patrons on the balcony, stairs, and those loitering in the parking lot, combine to make it an out of control establishment that fosters behavior not suitable for this community. It is across the street from a park, and 2 short blocks from a hospital.

Please end the menace to our neighborhood, revoke the legal nonconforming status of this motel and shut down the Value Inn at 370 W. MacArthur Blvd.

Thank you for your attention.

Tom Frank  
Webster Street

**Rose, Aubrey**

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**From:** lowtop.converse@gmail.com on behalf of Rob Banagale <rob@banagale.com>  
**Sent:** Thursday, January 14, 2016 3:08 PM  
**To:** Rose, Aubrey  
**Cc:** nick@apesontape.com  
**Subject:** Value Inn Hearing Follow-up (File No. DAA015001)

Hey Aubrey,

I'm writing to follow-up on our brief discussion downtown today regarding the hearing for the revocation of Value Inn's motel status.

From my discussion with Nick, I believe we're both interested in offering public testimony about this business.

I believe we are both planning to attend the rescheduled hearing on the 2nd.

It is entirely possible that we can not rely on our landlords to notify us of further changes. So please let us know if something else about the hearing changes.

I have not attended a meeting like this before, so if there is some type of briefing or way to organize our information or testimony in advance, please connect us with the city attorney ultimately assigned to the hearing.

Kind Regards,

Rob Banagale  
503-730-6015