

CITY OF ALAMEDA ORDINANCE NO. \_\_\_\_\_

AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A LEASE FOR A RESTAURANT SUITE PORTION OF THE HISTORIC ALAMEDA THEATER COMPLEX, WITH PLAY HOUSE, LLC, DOING BUSINESS AS DIRECTOR'S CUT (PROJECT BURGER), LOCATED AT 2319 CENTRAL AVENUE, ALAMEDA, CALIFORNIA, FOR A TERM OF THIRTY-SIX MONTHS WITH ONE EXTENSION OPTION FOR THIRTY-SIX MONTHS

WHEREAS, the City-owned Historic Alameda Theater Complex (the "Complex") is located at 2315 and 2319 Central Avenue; and

WHEREAS, Play House, LLC, dba Director's Cut, has operated as a family-friendly, sit-down restaurant in approximately 1,850 square feet of a restaurant suite portion of the Complex since 2018; and

WHEREAS, the City and Play House, LLC have negotiated a new lease with an initial term of thirty-six months with an option for one thirty-six-month renewal; and

WHEREAS, the monthly base rent over the first twelve months is \$5,865 per month, with an annual three percent increase thereafter for the remainder of the term.

NOW, THEREFORE, the City Council of the City of Alameda does hereby ordain as follows:

Section 1. The Interim City Manager of the City of Alameda is hereby authorized to execute on behalf of the City of Alameda, a lease agreement with Play House, LLC, dba Director's Cut, a California limited liability company, for an approximately 1,850 square foot retail space in the Historic Alameda Theater Complex, located at 2319 Santa Clara Avenue, Alameda, California for an initial term of thirty-six (36) months with an option for one thirty-six-month renewal pursuant to certain conditions, subject to such technical or clarifying revisions as are reasonably determined necessary by the City Manager and approved by the City Attorney, and the City Clerk is hereby authorized and directed to attest to the same.

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance if, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed this ordinance, and each section, subsections, clause, or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases are declared to be invalid and unconstitutional.

Section 3. This ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

\_\_\_\_\_  
Presiding Officer of the City Council

Attest:

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the 17<sup>th</sup> day of March 2026, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 18<sup>th</sup> day of March 2026.

\_\_\_\_\_  
Lara Weisiger, City Clerk  
City of Alameda

APPROVED AS TO FORM:

\_\_\_\_\_  
Yibin Shen, City Attorney  
City of Alameda