

CITY OF OAKLAND

Agenda Report

OFFICE OF THE CITY CLERK
2007 FEB 15 PM 2:57

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: February 27, 2007

RE: **A Report And Resolution Granting Kaiser Foundation Hospitals A Revocable And Conditional Permit To Allow Soil Shoring For New Buildings At 3701 Broadway To Encroach Under Broadway and 38th Street**

SUMMARY

A resolution has been prepared granting Kaiser Foundation Hospitals, a California corporation (no. C0224971) and owner of multiple vacant lots addressed as 3701 Broadway, a conditional and revocable permit (ENMJ07055) that will allow a soil shoring system for basement excavations to encroach under the public right-of-way along Broadway and 38th Street.

FISCAL IMPACT

Staff costs for processing the proposed encroachment permits will be covered by fees set by the Master Fee Schedule and paid by the developer and will be deposited in the special revenue Development Service Fund (2415), Engineering Services organization (88432), Encroachment Permits account (42314), Engineering and Architectural Plan Approval (PS30). The standard conditions of the encroachment permit require the property owner to maintain liability and property damage insurance and to include the City as a named insured.

PROJECT DESCRIPTION

Kaiser Oakland Medical Center is constructing a new medical office building and a companion parking structure on a 2.4 acre site along Broadway between the intersections of 38th Street and West MacArthur Boulevard (APN 012-0980-004-00, et al.). The City has approved land use entitlements (PUDF06139), general plan amendment (GP06136), rezoning (RZ06137), creek protection (CP06105), environmental review (ER0500004), parcel merging (TMP9409), and a grading permit (GR0600090) for the project.

KEY ISSUES AND IMPACTS

Oakland Municipal Code Section 12.08.030 requires that the City Council approve encroachments that intrude beneath the public right-of-way (basements, vaults, earth retaining structures, etc.). The basements for the buildings will abut the public right-of-way. The excavation will be shored by steel piling installed in drilled holes under the replacement sidewalk and supported with cable-and-rod tie-backs installed under the street. After the basement walls are constructed, the shoring will be abandoned in-place. The encroachment will not interfere with the public's use of the right-of-way nor with the maintenance of underground public utilities. The City Council has previously approved similar encroachments throughout the city.

Item No. _____
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February 27, 2007

SUSTAINABLE OPPORTUNITIES

Economic

The medical center expansion will provide opportunities for professional services and construction related jobs for the Oakland community.

Environmental

Construction permits for public right-of-way improvements require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

Social Equity

The medical center expansion will assist the economic revitalization of the city.

DISABILITY AND SENIOR CITIZEN ACCESS

Construction permits will conform with State and City handicapped accessibility requirements.

RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving a conditional and revocable encroachment permit.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolution approving a conditional and revocable encroachment permit for Kaiser Foundation Hospitals to allow temporary soil shoring to encroach under the street along Broadway and 38th Street.

Respectfully submitted,



CLAUDIA CAPPIO

Development Director

Community and Economic Development Agency

Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE


OFFICE OF THE CITY ADMINISTRATOR

Introduced by

2007 FEB 15 PM 2:57

Approved for Form and Legality

F. Faiz

Councilmember

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION GRANTING KAISER FOUNDATION HOSPITALS A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW SOIL SHORING FOR NEW BUILDINGS AT 3701 BROADWAY TO ENCROACH UNDER THE PUBLIC RIGHT-OF-WAY ALONG BROADWAY AND 38th STREET

WHEREAS, Kaiser Foundation Hospitals, a California corporation (no. C0224971) and owner of the properties described in Grant Deeds for

- Alameda County Assessor parcel nos. 012-0980-008-00, 012-0980-009-00, 012-0980-010-01, 012-0980-011-00, and 012-0980-012-00, recorded September 1, 2004, series no. 2004397687, by the Alameda County Recorder, and for
- Alameda County Assessor parcel no. 012-0980-003-00, recorded November 1, 2004, series no. 2004488714, by the Alameda County Recorder, and for
- Alameda County Assessor parcel no. 012-0980-025-01, recorded October 26, 2006, series no. 2006400462, by the Alameda County Recorder, and for
- Alameda County Assessor parcel no. 012-0980-007-00, recorded May 25, 2006, series no. 2006207172, by the Alameda County Recorder, and

in a Ground Lease Agreement with Broadway Veterinary Associates, Inc. (no. C1187636) for

- Alameda County Assessor parcel no. 012-0980-004-00, executed July 28, 2006, and identified collectively by the City of Oakland as 3701 - 3799 Broadway, and more particularly described in Exhibit A attached hereto, has made an application to the Council of the City of Oakland for a conditional and revocable permit (no. ENMJ07055) to allow a soil shoring system for supporting a basement excavation for a new medical office building and companion parking structure to encroach under the public right-of-way along Broadway and 38th Street; and

WHEREAS, the limits of the encroachment are delineated in Exhibit B attached hereto; and

WHEREAS, the City of Oakland has approved land use entitlements (PUDF06139), general plan amendment (GP06136), rezoning (RZ06137), creek protection (CP06105), environmental review (ER0500004), parcel merging (TMP9409), and a grading permit (GR0600090) for the project;

WHEREAS, the shoring system consisting of steel piling installed under the public sidewalk and cable and rod tie-backs installed under the street will be abandoned in-place after the basements have been constructed; and

WHEREAS, the encroachment and its location beyond the property boundaries and construction beneath the public right-of-way will not interfere with the use by the public of the street or sidewalk or buried utilities; and

WHEREAS, the City Council of the City of Oakland certified an Environmental Impact Report for this project on or about June 27, 2006, and adopted CEQA Findings in connection with approval of this project; and

WHEREAS, the City Council hereby finds and determines on the basis of substantial evidence in the record that the EIR fully analyzes the potential environmental effects of the project, including the encroachment permit as conditioned herein, and incorporates mitigation measures to substantially lessen or avoid any potentially significant impacts in accordance with CEQA. None of the circumstances necessitating preparation of additional CEQA review as specified in CEQA and the CEQA Guidelines, including without limitation Public Resources Code Section 21166 and CEQA Guidelines Section 15162, are present in that (1) there are no substantial changes proposed in the project or the circumstances under which the project is undertaken that would require major revisions of the EIR due to the involvement of new environmental effects or a substantial increase in the severity of previously identified significant effects; and (2) there is no “new information of substantial importance” as described in CEQA Guidelines 15162(a)(3); now therefore, be it

WHEREAS, the requirements of the California Environmental Quality Act (CEQA), the Guidelines as prescribed by the Secretary of Resources, and the City of Oakland’s Environmental Regulations provisions have been satisfied; now, therefore, be it

RESOLVED: That the City Council finds and determines the foregoing recitals to be true and correct and hereby makes them a part of this resolution.

FURTHER RESOLVED: That the encroachment permit, as conditioned herein, does comply with the California Environmental Quality Act; and be it

FURTHER RESOLVED: That the encroachment, as conditioned herein and delineated in Exhibit B, is hereby granted for a revocable permit to allow a temporary soil shoring system for basement excavations serving new buildings at 3701 Broadway to encroach under the public right-of-way along Broadway and 38th Street; and be it

FURTHER RESOLVED: That the encroachment permit is hereby conditioned by the following special requirements:

1. the Permittee is responsible for the relocation of all existing public utilities including but not limited to fire alarm cable, master signal cable, street lighting and intersection signal cable, as required; and
2. after notice to the Permittee, this permit shall be revocable at the sole discretion of the Council of the City of Oakland, expressed by resolution of said Council; and

3. the Permittee, by the acceptance of this conditional and revocable permit, hereby disclaims any right, title, or interest in or to any portion of the public right-of-way area, underlying the encroachments or the air space above and agrees that said temporary use of the area does not constitute an abandonment on the part of the City of Oakland of any of its rights for street purposes and otherwise; and
4. the Permittee shall maintain in force and effect at all times that the encroachments occupy the public right-of-way, valid and sufficient Commercial General Liability insurance in an amount not less than \$2,000,000.00 for each occurrence with a property damage sub-limit in the amount not less than \$1,000,000.00 for each occurrence, including contractual liability and naming as additional insureds the City of Oakland, its directors, officers, agents, representatives, employees, and volunteers against any and all claims arising out of the existence of said encroachments in said right-of-way area, and that a certificate of such insurance and subsequent notices of the renewal thereof, shall be filed with the City Engineer of the City of Oakland and that such certificate shall state that said insurance coverage shall not be canceled, materially changed, or be permitted to lapse without thirty (30) days' written notice to the City Engineer. The Permittee also agrees that the City of Oakland may review the type and amount of insurance required at any time and may require the Permittee to increase the amount of and/or change the type of insurance coverage required. In addition, the insurance amounts stated above shall be automatically adjusted upwards cumulatively consistent with the Consumer Price Index (CPI) in the Bay Area every five years; and
5. the Permittee, by the acceptance of this conditional permit, agrees and promises to defend, hold harmless, and indemnify the City of Oakland and its officials, officers, employees, agents, representatives, assigns, successors, and volunteers from any and all claims, demands, lawsuits and judgments for damages of any kind and nature whatsoever arising out of or caused by the existence, installation or maintenance of the encroachments into the public right-of-way and regardless of responsibility for negligence. This indemnification shall survive termination of this Permit; and
6. the Permittee shall make no changes to the encroachments hereby allowed either structurally, with regard to dimension, or with respect to use, without the prior written consent of the City Engineer and understands that the City of Oakland may impose reasonable fees and considerations for processing permits required for such proposed changes. The Permittee also understands that the City of Oakland is not obligated to grant any changes requested by the Permittee; and
7. the Permittee, by the acceptance of this conditional permit, shall be solely and fully responsible for the repair or replacement of any portion or all of the improvements in the event that the improvements shall have failed or have been damaged to the extent of creating a menace or of becoming a hazard to the safety of the general public; and that the Permittee shall be solely liable for the expenses connected therewith; and
8. upon the termination of the permission herein granted, the Permittee shall immediately remove the encroachments from the public right-of-way, restore the premises to its original condition, and shall repair any resulting damage to the satisfaction of the City Engineer; and
9. the Permittee shall file with the City of Oakland for recordation, a disclaimer and agreement that Permittee accepts and shall comply with and shall be bound by each and all of the terms, conditions and provisions of this resolution; and that the disclaimer and agreement shall be subject to the approval of the City Attorney and the City Engineer; and

10. the plans and exact location of the encroachments hereby granted are subject to the review and approval of the City Engineer and that the Permittee shall obtain all necessary permits prior to commencing said work; and that the encroachment shall be located as set forth in Exhibit B; and

11. the Permittee acknowledges that the City of Oakland makes no representations or warranties as to the conditions beneath the encroachments; and that by accepting this conditional revocable permit, the Permittee agrees that it will use the encroachment area at its own risk, is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workers operating within the encroachment area and for its own safety and any of its personnel in connection with its entry under this conditional revocable permit; and

12. the Permittee acknowledges that the City of Oakland is unaware of the existence of any hazardous substances beneath the encroachment areas, and hereby waives and fully releases and forever discharges the City of Oakland and its officers, directors, employees, agents, and volunteers from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or in any way connected with the physical condition, or required remediation of the excavation area or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.), the Clean Water Act (33 U.S.C. Section 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Toxic Substance Control Act (15 U.S.C. Sections 2601-2629), the California Hazardous Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Section 25300 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.); and

13. the Permittee further acknowledges that it understands and agrees that it hereby expressly waives all rights and benefits which it now has or in the future may have, under and by virtue of the terms of California Civil Code Section 1542, which reads as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR"; and

14. the Permittee recognizes that by waiving the provisions of Civil Code Section 1542, it will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to execute this encroachment agreement, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause; and

15. the hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; and be it

FURTHER RESOLVED: That this resolution shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City Attorney and the City Engineer of the City of Oakland and shall become null and void upon the failure of the Permittee to comply with the

conditions hereinabove set forth after notice and failure to cure such conditions in a reasonable manner;
and be it

FURTHER RESOLVED: That the City Clerk is hereby directed to file a certified copy of this resolution
for recordation with the Office of the Alameda County Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, **2007.**

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

EXHIBIT A

Legal Description of Land

The land situated in the City of Oakland, County of Alameda, State of California, more particularly described as follows:

Lot 12, and a portion of the "Water Course" as shown on the "Map of Broadway & Weston Ave. Lots, filed July 19, 1869 in the office of the County Recorder of Alameda County and on record in Map Book 3, page 20, described as follows:

Beginning at the intersection of the south line of 38th Street, formerly Weston Avenue, with the northwest line of Broadway as shown on said map; thence from said point of beginning, southwesterly along said northwest line of Broadway 70 feet to the southwest line of said Lot 12; thence northwesterly, along said southwest line and its direct extension northwesterly thereof, 157 feet to the center line of said "Water Course"; thence northeasterly, along said center line, 25 feet, more or less, to said south line of 38th Street; thence easterly, along said south line 164 feet, more or less, to the point of beginning.

Assessor's Parcel No. 012-0980-003

LEGAL DESCRIPTION

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

LOT 11, AS SAID LOT IS SHOWN ON THE "MAP OF BROADWAY & WESTON AV. LOTS OAKLAND, JULY 1869 (BEING A RE DIVISION OF BLOCK "A" IN BROADWAY & TELEGRAPH AVENUE HOMESTEAD)", FILED JULY 19, 1869, IN BOOK 3 OF MAPS, PAGE 20, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF BROADWAY, DISTANT THEREON, SOUTHWESTERLY 70 FEET FROM THE POINT OF INTERSECTION THEREOF, WITH THE SOUTHERN LINE OF 38TH STREET, FORMERLY WESTON AVENUE, AS SAID AVENUE AND STREET ARE SHOWN ON THE MAP HEREIN REFERRED TO; AND RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF BROADWAY, 50 FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY, 151 FEET TO THE SOUTHEASTERN LINE OF THE WATER COURSE, AS SAID WATER COURSE IS SHOWN ON THE MAP HEREIN REFERRED TO; THENCE AT RIGHT ANGLES NORTHEASTERLY ALONG SAID LINE OF SAID WATER COURSE, 50 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY, 151 FEET TO THE POINT OF BEGINNING.

APN: 012-0980-004

EXHIBIT B

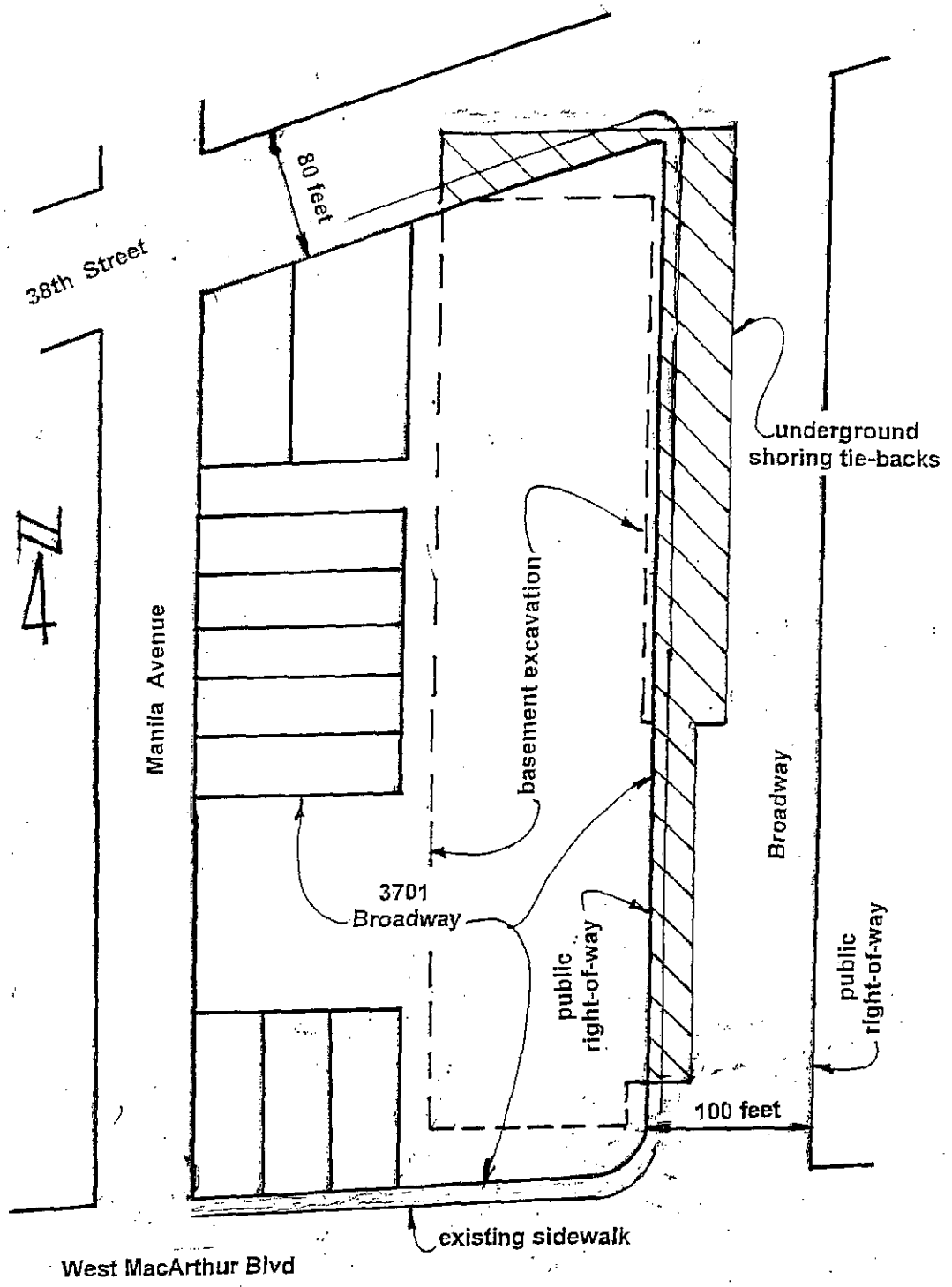
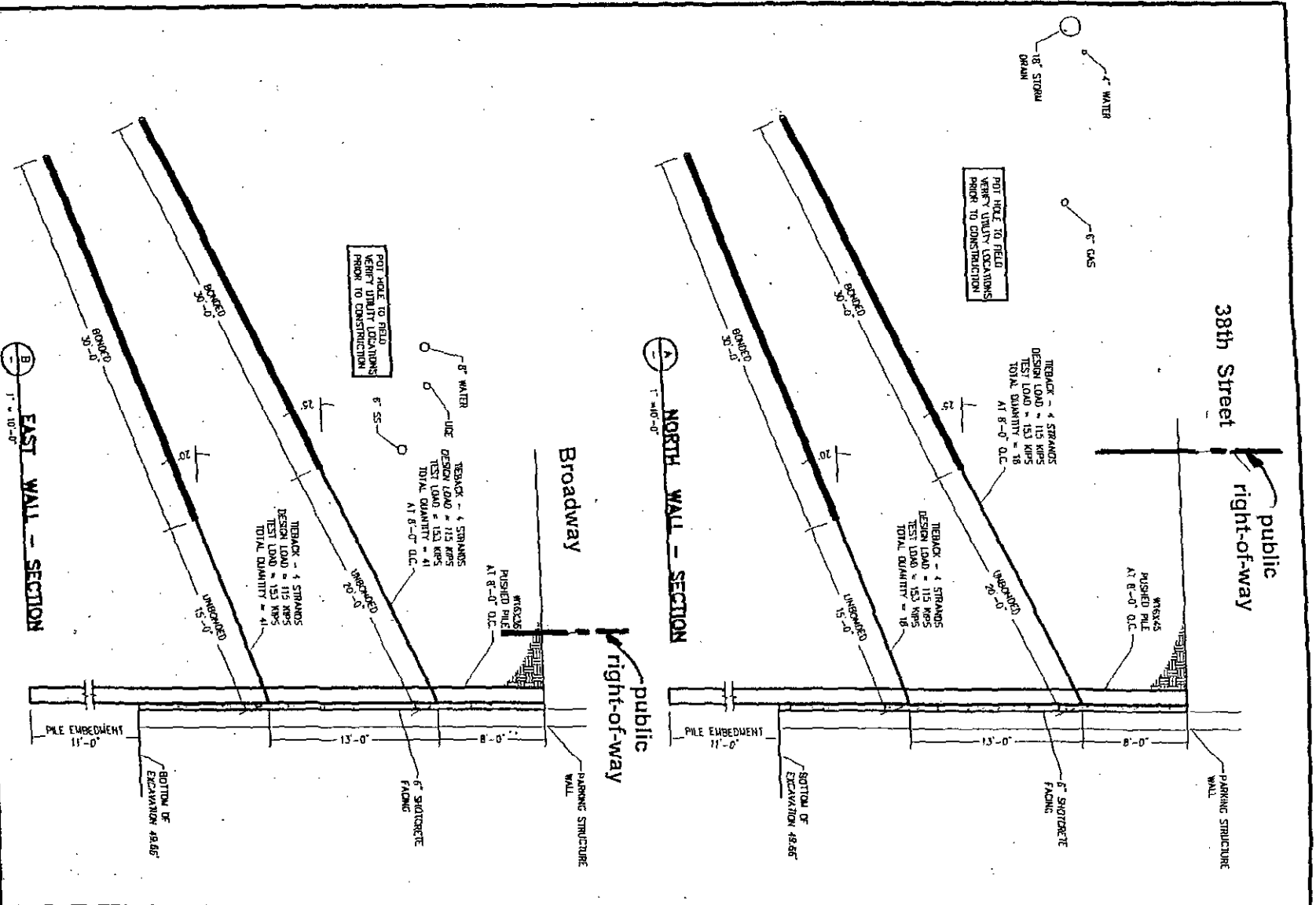


EXHIBIT B



SH2	SHEET	JOB NUMBER: 701	REVISIONS BY:	DATE:	SCALE: AS SHOWN	DATE: JANUARY 10, 2007	DESIGN BY: S. MCDONALD	REVISIONS BY:	DATE:	REVISION:		DATE:	

KAISER OAKLAND MEDICAL CENTER
 TEMPORARY SHORING - ENCROACHMENT SECTIONS

SECTIONS



2200 Wyners Way - Antioch, CA 94509-8516
 Phone: 925/378-2060 - Fax: 925/378-2063