

**CITY OF OAKLAND**  
**Agenda Report**

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: June 12, 2007

RECEIVED  
2007 JUN 13 3:24

**RE: A Report And Resolution Granting Antioch Street Limited, LP, A Revocable And Conditional Permit To Allow Existing Balconies And An Entrance Marquee For A Building At 6201 Antioch Street To Encroach Over The Public Sidewalk**

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**SUMMARY**

A resolution has been prepared granting Antioch Street Limited, a California limited partnership (198513600066) and owners of a twenty (20) year-old building at 6201 Antioch Street, a conditional and revocable permit (ENMJ06473) that will allow existing residential balconies and the entrance marquee to encroach over the public sidewalk.

**FISCAL IMPACT**

Staff costs for processing the proposed encroachment permit are covered by fees set by the Master Fee Schedule, and have been paid by the property owner and have been 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**

The four (4) story building is located at 6201 Antioch Street (APN 048F-7354-009-01) at the intersection of Antioch Court in the Montclair business district and is twenty-one (21) years-old. The owners have applied for a subdivision map (TPM 9088) to convert six (6) commercial suites and four (4) residential apartments to condominium ownership. The land surveyor identified the encroachments while preparing the map. The unenclosed residential balconies and the entrance marquee project approximately six (6) feet into the public right-of-way and have approximately thirteen (13) feet of clearance above the sidewalk and five (5) feet of clearance from the curb.

**KEY ISSUES AND IMPACTS**

As a condition for approving the subdivision map, the City Engineer has required that the owners obtain an encroachment permit. Oakland Municipal Code Section 12.08.030 requires that unenclosed encroachments, such as balconies and marquees, which project more than four (4) feet over the public right-of-way obtain City Council approval as a condition of permit issuance.

The balconies are located above the parking garage entrance, and the marquee is located above the building entrance. Neither have interfered with public use of the right-of-way nor with the maintenance of public utilities since the building was constructed in 1986.

## **SUSTAINABLE OPPORTUNITIES**

### **Economic**

The condominium subdivision will provide opportunities for professional services and property ownership for the Oakland community.

### **Environmental**

There are no environmental issues contained in this report.

### **Social Equity**

There are no social equity issues contained in this report.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

There are no disability or senior citizen access issues contained in this report.

## **RECOMMENDATIONS**

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving the building encroachment along Antioch Street.

## **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 permit to allow existing balconies and an entrance marquee at 6201 Antioch Street to encroach over the public sidewalk.

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

\_\_\_\_\_  
Councilmember

OFFICE OF THE CITY CLERK  
2007 MAY 31 PM 3:24

Approved for Form and Legality

*F. Faiz*

\_\_\_\_\_  
City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION No. \_\_\_\_\_ C.M.S.

**RESOLUTION GRANTING ANTIOCH STREET LIMITED, LP, A REVOCABLE AND  
CONDITIONAL PERMIT TO ALLOW THE ENCROACHMENT OVER THE PUBLIC  
RIGHT-OF-WAY OF EXISTING RESIDENTIAL BALCONIES AND AN ENTRANCE  
MARQUEE FOR A BUILDING AT 6201 ANTIOCH STREET**

**WHEREAS**, Antioch Street Limited ("Permittee"), a California limited partnership (198513600066) and owners of the property described in a Grant Deed, recorded July 15, 2004, Series No. 2004323104, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 048F-7354-009-01, and identified by the City of Oakland as 6201 Antioch Street, 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 to allow two (2) existing balconies serving residential apartments and the entrance marquee for the building to encroach over the public sidewalk; and

**WHEREAS**, the Permittee has applied for a tentative parcel map (TPM 9088) for said building to convert six (6) existing commercial suites and four (4) existing residential apartments into condominium ownership; and

**WHEREAS**, a licensed land surveyor, who has prepared said map for the Permittee, has identified by field measurements that said portions of the building encroach approximately six (6) feet into the public right-of-way with approximately thirteen (13) feet of clearance above the public sidewalk and five (5) feet of clearance from curb of the roadway; and

**WHEREAS**, pursuant to Section 12.08.030 of the Municipal Code of the City of Oakland, unclosed encroachments attached to a building, such as balconies and marques, which project more than four (4) feet into the public right-of-way, require approval by the Council of the City of Oakland; and

**WHEREAS**, the City Engineer of the City of Oakland, in his official capacity, has conditioned approval of the proposed one (1) lot subdivision for condominium purposes by requiring that the Permittee apply for and obtain a permit for said encroachments (ENMJ 06473); and

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

**WHEREAS**, the encroachment and its location beyond the property boundaries and construction over the public right-of-way have not interfered with the use by the public of the roadway or sidewalk or utilities since construction of the building in 1986; and

**WHEREAS**, the requirements of the California Environmental Quality Act (CEQA), the Guidelines as prescribed by the Secretary of Resources, and the provisions of the Statement of Objectives, Criteria and Procedures for Implementation of the California Environmental Quality Act: City of Oakland,

have been satisfied, and that in accordance with CEQA Guideline Section 15332 (Class 32: Infill Projects) this project is categorically exempt from the provisions of the California Environmental Quality Act; now, therefore, be it

**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 existing portions of the building at 6201 Antioch Street to project over the public right-of-way; 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 workmen 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 of the City of Oakland is hereby directed to file a certified copy of this resolution for recordation with the Office of the Alameda County Clerk-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**

*property boundaries*

*6201 Antioch Street, APN 048F-7352-009-01*

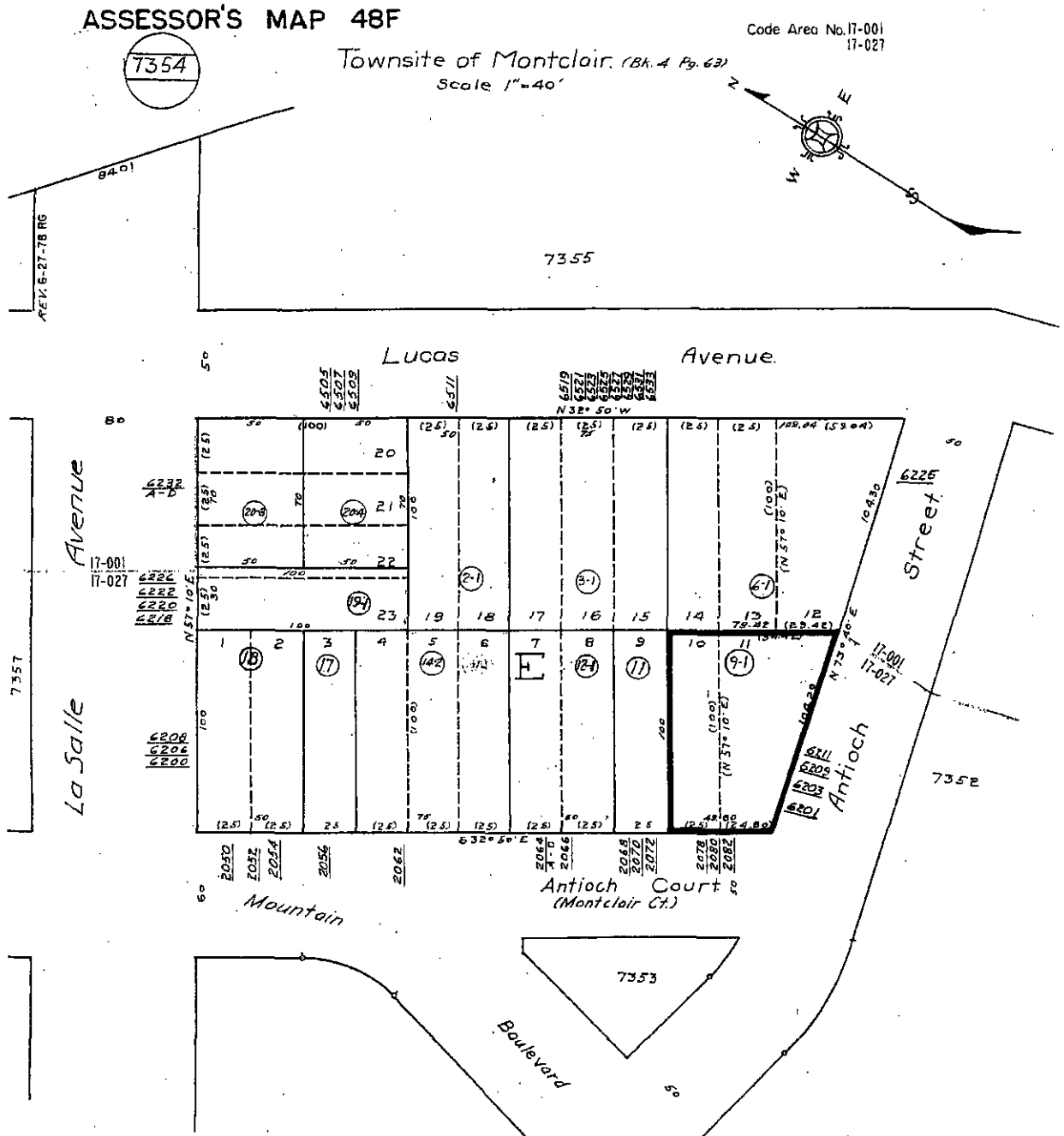
Lot 10 and Lot 11, Block E, as shown on the subdivision map entitled "Townsite of Montclair", recorded in book 4 of maps, page 63, by the Alameda County Recorder, Oakland, California

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6201 Antioch Street, APN 048F-7352-009-01

Lot 10 and Lot 11, Block E, as shown on the subdivision map entitled "Townsite of Montclair", recorded in book 4 of maps, page 63, by the Alameda County Recorder, Oakland, California





## **EXHIBIT B**

*encroachments over the public right-of-way  
6201 Antioch Street, APN 048F-7352-009-01*

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*6201 Antioch Street, APN 048F-7352-009-01*

