

FILED
OFFICE OF THE CITY CLERK
CITY OF OAKLAND OAKLAND
Agenda Report 2005 APR 28 PM 8:03

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: May 10, 2005

RE: A RESOLUTION GRANTING A CONDITIONAL AND REVOCABLE ENCROACHMENT PERMIT TO THE MONTCLAIR VILLAGE ASSOCIATION FOR A FARMERS' MARKET ON LA SALLE AVENUE BETWEEN MORAGA AVENUE AND MOUNTAIN BOULEVARD EACH SUNDAY BETWEEN THE HOURS OF 2:00 A.M. AND 8:00 P.M.

SUMMARY

A resolution has been prepared granting a conditional and revocable encroachment permit to the Montclair Village Association for an open-air farmers' market in the public right-of-way. Oakland Municipal section 12.08.030 authorizes the issuance of encroachment permits for events that take place on streets and sidewalks and are open to the public and sponsored by merchant associations representing the majority of merchants in the area.

The farmers' market would close the 6100 block of La Salle Avenue to through-traffic between Mountain Boulevard and Moraga Avenue each Sunday of the month from 2:00 a.m. to 8:00 p.m. The early-morning and late-evening closure will allow for set-up and removal of barricades, produce stands, and goods and materials and the clean-up of the area during non-peak hours of traffic and pedestrian activity. The adjoining street network will assure sufficient traffic circulation during peak hours and ample emergency vehicle access to the surrounding area.

FISCAL IMPACT

Staff costs will be recouped through payment of permit processing and inspection fees by the applicant.

DISABILITY AND SENIOR CITIZEN ACCESS

The conditions of the encroachment permit require that the applicant comply with City and State handicapped accessibility regulations.

SUSTAINABLE OPPORTUNITIES

Economic

The Farmers' Market will improve the economic vitality of the business district and the health of the neighborhood by supporting ready access to fresh food products, by attracting new customers and encouraging frequent return visits, and by promoting increased pedestrian use of the public right-of-way.

Environmental Opportunities

The conditions of the encroachment permit require that the applicant contain and remove litter, trash, and other deleterious materials and install affirmative methods to curtail the introduction of deleterious materials into the storm drain system (which drains to the bay).

Social Equity

The Farmers' Market will promote access to healthful, fresh, affordable, and culturally diverse foods.

RECOMMENDATIONS

Staff recommends that the Committee accept this report and forwarded it to the City Council for adoption of the proposed resolution granting a conditional and revocable encroachment permit to the Montclair Village Association for the closure of the 6100 block of La Salle Avenue on each Sunday of the month between 2:00 a.m. and 8:00 p.m. for a Farmers' Market for an indefinite period of time.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolution granting a conditional and revocable encroachment permit to the Montclair Village Association for the closure of the 6100 block of La Salle Avenue on each Sunday of the month between 2:00 a.m. and 8:00 p.m. for a Farmers' Market for an indefinite period of time .

Respectfully submitted,



CLAUDIA CAPPI
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

Attachments: Resolution
Exhibit A - location and limits of street closure

Introduced by

OFFICE OF THE CITY CLERK
Approved for Form and Legality

2005 AIT
City Attorney

Councilmember

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION GRANTING A CONDITIONAL AND REVOCABLE ENCROACHMENT PERMIT TO THE MONTCLAIR VILLAGE ASSOCIATION FOR A FARMERS' MARKET ON LA SALLE AVENUE BETWEEN MOUNTAIN BOULEVARD AND MORAGA AVENUE EACH SUNDAY BETWEEN THE HOURS OF 2:00 A.M. AND 8:00 P.M.

Whereas, Oakland Municipal Code section 12.08.030 authorizes the issuance of encroachment permits for events that take place on streets and sidewalks and are open to the public and sponsored by merchant associations representing the majority of merchants in the area; and

Whereas, the Montclair Village Association desires to establish a farmers' market to stimulate the economic viability of, encourage the public's attendance in, and advance the pedestrian access throughout the Montclair business district; and

Whereas, the Montclair Village Association has determined that a farmers' market in its business district would best serve the public by operating on the Sunday of each weekend of the month; and

Whereas, the Montclair Village Association has determined that the general character and successful operation of a farmers' market and the universal expectation of the public necessitates reservation of a minimum amount of area for the exclusive display of goods and wares and the effective transactions of trade; and

Whereas, the Montclair business district has no practical alternative site on privately owned property that would satisfy the companion requirements of maintaining public parking, permitting pedestrian circulation, and providing adequate square footage for a farmer's market; and

Whereas, the Montclair Village Association has therefore requested temporary use of limited portion of the public right-of-way for a farmer's market; and

Whereas, the Montclair Village Association has further requested the intermittent closure of a one block segment of La Salle Avenue between Mountain Boulevard and Moraga Avenue; and

Whereas, the City of Oakland generally desires to support the vitality of commerce throughout the City and to sustain the communication between business and the public through pedestrian-oriented endeavors wherever practical; and

Whereas, the intermittent closure of the 6100 block of La Salle Avenue would not unsafely impede vehicular and pedestrian circulation and emergency access within the business district; and

Whereas, Oakland Municipal Code section 12.08.060 requires approval by the Council of the City of Oakland of a short-term encroachment in the public right-of-way that exceeds three days duration; and

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Whereas, the intermittent closure of a segment of the public right-of-way is categorically exempt from the provisions of the California Environmental Quality Act (Title 14 of the California Code of Regulations, section 15301).

Now, therefore, the Council of the City of Oakland does resolve as follows:

Resolved, the Montclair Village Association is hereby granted a conditional and revocable permit for the encroachment of a farmer's market on each Sunday of the month to commence not sooner than 2:00 am and conclude not later than 8:00 pm; and be it further

Resolved, that the following special conditions shall also govern the issuance of the encroachment and control the continuing operation of the farmer's market:

- the permit for an encroachment in the public right-of-way shall be revocable at any time and at the sole discretion of the Council of the City of Oakland, as expressed by its resolution; and that
- the Montclair Village Association and its successors and assigns shall disclaim any right, title, or interest in or to any portion of the public right-of-way underlying the encroachment or the air space above and agrees that the temporary use of the public right-of-way does not constitute abandonment on the part of the City of any of its rights for public street purposes and otherwise; and that
- the Montclair Village Association shall maintain fully in force and effect at all times this revocable permit for an encroachment remains un-revoked good and sufficient General liability insurance in the amount not less than \$1,000,000 for each occurrence/\$2,000,000 annual aggregate, with a property damage sub-limit in the amount not less than \$250,000 for each occurrence including contractual liability and naming as additional insured "the City of Oakland, its officers, employees, agents, and volunteers against any and all claims arising out of the existence of the encroachment in the public right-of-way;" and that
- the Montclair Village Association shall file a certificate of insurance and subsequent notices of renewal thereof with the City Clerk and the City Engineer of the City of Oakland and that the certificate shall state on its face that the insurance coverage shall not be canceled or be permitted to lapse without thirty (30) days written notice to the City Engineer; and that
- the City of Oakland may review annually the type and amount of insurance required and may require that the Montclair Village Association increase the amount of and-or change the type of insurance coverage required; and that
- the Montclair Village Association shall agree and promise to defend and hold harmless and indemnify the City of Oakland and its officers, employees, agents, and volunteers from any and every claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the existence, installation, or maintenance of the encroachment in the public right-of-way, regardless of actual or alleged responsibility for negligence and that the Montclair Village Association's liability insurance shall cover this contractual liability; and that
- the Montclair Village Association shall make no changes to the use of the public right-of-way or to its infrastructure, including, but not limited to, pavement, street lights, structures, utility lines and hydrants, dimensions, striping, and traffic control devices without the written consent of the City Engineer and shall agree that the City may impose fees and considerations for processing permits

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required for any proposed changes and shall further agree that the City is not obligated to grant any changes that may be proposed; and that

- the Montclair Village Association shall be fully responsible for any repair or replacement of any public infrastructure and fully liable for the direct and indirect costs the City may incur to cure the failure of or damage to public infrastructure resulting directly or indirectly from the operation of the farmers' market, to the extent that the failure or damage becomes or creates a menace or a hazard to the safety of the public; and that
- the Montclair Village Association shall begin the installation of its encroachment in the public right-of-way not sooner than and shall complete the removal of its encroachment from and the clean-up of the public right-of-way not later than the time interval set forth above; and that
- the Montclair Village Association shall provide and maintain methods and mechanisms approved by the City Engineer that assure the interception, removal, and proper disposal of all trash, debris, markings, graffiti, and other materials deleterious to the primary use of the street and its appurtenances and the environment; and that
- the Montclair Village Association shall provide and maintain methods and mechanisms approved by the City Engineer for handicapped accessibility as required by the California Building Code and City ordinance; and that
- the Montclair Village Association shall immediately cease its activities for the farmers' market and immediately remove its encroachment from the public right-of-way upon the suspension of this revocable permit by the Chief of Police, the Chief of the Fire Department, or the City Engineer; and that
- the Montclair Village Association shall file with the City Engineer for recordation with the County of Alameda a disclaimer and agreement that it accepts and shall comply with and shall be bound by each and all of the terms, conditions, and provisions of this resolution and that this disclaimer and agreement shall be subject to the approval of the City Attorney; and that
- the location and limits of the encroachment are subject to the review and approval of and subsequent adjustment for good cause by the Chief of Police or the City Engineer or both; and that
- that the Montclair Village Association shall obtain and maintain current all other permits required for operation of a farmers' market, including, but not limited to the Alameda County Department of Environmental Health, the City of Oakland Finance and Management Agency, and the City of Oakland Fire Prevention Bureau, prior to commencing the installation of the encroachment; and that
- the Montclair Village Association acknowledges that the City of Oakland makes no representations or warranties as to the conditions beneath the area of encroachment; and that
- the Montclair Village Association shall use the public right-of-way at its own risk; and that
- the Montclair Village Association shall be solely responsible for the proper coordination with all businesses participating in the farmers' market and for the proper coordination with all utilities, contractors, and workmen operating in the public right-of-way during the duration of the encroachment and for the safety of itself and any of its personnel; and that

- before issuance of this revocable permit, the Montclair Village Association shall pay all traffic control fees as determined by the Chief of Police and the City Engineer and required by the Oakland Municipal Code and the Master Fee Schedule; and that
- the Montclair Village Association shall continually maintain the general area surrounding the encroachment free of litter associated with and attributable to the activities of the Farmers' Market; and be it is further

Resolved, that this revocable permit for an encroachment shall become effective when all the conditions set forth hereinabove have been completed to the satisfaction of the City Attorney, the Chief of Police, and the City Engineer of the City of Oakland; and be it further

Resolved, that this revocable permit for an encroachment shall become void upon failure of the Montclair Village Association to comply fully with the general and special conditions of this revocable permit for an encroachment or to cure fully and timely any violation associated with the use of the public right-of-way and the health and safety of the public; and be it further

Resolved, that the City Clerk is directed to file a certified copy of this resolution for recordation with the Recorder of the County of Alameda.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION --

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

EXHIBIT A

La Salle Avenue Sunday Street Closure

