

CITY OF OAKLAND
Agenda Report

OFFICE OF THE CITY CLERK

2006 APR 19 AM 8:32

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 25, 2006

RE: **A Report And Resolution Granting Madison Street Lofts, LP, A Revocable And Conditional Permit For A New Building At 160 14th Street To Allow A Vault And Electrical Transformer To Encroach Under The Sidewalk Along 14th Street**

SUMMARY

A resolution has been prepared granting Madison Street Lofts, LP, a California limited partnership (no. 200123900006) and owner of the property at 160 14th Street (APN 008-0628-005-01), a conditional and revocable permit (EMNJ 060140) that will allow a concrete vault with an electrical transformer to be installed under the public sidewalk along 14th Street.

FISCAL IMPACT

Staff costs for processing the proposed encroachment permit will be covered by fees set by the *Master Fee Schedule* and paid by the developer and will be deposited in the *General Purpose Fund* (1010), 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.

KEY ISSUES AND IMPACTS

The one-third acre site is located at the intersection of 14th Street and Madison Street and is being developed as a mixed-use project for affordable residential housing ("Madison Apartments"). The eight story building will have 76 apartments, 53 parking spaces, and 2,600 square feet of ground-floor commercial space. The Planning Commission approved the project on September 3, 2003, and the City Council denied an appeal of the Planning Commission's approval on December 16, 2003 (Resolution 78271 C.M.S.). Permit applications for site grading and construction of the building have been submitted for review and approval.

The below-sidewalk electrical vault will be approximately 6 feet wide and 9 feet long and will encroach approximately 9 feet beyond the property line. The transformer, which will be maintained by Pacific Gas and Electric (PG&E), will be accessed through a removable cover set flush with the pedestrian walking surface. The subsurface encroachment will not interfere with the public's use of the right-of-way or maintenance of buried utilities.

SUSTAINABLE OPPORTUNITIES

Economic

The new mixed-use residential project will provide opportunities for professional services and construction related jobs for the Oakland community. In addition, 76 new residential units and

2,600 square feet of commercial space would be added to the downtown tax base.

Environmental

Land use approvals and construction permits for real property improvements and new buildings require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and pollutant runoff.

Social Equity

The mixed-use project will assist the economic revitalization of the downtown commercial district and will increase affordable rental housing opportunities for Oakland residents.

DISABILITY AND SENIOR CITIZEN ACCESS

Construction permits for the new building will conform with State and City requirements for handicapped accessibility.

RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution authorizing a conditional and revocable permit for an under sidewalk PG&E transformer vault to encroach under the public sidewalk.

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 Madison Street Lofts, LP, to allow an subsurface electrical transformer vault to encroach under the public sidewalk along 14th Street for a new building at 160 14th Street.

Respectfully submitted,



CLAUDIA CAPPIO

Development Director

Community and Economic Development Agency

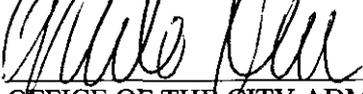
Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE



OFFICE OF THE CITY ADMINISTRATOR

Attachment: Resolution approving an electrical transformer vault encroachment

Introduced by

Councilmember

OFFICE OF THE CITY CLERK
Approved for Form and Legality

2006 APR 14 8:32
Faizah

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**A RESOLUTION GRANTING MADISON STREET LOFTS, LP, A REVOCABLE AND
CONDITIONAL PERMIT TO ALLOW AN ELECTRICAL TRANSFORMER VAULT
FOR A NEW BUILDING AT 160 14th STREET TO ENCROACH UNDER THE PUBLIC
SIDEWALK ALONG 14th STREET**

WHEREAS, Madison Street Lofts, LP, ("Permittee") a California limited partnership (no. 200123900006), and owner of the property described in Grant Deed recorded September 27, 2001, Series No. 2001369541, at the Office of the County Recorder, Alameda County, California, commonly known as 160 14th Street (APN 008-0628-005-01) and more particularly described in Exhibit A attached hereto, has made application to the Council of the City of Oakland for a conditional permit (ENMJ 060140) to allow the installation of a concrete vault and electrical transformer under the public sidewalk along 14th Street, and

WHEREAS, the transformer is necessary to provide electrical power for a new building and will be maintained by the Pacific Gas And Electric Company (PG&E); and

WHEREAS, the location of the encroachment has been approved by PG&E; and

WHEREAS, the limit of the encroachment is delineated in Exhibits B and C attached hereto; and

WHEREAS, the encroachment and its location will not interfere with the use by the public of the roadway or sidewalk or buried utilities; 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 Exhibits B and C, is hereby granted for a revocable permit to allow the installation of a concrete vault and electrical transformer under the public sidewalk along 14th Street for a new building at 160 14th 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 Exhibits B and C; 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 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, _____, 2006.

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 Description of lot owned by Madison Street Lofts, L.P.

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows:

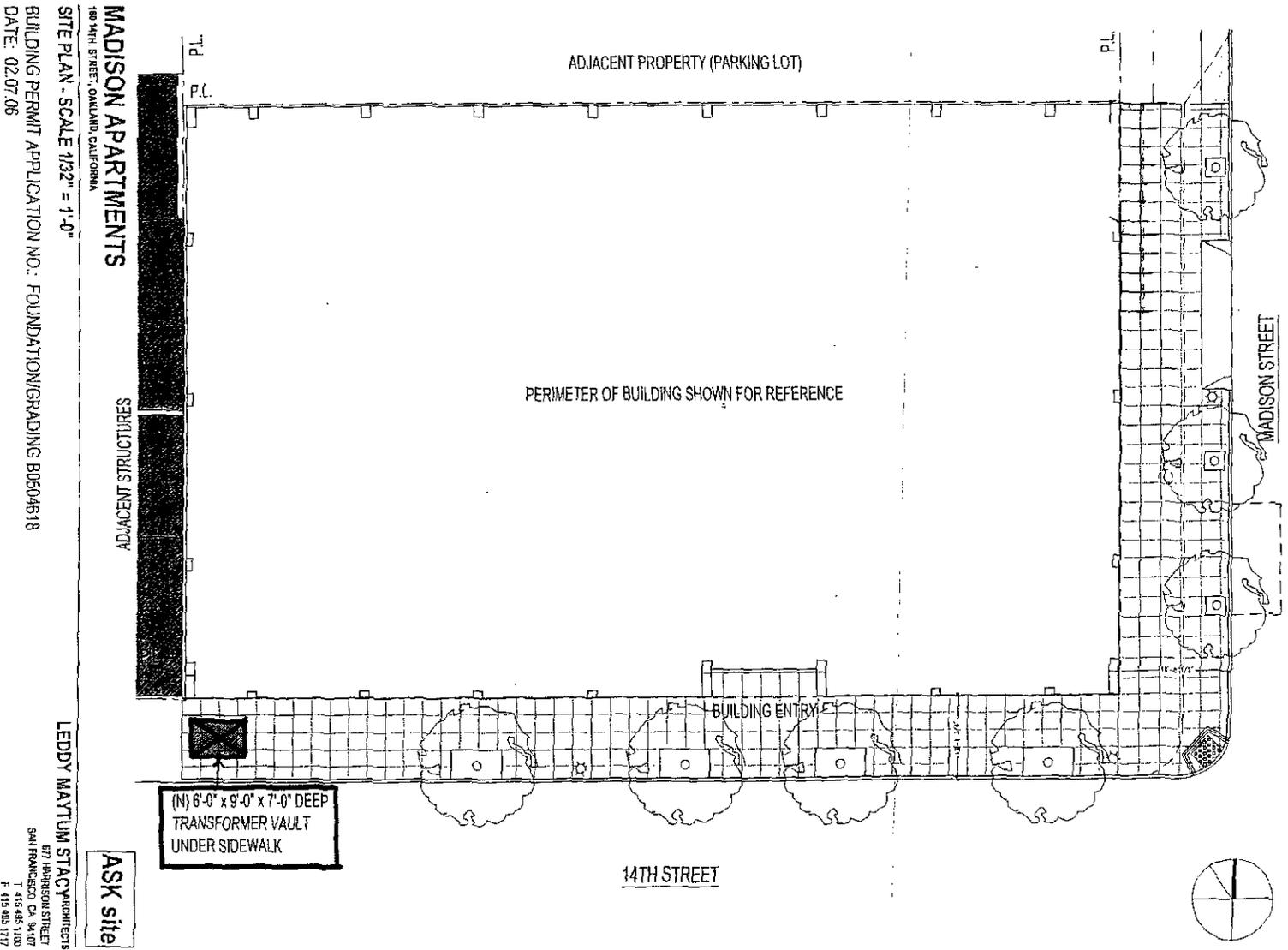
Portion of Block 2132, of Map of Oakland and Vicinity, filed April 23, 1863, in Book 17 of Maps, Page 14, Alameda County Records, described as follows:

Beginning at a point of intersection of the Western line of Madison Street with the Northern line of 14th Street, as said line was established by the Decree of Final Condemnation rendered by the Superior Court, in and for the County of Alameda in Action No. 63230, made on June 22, 1922, a certified copy of which was recorded June 22, 1922, in Book 220 of Official Records of Alameda County, Page 222, thence Northerly along said line of Madison Street 95 feet; thence at right angles Westerly 150 feet, thence at right angles Southerly 95 feet to said line of 14th Street, and thence Easterly along said last named line 150 feet to the point of beginning.

A.P. No.: 008-0628-005-01

Exhibit B

Site Plan showing locations of Electrical Transformer Vault

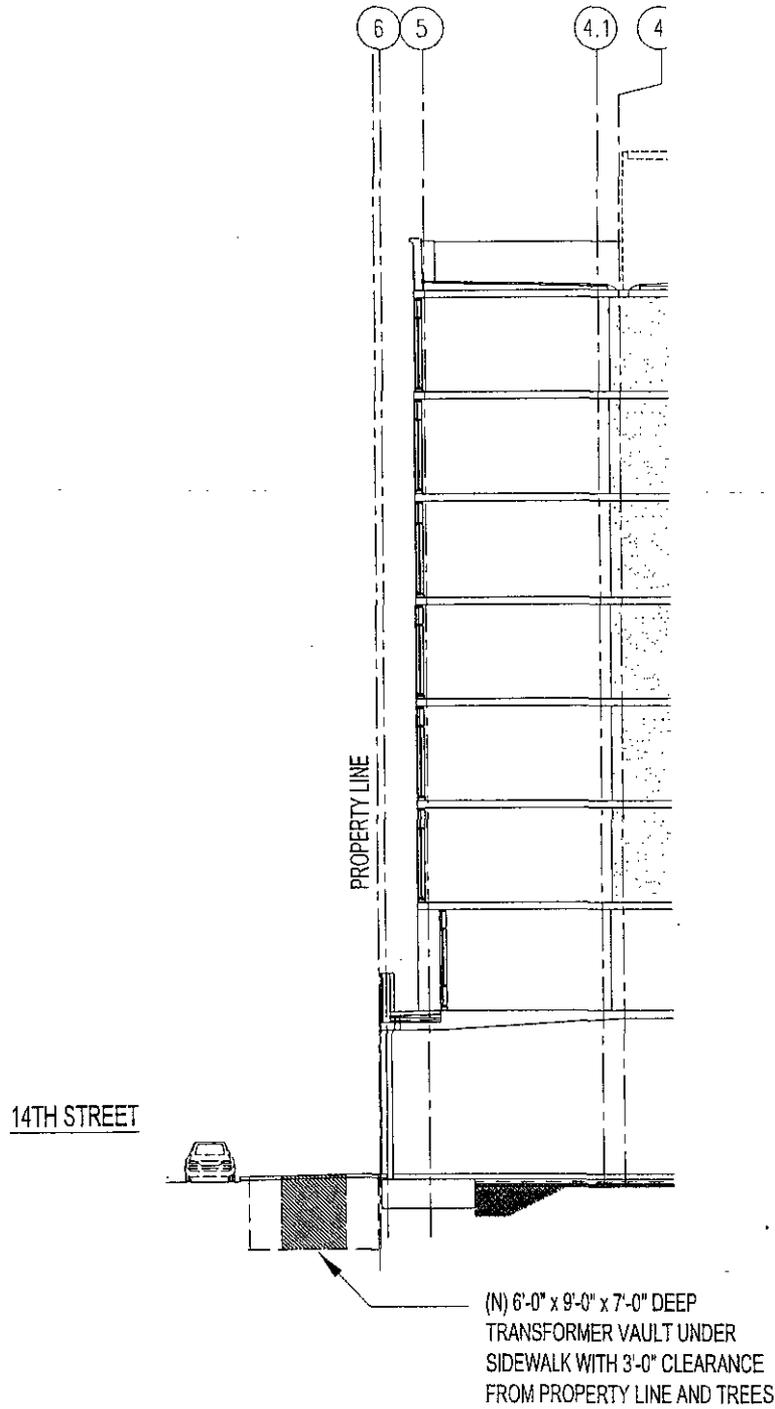


ASK site

MADISON APARTMENTS
160 14TH STREET, OAKLAND, CALIFORNIA
SITE PLAN - SCALE 1/32" = 1'-0"
BUILDING PERMIT APPLICATION NO.: FOUNDATION/GRADING B0504618
DATE: 02.07.06
LEDDY MAYTUM STACY ARCHITECTS
677 HARRISON STREET
SAN FRANCISCO, CA 94107
T 415 425 1100
F 415 425 1117

Exhibit C

Section View of Electrical Transformer Vault



MADISON APARTMENTS

160 14TH STREET, OAKLAND, CALIFORNIA

PARTIAL BUILDING SECTION - SCALE 1/16" = 1'-0"

BUILDING PERMIT APPLICATION NO.: FOUNDATION/GRADING B0504618

DATE: 02.22.06

ASK section

LEDDY MAYTUM STACY ARCHITECTS

677 HARRISON STREET
SAN FRANCISCO CA 94107
T 415 485 1700
F 415 485 1717