

**CITY OF OAKLAND**  
**AGENDA REPORT**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2005 OCT 27 PM 5:45

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: November 8, 2005

RE: **A RESOLUTION GRANTING PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P., A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW A PORTION OF THE UPPER FLOORS OF A NEW BUILDING AT 2100 FRANKLIN STREET TO ENCROACH OVER THE PUBLIC RIGHT-OF-WAY**

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**SUMMARY**

A resolution has been prepared granting Prentiss Properties Acquisition Partners, L.P., a Delaware limited partnership, and owner of the property at 2100 Franklin Street, a conditional and revocable permit that will allow a portion of the upper floors (second story and higher) of a proposed new building to encroach over the public sidewalk along Franklin Street near the intersection with 22nd Street. The site was formerly occupied by the Bermuda Building.

**FISCAL IMPACT**

Staff costs for processing the major 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 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 on the policy.

**PROJECT DESCRIPTION**

The proposed retail and office building is bounded by Franklin Street, 21<sup>st</sup> Street, and 22<sup>nd</sup> Street and will be nine stories above the street and one story below (basement parking garage). The limits of encroachment are shown in Exhibits B and C of the attached resolution. The proposed new building will be presented to the Planning Commission on November 2, 2005. No building permits have been submitted to the City for review.

The building's lowest overhead projection (underside of the second floor) will provide twelve and one-half feet of vertical clearance above the sidewalk and will extend a maximum of four feet from the property line (curvilinear façade). The length of the projection will be approximately sixty-two feet (20% of the Franklin Street frontage). The cantilevered portion of building's upper floors will not interfere with the public's use of sidewalk below or the adjoining roadway.

The Oakland Building Code (OBC) allows non-interior portions of a building to project over the public right-of-way a maximum of four feet without requiring a major encroachment permit. Although the proposed building projection is within the four feet limitation, it is interior floor space.

**SUSTAINABLE OPPORTUNITIES**

**Economic**

The Prentiss Properties project will provide opportunities for professional services and construction related

Item: \_\_\_\_\_  
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jobs for the Oakland community. An additional 185,000 square feet of retail and office space will be added to the downtown tax base.

**Environmental**

Land use approvals and construction permits for public infrastructure 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 storm drainage pollutant runoff.

**Social Equity**

The Prentiss Properties project will assist the economic revitalization of the downtown.

**DISABILITY AND SENIOR CITIZEN ACCESS**

The proposed encroachment will not interfere with disabled and senior citizen access to the new building or the public sidewalk.

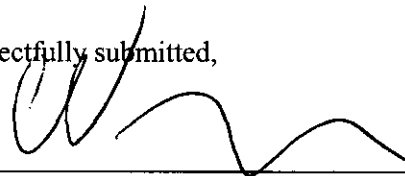
**RECOMMENDATIONS**

Staff recommends that the Committee accept the report and forward it to the City Council for adoption of the proposed resolution approving a conditional and revocable encroachment permit over the right-of-way abutting Franklin Street.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council accept the report and adopt the proposed resolution granting a revocable and conditional permit to Prentiss Properties Acquisition Partners, L.P., and allow a portion the upper floors of their new building at 2100 Franklin Street to project 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, CEDA

APPROVED AND FORWARDED TO  
THE PUBLIC WORKS COMMITTEE

  
OFFICE OF THE CITY ADMINISTRATOR

Introduced by

\_\_\_\_\_  
Councilmember

Approved for Form and Legality  
OFFICE OF THE CITY ATTORNEY  
*Farid Malik Faiz*  
City Attorney  
2005 OCT 27 PM 5:45

## OAKLAND CITY COUNCIL

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

**A RESOLUTION GRANTING PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P.,  
A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW A PORTION OF THE UPPER  
FLOORS OF A NEW BUILDING AT 2100 FRANKLIN STREET TO ENCROACH OVER THE  
PUBLIC RIGHT-OF-WAY**

**Whereas**, Prentiss Properties Acquisition Partners, L.P., a Delaware limited partnership ("Permittee"), owner of the property described in the Grant Deed, recorded June 6, 2005, Series No. 2005227787, at the Office of the County Recorder, Alameda County, California, commonly known as 2100 Franklin Street (APN: 008 - 0651 - 001 - 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 to allow a portion of the upper floors (second story and higher stories) of a proposed new building to encroach over the public right-of-way along Franklin Street; and

**Whereas**, the locations of the encroachment are described in Exhibits B and C attached hereto; and

**Whereas**, the encroachment will not interfere with the use by the public of the roadway or sidewalk, and

**Whereas**, the requirements of the California Environmental Quality Act (CEQA) of 1970, 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 Section 15332 (Class 32: Infill Projects) and Section 15301 (Minor alteration to existing structure) of the California Code of Regulations this project is categorically exempt from the provisions of the California Environmental Quality Act.

**Now, therefore, be it resolved by the Council of the City of Oakland:**

**Resolved**, that the encroachment permit, as conditioned herein, does comply with the California Environmental Quality Act; and be it further

**Resolved**, that the encroachment permit, as conditioned herein, is hereby granted for a portion of the upper floors (second story and higher stories) of a proposed new building at 2100 Franklin Street to encroach into the public right-of-way, as described herein in Exhibits B and C; 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 sidewalk area, good and sufficient commercial general insurance in the amount of \$2,000,000 for each occurrence, and property damage insurance in the amount of \$250,000 for each occurrence both including contractual liability insuring the City of Oakland, its officers and employees, 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 or be permitted to lapse without thirty (30) days' written notice to said Director of Building Services. The Permittee also agrees that the City of Oakland may review the type and amount of insurance required every one (1) year and may require the Permittee to increase the amount of and/or change the type of insurance coverage required, if such is reasonably necessary as determined by the City of Oakland; and
5. the Permittee, by the acceptance of this conditional permit agrees and promises to defend and hold harmless and indemnify the City of Oakland, its directors, agents, officers, representatives, employees, agents, and volunteers from any and all 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 encroachments into the public right-of-way and regardless of responsibility for negligence. The liability insurance referred to in the preceding paragraph shall cover this contractual liability, provided that nothing herein shall be interpreted as limiting the Permittee's defense, hold harmless and indemnification obligations to the amount set forth in the preceding paragraph; 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 liable for the expenses connected therewith; and
8. upon the termination of the permission herein granted, the Permittee shall immediately remove the encroachments from within the public right-of-way, and shall repair any damage resulting there from 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 the 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.). Notwithstanding the above provisions of this Paragraph 12, Permittee shall not be liable to the City of Oakland for any hazardous substances on, in or beneath the encroachment area that were not caused by the Permittee, his or her agents, employees, tenants or service providers; 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 Permittee, by the acceptance of this revocable permit, agrees and promises to indemnify, defend, and hold harmless the City of Oakland, its directors, officers, representatives, agents, employees, and volunteers to the maximum extent permitted by law, 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 be in any way connected with the Permittee's use, installation or maintenance of the encroachment, 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

16. 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,** \_\_\_\_\_, **2005.**

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

APN: 008 - 0651 - 001 - 01

Page 1  
Order No. 157348-1

DESCRIPTION

CITY OF OAKLAND

PARCEL A:

COMMENCING AT A POINT ON THE EASTERN LINE OF FRANKLIN STREET, DISTANT THEREON SOUTHERLY 130 FEET FROM THE SOUTHERN LINE OF 22ND STREET; AND RUNNING THENCE PARALLEL WITH SAID LINE OF 22ND STREET, EASTERLY 30.64 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 21.85 FEET; THENCE AT RIGHT ANGLES EASTERLY 32.39 FEET; THENCE AT RIGHT ANGLES NORTHERLY 21.85 FEET; THENCE AT RIGHT ANGLES EASTERLY 36.97 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 152.41 FEET TO THE NORTHERN LINE OF 21ST STREET; THENCE ALONG THE LAST NAMED LINE, WESTERLY 92.03 FEET TO SAID EASTERN LINE OF FRANKLIN STREET; AND THENCE ALONG THE LAST NAMED LINE, NORTHERLY 163.97 FEET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF BLOCK 3, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE PACIFIC HOMESTEAD, SITUATED IN OAKLAND, ALAMEDA CO.", FILED JULY 23, 1866, IN BOOK "W" OF DEEDS, PAGES 2 AND 3, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

PARCEL B:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF 22ND, FORMERLY WALNUT OR 21ST STREET, WITH THE SOUTHEASTERLY LINE OF FRANKLIN STREET; THENCE SOUTHWESTERLY ALONG SAID LINE OF FRANKLIN STREET, 130 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH SAID LINE OF 22ND STREET, 100 FEET; THENCE NORTHEASTERLY, PARALLEL WITH SAID LINE OF FRANKLIN STREET, 130 FEET TO SAID SOUTHWESTERLY LINE OF 22ND STREET; THENCE NORTHWESTERLY ALONG SAID LAST NAMED LINE, 100 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF BLOCK 3, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE PACIFIC HOMESTEAD, SITUATED IN OAKLAND, ALAMEDA CO.", FILED JULY 23, 1866, IN BOOK "W" OF DEEDS, PAGES 2 AND 3, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

PARCEL C:

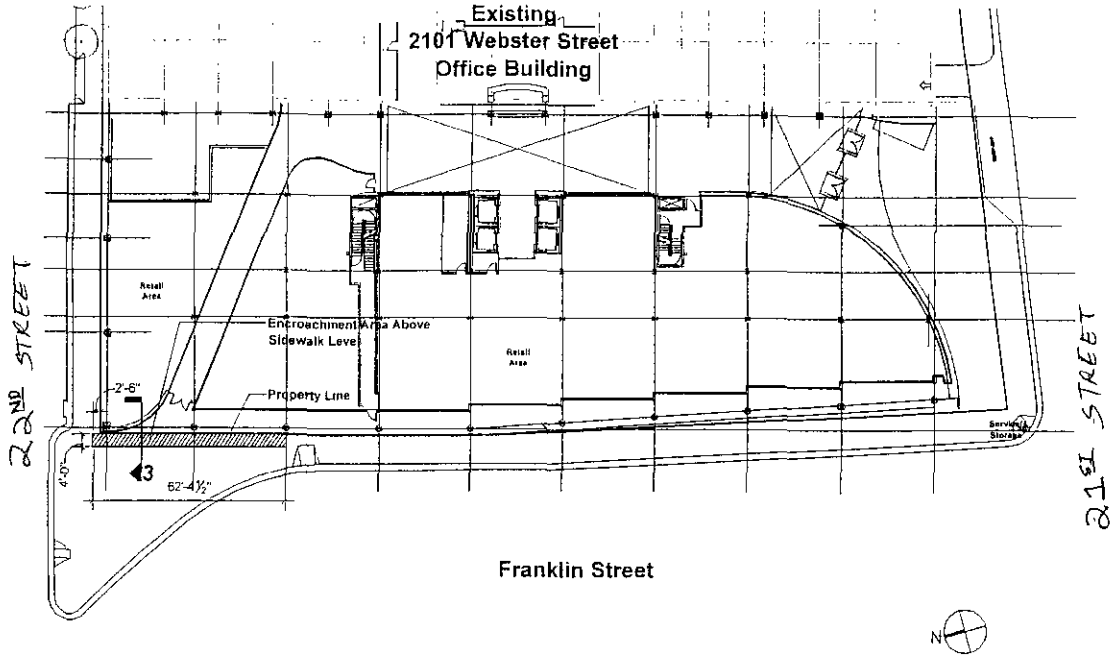
COMMENCING AT A POINT ON THE SOUTHEASTERN LINE OF FRANKLIN STREET, DISTANT THEREON SOUTHWESTERLY 130 FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHWESTERN LINE OF 22ND, FORMERLY WALNUT OR 21ST, STREET; RUNNING THENCE PARALLEL WITH SAID LINE OF 22ND STREET, SOUTHEASTERLY 30.64 FEET TO THE ACTUAL POINT OF BEGINNING; RUNNING THENCE PARALLEL WITH SAID LINE OF FRANKLIN STREET, SOUTHWESTERLY 21.85 FEET; THENCE PARALLEL WITH SAID LINE OF 22ND STREET, SOUTHEASTERLY 32.39 FEET; THENCE PARALLEL WITH SAID LINE OF FRANKLIN STREET, NORTHEASTERLY 21.85 FEET TO A LINE DRAWN SOUTHEASTERLY FROM THE ACTUAL POINT OF BEGINNING, PARALLEL WITH SAID LINE OF 22ND STREET; AND THENCE ALONG SAID LINE SO DRAWN, NORTHWESTERLY 32.39 FEET TO THE ACTUAL POINT OF BEGINNING.

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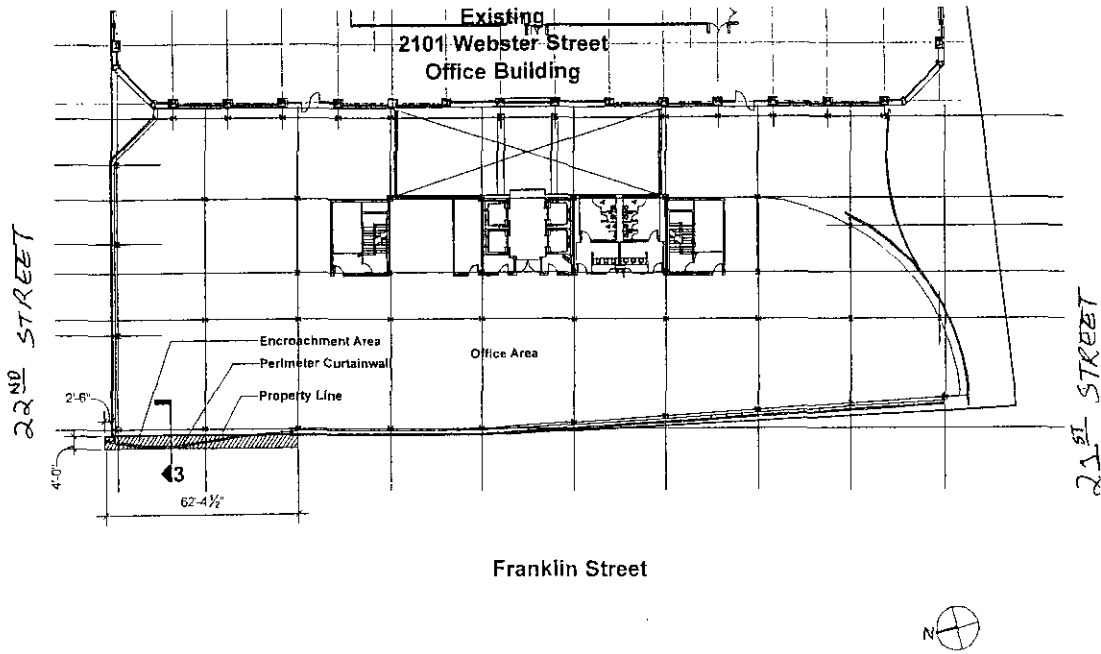
ASSESSOR'S PARCEL NO. 008-0651-001-01

**Exhibit B**

Plan View



**Proposed Encroachment Permit for 2100 - 2150 Franklin Street**  
1) First Floor & Site Plan October 10, 2005

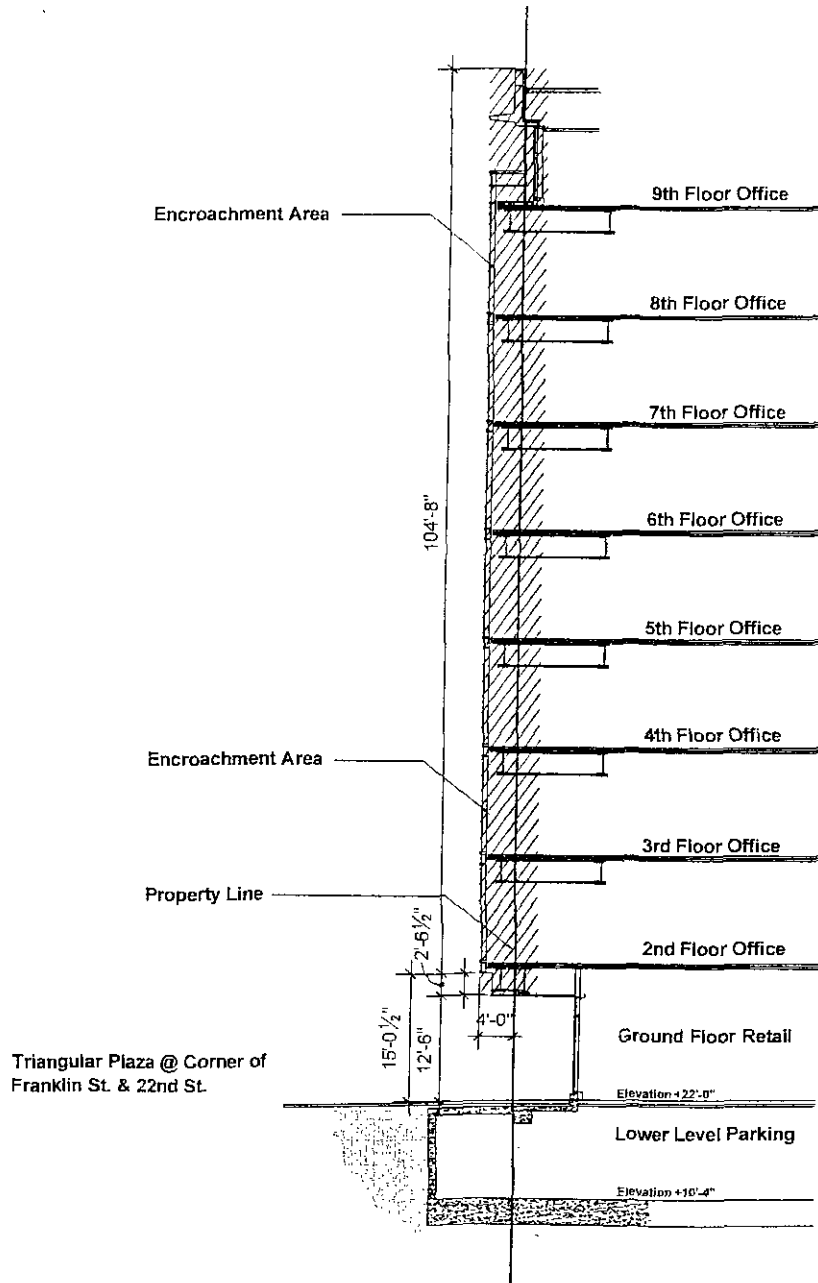


**Proposed Encroachment Permit for 2100 - 2150 Franklin Street**  
2) Second Floor Thru Eighth Floor October 10, 2005



**Exhibit C**

Elevation View



**Proposed Encroachment Permit for 2100 - 2150 Franklin Street**

3) Section Through Plaza @ Northwest Corner

October 10, 2005



2100 Franklin Street  
Oakland, California

WRIGHT ARCHITECTS, INC.

IN ASSOCIATION WITH RICHARD FENCL,  
CALIFORNIA ARCHITECT © 2005