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OFFICE OF THE CITY CLERK  
OAKLAND

CITY OF OAKLAND 2012 MAY 30 AM 10:37

# AGENDA REPORT

**TO:** DEANNA J. SANTANA  
CITY ADMINISTRATOR

**FROM:** Fred Blackwell  
Assistant City Administrator

**SUBJECT:** California Hotel Encroachment Permit

**DATE:** May 2, 2012

City Administrator

Approval

Date

5/27/12

**COUNCIL DISTRICT: 1**

## RECOMMENDATION

Staff recommends that the City Council adopt a resolution granting the property owner, California Hotel Oakland LP, a conditional and revocable permit to allow existing portions of the historic building located at 3501 San Pablo Avenue to encroach into the public right-of-way along San Pablo Avenue and Chestnut Street.

## OUTCOME

The resolution will authorize the City Engineer to issue an encroachment permit (no. ENMJ 12051) for the existing and retrofitted structural support system, building façade, and driveway portico which were constructed in the sidewalk area more than one-hundred (100) years ago.

## BACKGROUND/ LEGISLATIVE HISTORY

The property owner, California Hotel Oakland LP, has applied for a permit (no. B 1102582) to do seismic retrofitting and commercial and residential renovations of the seven (7) story historic hotel (Oakland Cultural Heritage Survey rating B+3). A property boundary survey provided by the owner confirmed that the existing foundations, exterior walls, balconies, fire escape, parapets, entrance canopy, and driveway portico, have encroached into the public right-of-way along San Pablo Avenue and Chestnut Street since the building was constructed circa 1895. The building protrusions into the public right-of-way vary from three (3) inches for exterior walls to twelve (12) feet for the entrance canopy.

## ANALYSIS

Oakland Municipal Code Section 12.08.030 requires that permanent encroachments in the public right-of-way, such as foundations, basements, and bay windows, receive approval of the City

Item: \_\_\_\_\_  
Public Works Committee  
June 12, 2012

Council before a permit may be issued. The encroaching portions of the California Hotel have not interfered with the public's use of the right-of-way or buried utilities since the building was constructed more than one hundred (100) years ago. The City Council has previously approved similar existing encroachments throughout Oakland.

### **PUBLIC OUTREACH/ INTEREST**

The hotel is being converted from semi-transient residential (single room occupancy) to permanent residential (studio and one bedroom apartments). The clientele will be "low income" who will continue to have on-site support services.

### **COORDINATION**

The Office of the City Attorney has reviewed the resolution for form and legality.

### **COST SUMMARY/ IMPLICATIONS**

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 were deposited in the special revenue Development Service Fund (2415), Engineering Services organization (84432), 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.

### **SUSTAINABLE OPPORTUNITIES**

**Economic** – This construction project 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 encroachment of this mixed-use building into the public right-of-way will have no adverse impact on the economic revitalization of Oakland. Construction permits for building remodeling and right-of-way improvements require that the permittee comply with State and City requirements for handicapped accessibility.

CEQA

This report is not a project under CEQA (exemptions: minor alteration section 15301 and infill project section 15332).

For questions regarding this report, please contact Ray Derania, City Engineer, at 510/ 238-4780.

Respectfully submitted,



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FRED BLACKWELL  
Assistant City Administrator

Reviewed by: Raymond M. Derania, City Engineer

Prepared by: David Harlan, Engineering Manager  
Department of Planning, Building, and Neighborhood  
Preservation

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

Introduced By

Approved For Form And Legality

2012 MAY 30 AM 10:38

\_\_\_\_\_  
Councilmember

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

## OAKLAND CITY COUNCIL

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

**RESOLUTION GRANTING CALIFORNIA HOTEL OAKLAND LP A  
REVOCABLE AND CONDITIONAL PERMIT TO ALLOW PORTIONS  
OF AN EXISTING BUILDING LOCATED AT 3501 SAN PABLO AVENUE  
TO ENCROACH INTO THE PUBLIC RIGHT OF WAY ALONG SAN PABLO  
AVENUE AND CHESTNUT STREET**

**WHEREAS**, California Hotel Oakland LP (Permittee), a California limited partnership (no. 2011-05900014) and owner of the property described in a grant deed, recorded February 24, 2012, series no. 2012061949, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 005-0479-002-01, and identified by the City of Oakland as 3501 San Pablo Avenue, and more particularly described in *Exhibits A.1* and *A.2* attached hereto, has made an application to the City Engineer of the City of Oakland for a conditional and revocable permit (no. ENMJ 12051) to allow the encroachment of portions of an existing building into the public right-of-way along San Pablo Avenue and Chestnut Street; and

**WHEREAS**, the owner has also filed an application with Building Official of the City of Oakland for approval of a building permit (no. B 1102582) to perform seismic retrofitting of the structural system and renovations of ground floor commercial space and upper floor residential dwelling units for said seven (7) story historic building (OCHS rating B+3); and

**WHEREAS**, a property boundary survey provided by the owner confirmed that the existing exterior walls, balconies, parapets, fire escape, entrance canopy, and driveway portico along San Pablo Avenue and Chestnut Street encroach into the public right-of-way; and

**WHEREAS**, the limits of said encroachments are delineated in *Exhibits B.1* through *B.9* attached hereto; and

**WHEREAS**, said encroachments have continuously occupied the delineated areas of the public right-of-way since the building was constructed circa 1895; and

**WHEREAS**, the encroachments and their locations have not interfered with the use by the public of the roadway or sidewalk or buried utilities for more than one-hundred (100) years; 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 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:** That the encroachments, as conditioned herein, do comply with the California Environmental Quality Act; and be it

**FURTHER RESOLVED:** That a revocable permit, as conditioned herein, is hereby granted to California Hotel Oakland LP to allow portions of the existing building, as delineated in *Exhibits B.1* through *B.9*, located at 3501 San Pablo Avenue to encroach into the public right-of-way along San Pablo Avenue and Chestnut Street; and be it

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

- L This agreement may be voided and the associated permit for encroachments may be revoked at any time and for any reason, at the sole discretion of the Oakland City Council, expressed by resolution, or the associated permit may be suspended at any time, at the sole discretion of the City Engineer, upon failure of the Permittee (California Hotel Oakland LP) to comply fully and continuously with each and all of the general and special conditions set forth herein and in the associated permit.
2. The Permittee hereby disclaims any right, title, or interest in or to any portion of the public right-of-way, including the sidewalk and street, and agree that the encroachment is granted for indeterminate period of time and that the use and occupancy by the Permittee of the public right-of-way is temporary and does not constitute an abandonment, whether expressed or implied, by the City of Oakland of any of its rights associated with the statutory and customary purpose and use of and operations in the public right-of-way.
3. The Permittee agrees to indemnify and save harmless the City of Oakland, its officers, agents, employees, and volunteers, and each of them, from any suits, claims, or actions brought by any person or persons, corporations, or other entities for on account of any bodily injury, disease, or illness, including death, damage to property, real or personal, or damages of any nature, however caused, and regardless of responsibility for negligence, arising in any manner out of the construction of or installation of a private improvement itself or sustained as result of its construction or installation or resulting from the Permittee's failure to maintain, repair, remove and/or reconstruct the private improvement.
4. The Permittee shall maintain fully in force and effect at all times that the encroachment occupies the public right-of-way good and sufficient public liability insurance in a face amount not less than \$2,000,000.00 for each occurrence, and property damage insurance in a face amount not less than \$1,000,000.00 for each occurrence, both including contractual liability, insuring the City of Oakland, its officers, agents, employees, and volunteers against any and all claims arising out of the existence of the encroachment in the public right-of-

way, as respects liabilities assume under this permit, 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 the insurance coverage shall not be canceled or be permitted to lapse without thirty calendar (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 of the Permittee annually and may require the Permittee to increase the amount of and/or change the type of insurance coverage required.

5. The Permittee shall be solely and fully liable and responsible for the repair, replacement, removal, reconstruction, and maintenance of any portion or all of the private improvements constructed or installed in the public right-of-way, whether by the cause, neglect, or negligence of the Permittee or others and for the associated costs and expenses necessary to restore or remove the encroachment to the satisfaction of the City Engineer and shall not allow the encroachment to become a blight or a menace or a hazard to the health and safety of the general public.
6. The Permittee acknowledges and agrees that the encroachment is out of the ordinary and does not comply with City of Oakland standard installations. The Permittee further acknowledges and agrees that the City of Oakland and public utility agencies will periodically conduct work in the public right-of-way, including excavation, trenching, and relocation of its facilities, all of which may damage the encroachment. Permittee further acknowledges and agrees that the City and public utility agencies take no responsibility for repair or replacement of the encroachment which may be damaged by the City or its contractors or public utility agencies or their contractors. Permittee further acknowledges and agrees that upon notification by and to the satisfaction of the City Engineer, Permittee shall immediately repair, replace, or remove, at the sole expense of the Permittee, all damages to the encroachment that are directly or indirectly attributable to work by the City or its contractors or public utility agencies or their contractors.
7. The Permittee shall remain liable for and shall immediately reimburse the City of Oakland for all costs, fee assessments, penalties, and accruing interest associated with the City's notification and subsequent abatement action for required maintenance, repairs, or removal, whether in whole or in part, of the encroachment or of damaged City infrastructure made necessary by the failure, whether direct or indirect, of the Permittee to monitor the encroachment effectively and accomplish preventative, remedial, or restorative work expeditiously. The City reserves the unqualified right to collect all monies unpaid through any combination of available statutory remedies, including recordation of Prospective Liens and Priority Liens/ Special Assessments with the Alameda County Recorder, inclusion of non-reimbursed amounts by the Alameda County Assessor with the annual assessment of the general levy, and awards of judgments by a court of competent jurisdiction.
8. Upon revocation of the encroachment permit, the Permittee shall immediately, completely, and permanently remove the encroachment from the public right-of-way and restore the public right-of-way to its original conditions existing before the construction or installation of the encroachment, to the satisfaction of the City Engineer and all at the sole expense of the Permittee.

9. This agreement and the associated permit for an encroachment shall become effective upon filing of this agreement with the Alameda County Recorder for recordation as an encumbrance of the property and its title.
10. The Permittee acknowledges that the City makes no representations or warranties as to the conditions beneath said encroachment. By accepting this revocable permit, 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 safety of itself and any of its personnel in connection with its entry under this revocable permit.
11. The Permittee acknowledges that the City is unaware of the existence of any hazardous substances beneath the encroachment area, and Permittee hereby waives and fully releases and forever discharges the City and its officers, directors, employees, agents, servants, representatives, assigns and successors 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 of 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 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401, 1450), the 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 Sections 253000 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.).
12. 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."
13. The Permittee recognizes that by waiving the provisions of this section, Permittee will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to agree to these encroachment terms and conditions, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause.

14. By the acceptance of this revocable permit, the Permittee agrees and promises
- (a) to indemnify, defend, and hold harmless the City of Oakland, its officers, 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; collectively referred to as "claims", whether direct or indirect, known or unknown, foreseen or unforeseen, to the extent that such claims were either (1) caused by the Permittee, its agents, employees, contractors or representatives, or, (2) in the case of environmental contamination, the claim is a result of environmental contamination that emanates or emanated from 3501 San Pablo Avenue, Oakland, California site, or was otherwise caused by the Permittee, its agents, employees, contractors or representatives; and
  - (b) if any contamination is discovered below or in the immediate vicinity of the encroachment, and the contaminants found are of the type used, housed, stored, processed or sold on or from 3501 San Pablo Avenue, Oakland, California site, such shall amount to a rebuttable presumption that the contamination below, or in the immediate vicinity of, the encroachment was caused by the Permittee, its agents, employees, contractors or representatives; and
  - (c) the Permittee shall comply with all applicable federal, state, county and local laws, rules, and regulations governing the installation, maintenance, operation and abatement of the encroachment.
15. The encroachment permit and accompanying indenture agreement shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City Engineer, and shall become null and void upon the failure of the Permittee to comply with all conditions.
16. The Indenture Agreement alone does not allow work to be done which requires permitting and/or inspection, and the Permittee shall obtain any and all required permits before beginning work.
17. The Oakland City Council, at its sole discretion and at future date not yet determined, may impose additional and continuing fees as prescribed in the Master Fee Schedule for use and occupancy of the public right-of-way; and be it

**FURTHER RESOLVED:** That the Council of the City of Oakland, at its sole discretion and at future date not yet determined, may impose additional and continuing fees as prescribed in the Master Fee Schedule, for use and occupancy of the public right-of-way; and be it

**FURTHER RESOLVED:** That this resolution shall take effect when all the conditions hereinabove set forth have been complied with to the satisfaction of the City Engineer 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 Engineer is hereby authorized to file a certified copy of this resolution for recordation by the Alameda County Clerk-Recorder as an encumbrance of the title of the property identified above.

**IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2012**

**PASSED BY THE FOLLOWING VOTE:**

**AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL,  
SCHAAF, AND PRESIDENT REID**

**NOES -**

**ABSENT -**

**ABSTENTION -**

**ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California**

## EXHIBIT A.1

### Description of the Private Property Abutting the Encroachment

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01

Deed no. 2012061949

Recorded February 24, 2012

The land referred to is situated in the County of Alameda, City of Oakland, State of California, and is described as follows:

PARCEL ONE:

PARCEL A:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 25, 26, 27, 28, 29, 30 and 31 in Block 683, as said lots and block are shown on the Map entitled "Map of the Glascock Tract, Oakland, etc.", filed June 16, 1877, in Book 5, Page 21, of Maps, in the Office of the County Recorder of Alameda County.

PARCEL B:

All that portion of Lot 1 in said Block 683, that lies Southerly of a line drawn from a point on the Western line of San Pablo Avenue, distant thereon Southerly 129 feet, 8 inches from the point of intersection thereof with the Eastern line of Chestnut Street, as said avenue and street are shown on the map hereinafter referred to, Westerly in a direct line to a point on the said Eastern line of Chestnut Street, distant thereon Southerly 139 feet, 8 inches from the point of intersection thereof with the said Western line of said San Pablo Avenue, as said lots and block are shown on the map herein referred to.

PARCEL C:

A portion of Lot 1, in said Block 683, as said lot and block are shown on the "Map of the Glascock Tract, Oakland", filed June 16, 1877, in Book 5, Page 21, of Maps, in the Office of the County Recorder of Alameda County, more particularly described as follows:

Commencing at the most Easterly corner of that parcel of land described in Deed Number 18224 to the State of California, recorded April 28, 1959, in Volume 9008, Page 19, Official Records of Alameda County; thence along the Southerly line of said parcel, South 84° 08' 15" West, 71.11 feet to the Westerly line of said parcel, being also the Easterly line of Chestnut Street; thence along last said Easterly line, North 17° 06' 13" East, 31.71 feet; thence from a tangent that bears South 69° 57' 30" East along a curve to the right with a radius of 3,574.00 feet through an angle of 01° 03' 06", an arc length of 65.60 feet to the point of commencement.

EXCEPTING FROM PARCEL ONE ABOVE: All buildings and improvements now or hereafter located thereon, as granted to CaHon Associates, a California limited partnership, in the Grant Deed recorded May 9, 1989, Series No. 89-124837, Alameda County Records, which buildings and improvements are and shall remain real property.

## EXHIBIT A.1

### Description of the Private Property Abutting the Encroachment

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01

#### PARCEL TWO:

All buildings and improvements located on the herein above described real property (being Parcel One A, B and C), as granted to CaHon Associates, a California limited partnership, in the Grant Deed recorded May 9, 1989, Series No. 89-124837, Alameda County Records, which buildings and improvements are and shall remain real property.

#### PARCEL THREE:

Leasehold Estate as created by that certain Lease dated April 20, 1989, and made by and between Oakland Community Housing, Inc., a California non profit public benefit corporation, as lessor and CaHon Associates, a California limited partnership, as lessee, for the term and upon the terms and conditions contained in said lease, disclosed by Ground Lease, recorded May 9, 1989, Series No. 89-124836, Official Records, and amendment to said Lease by and between Oakland Community Housing and CaHon Associates recorded March 20, 1991, Series No. 91-72189, Official Records, in and to the real property herein above described as Parcels One A, B and C.

APN: 005-0479-002-01

# EXHIBIT A.2

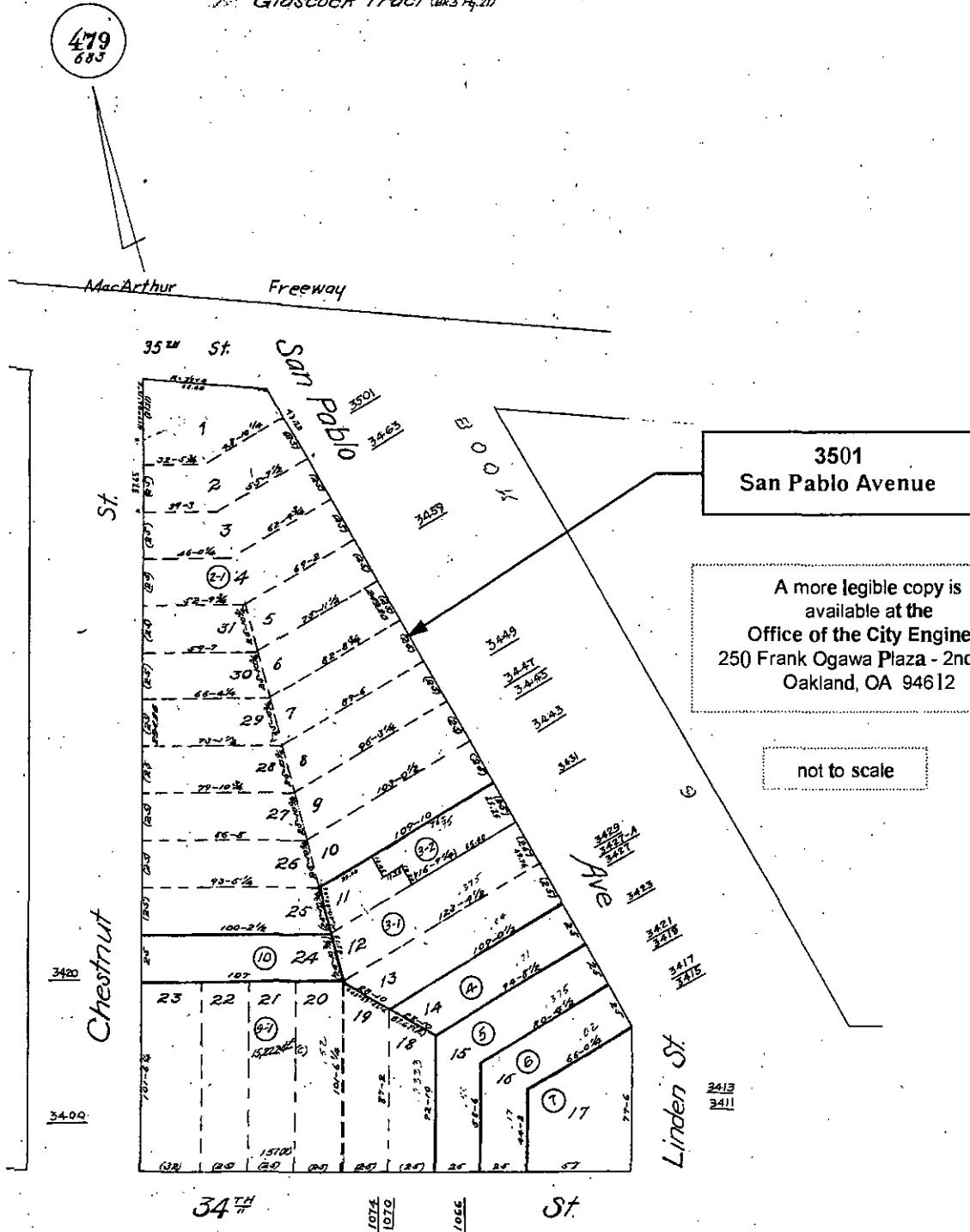
## Description of the Private Property Abutting the Encroachment

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01

ASSESSOR'S MAP 5

Map of the  
Glascock Tract (Bk 5 Pg. 21)

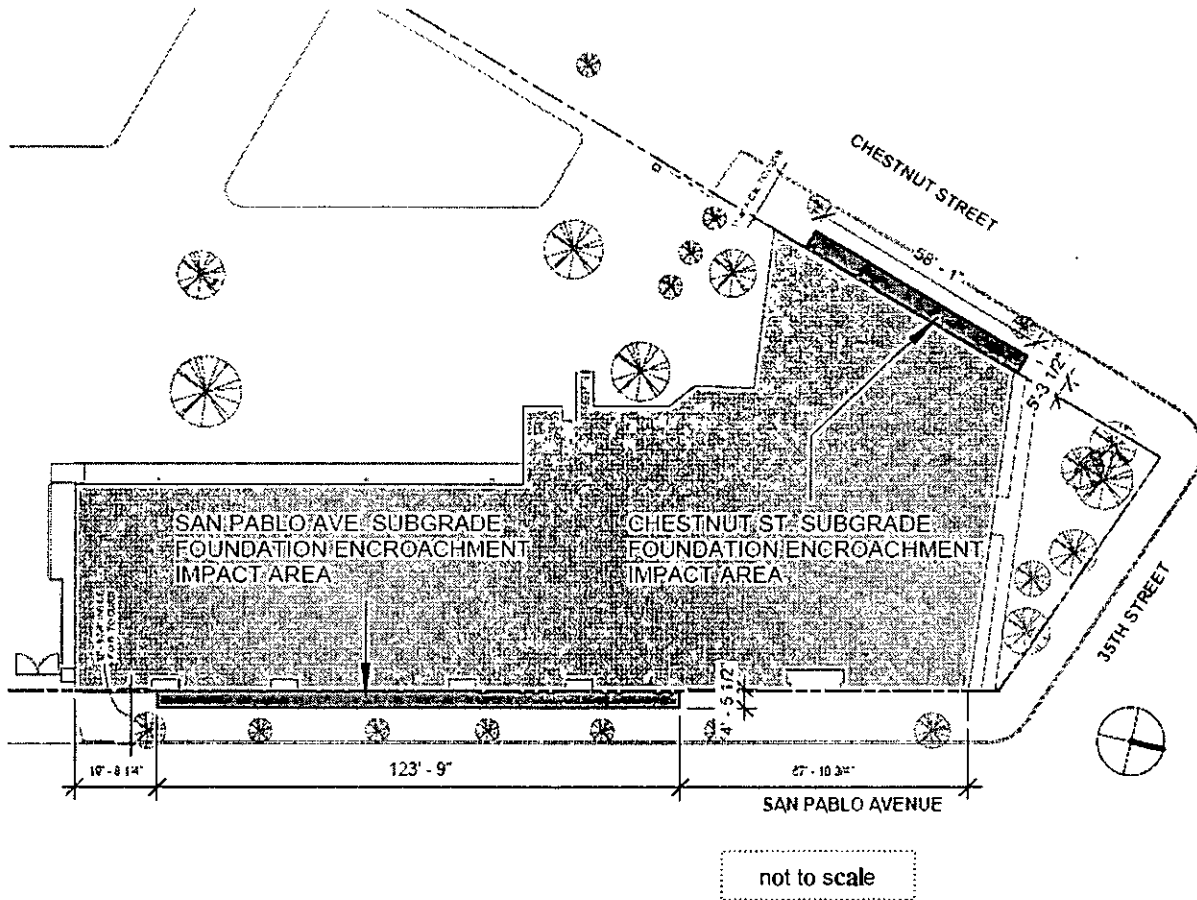


# EXHIBIT B.1

## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



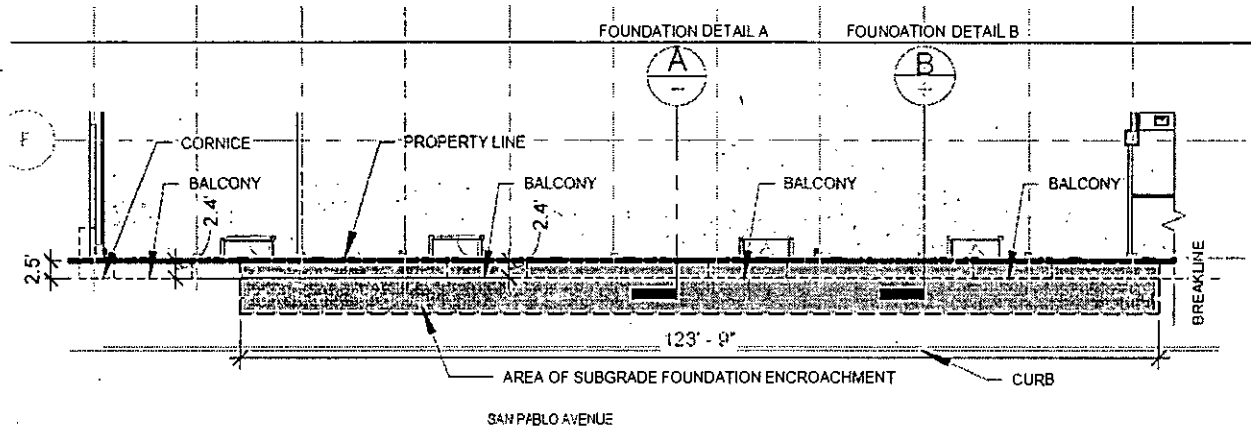
① SITE PLAN: ENCROACHMENT OF SUBGRADE FOUNDATION  
1/32" = 1'-0"

# EXHIBIT B.2

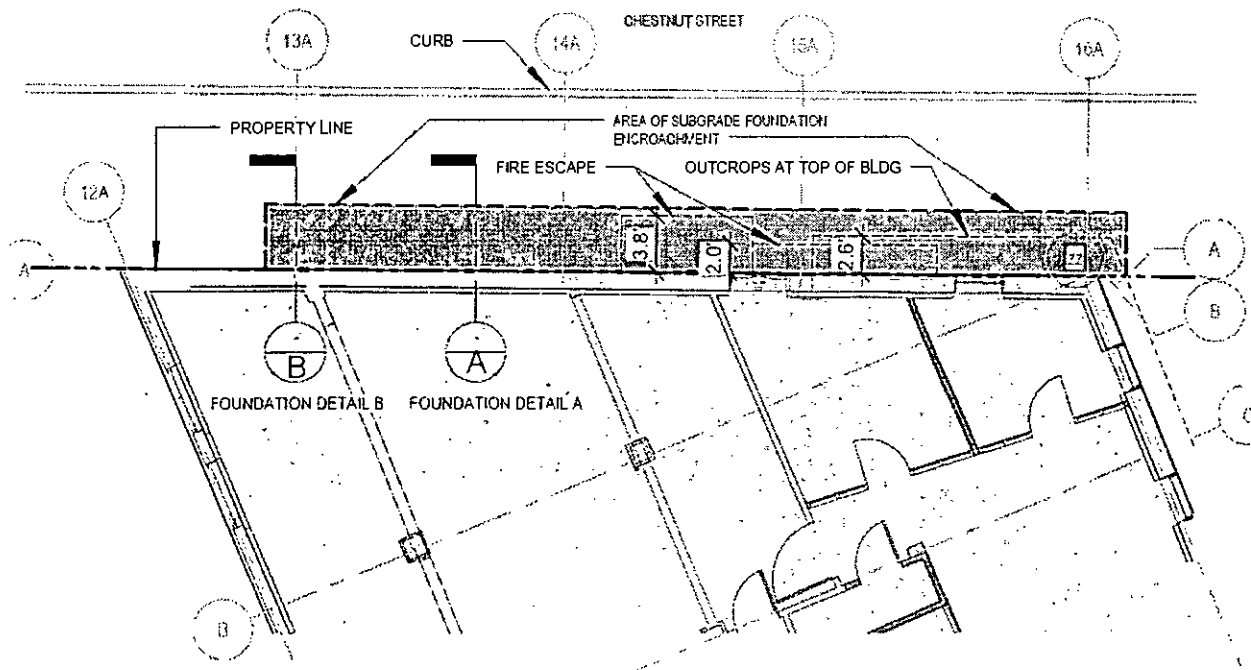
## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



ENLARGED PLAN AT SAN PABLO AVENUE  
1/16" = 1'-0"



ENLARGED PLAN AT CHESTNUT STREET  
1/8" = 1'-0"

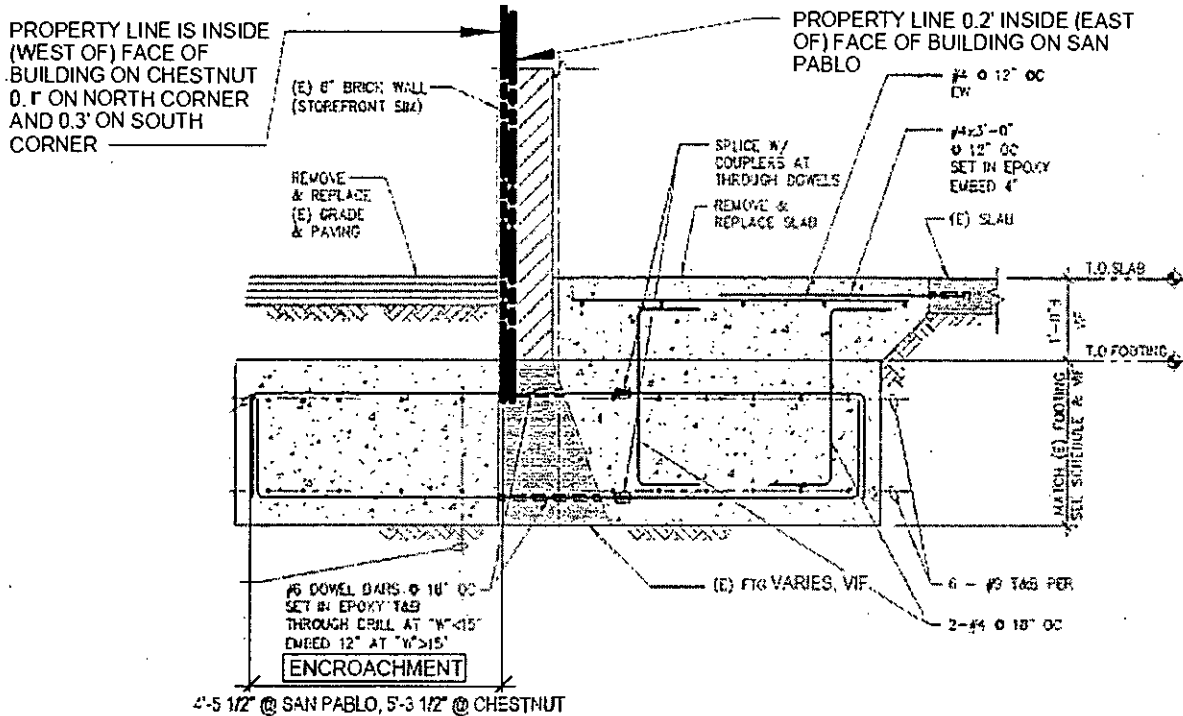
not to scale

# EXHIBIT B.3

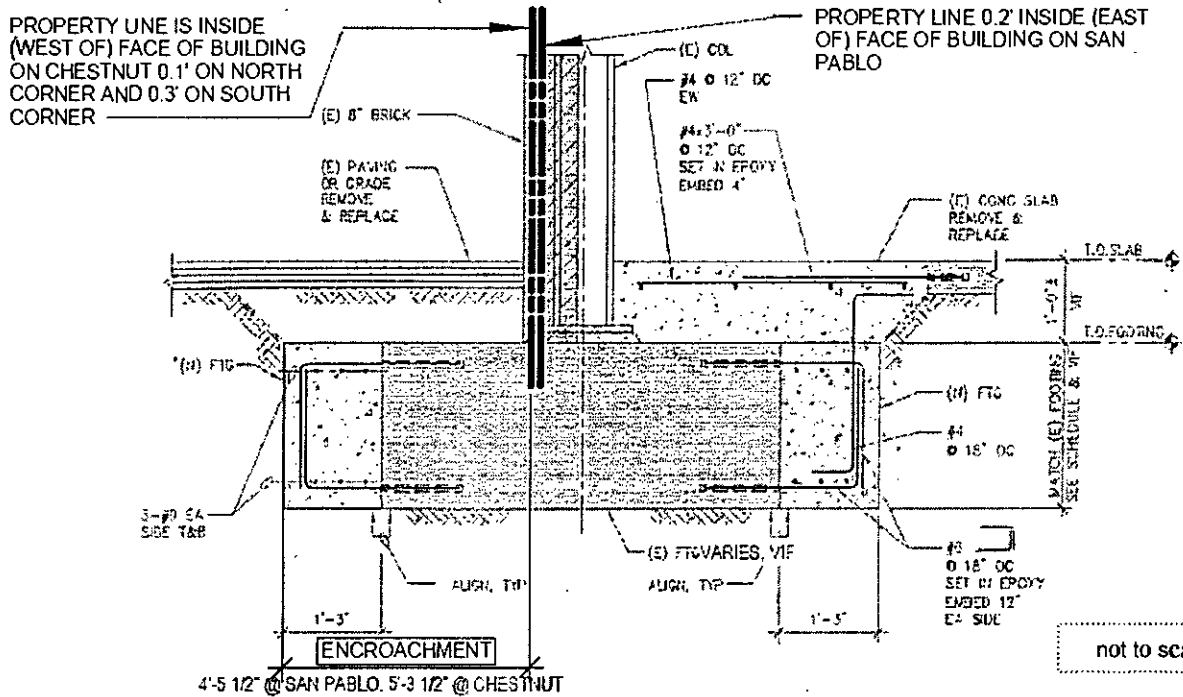
## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



**(A) PERIMETER GRADE BEAM BETWEEN SPREAD FOOTINGS**



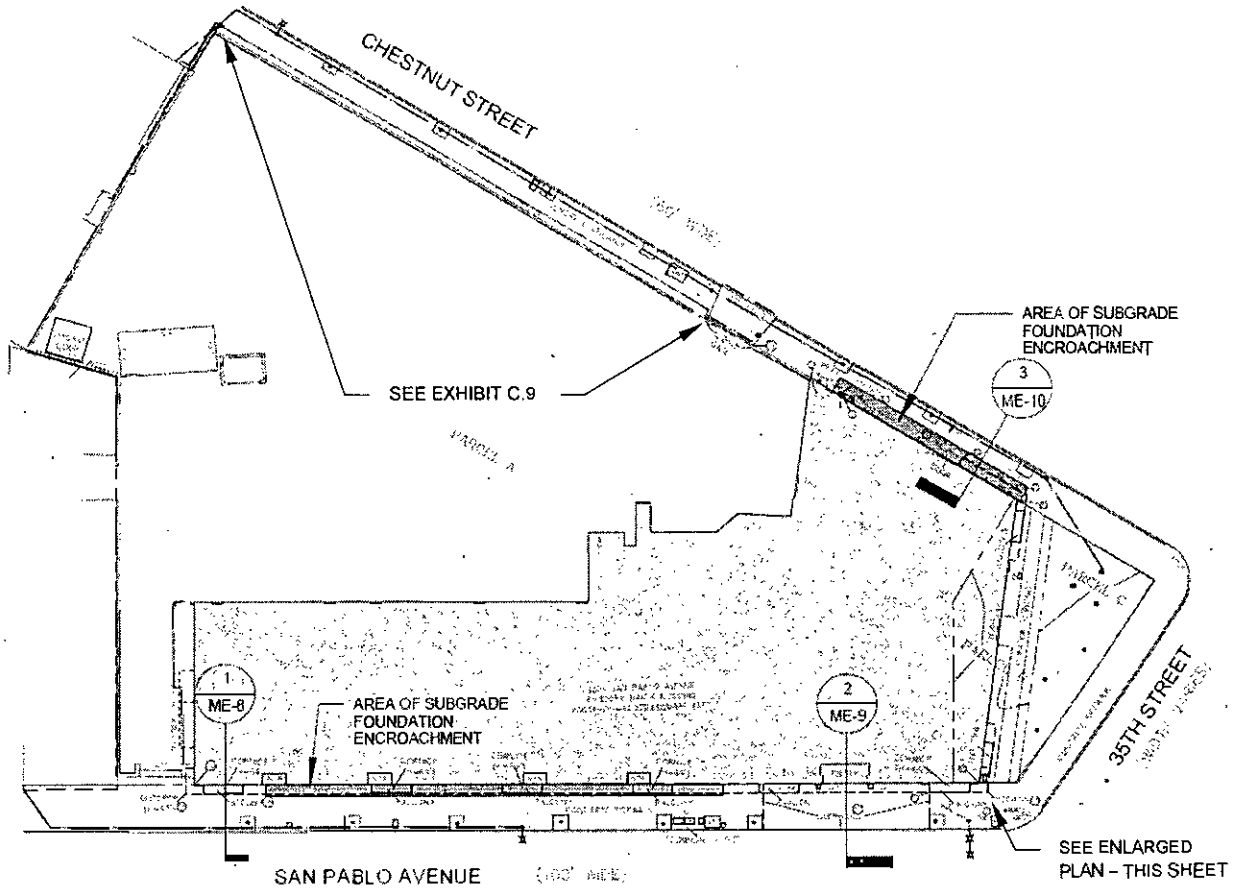
**(B) PERIMETER GRADE BEAM AT (E) SPREAD FOOTING**

# EXHIBIT B.4

## Limits of the Encroachment in the Public Right-Of-Way

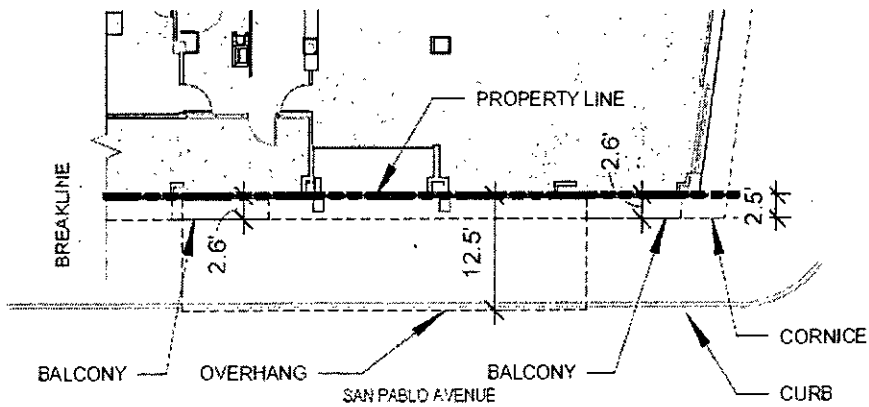
Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



ALTA/ACSM LAND TITLE SURVEY - Moran Engineering  
1/32" = 1'-0"

California Hotel  
3501 San Pablo Avenue, Oakland, CA 94608



ENLARGED PLAN AT SAN PABLO AVENUE

not to scale

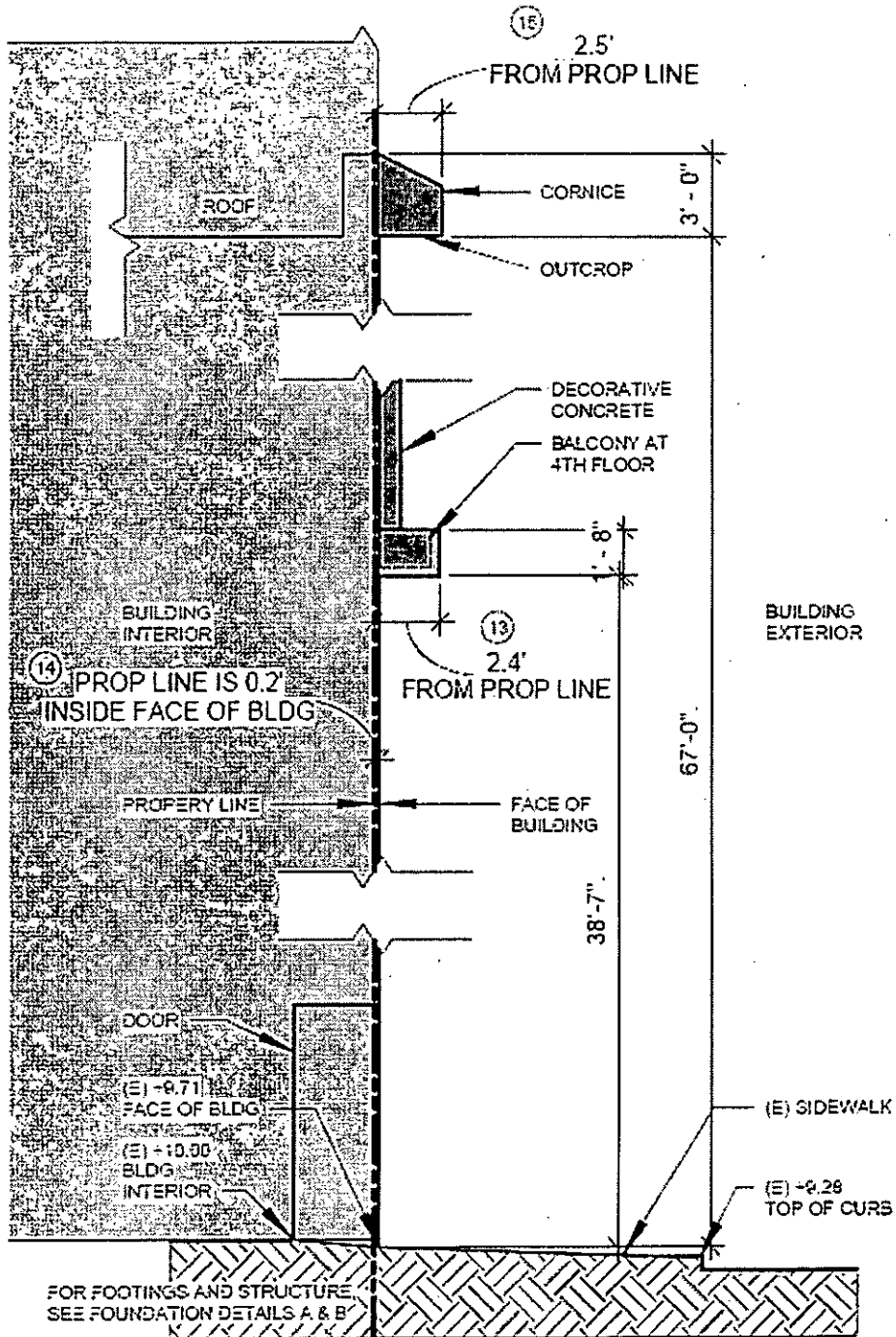


# EXHIBIT B.5

## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



① SECTION 1 OF ALTA SURVEY  
3/16" = 1'-0"

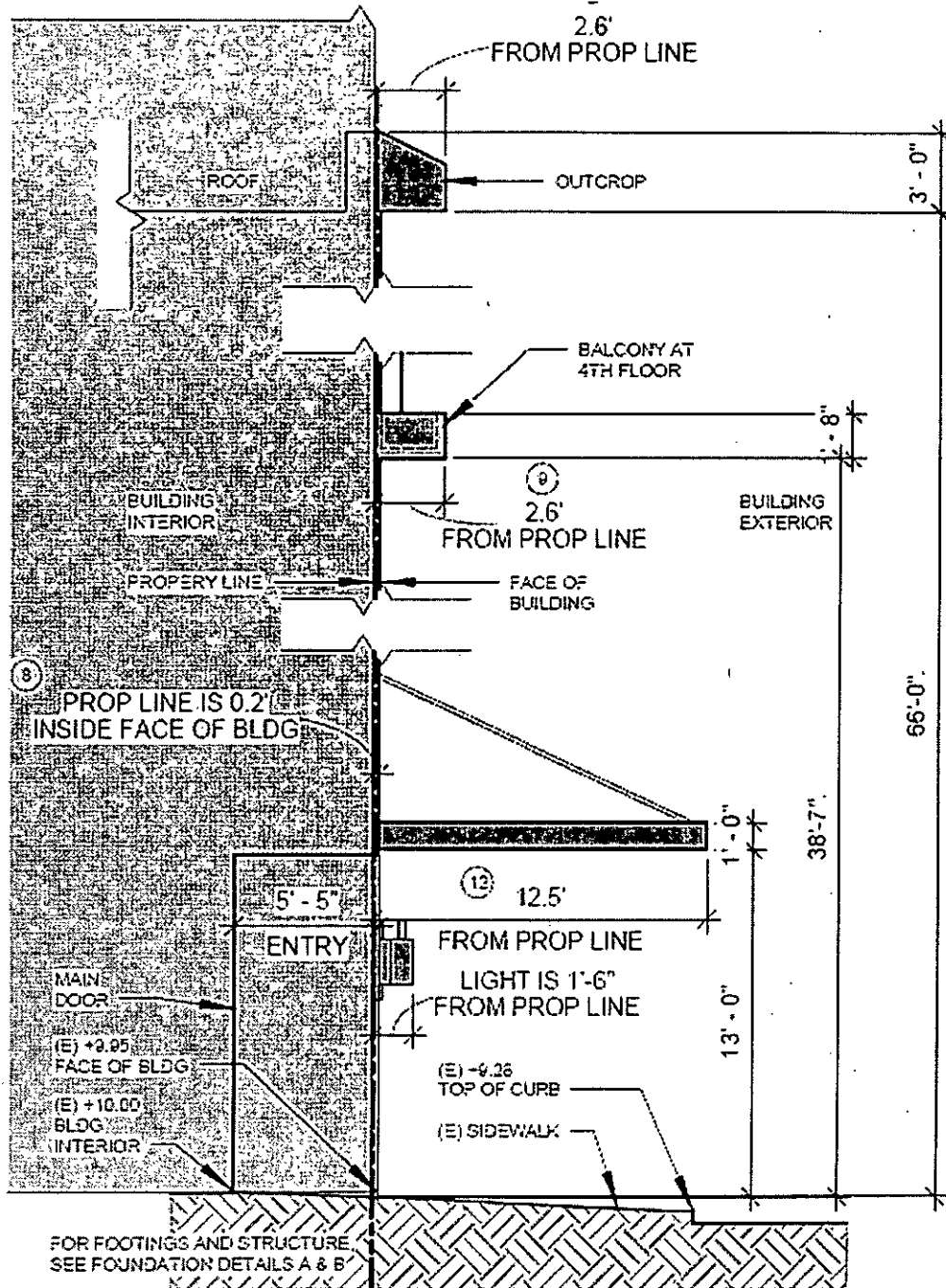
ME-8

# EXHIBIT B.6

## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



not to scale

② SECTION 2 OF ALTA SURVEY  
3/16" = 1'-0"

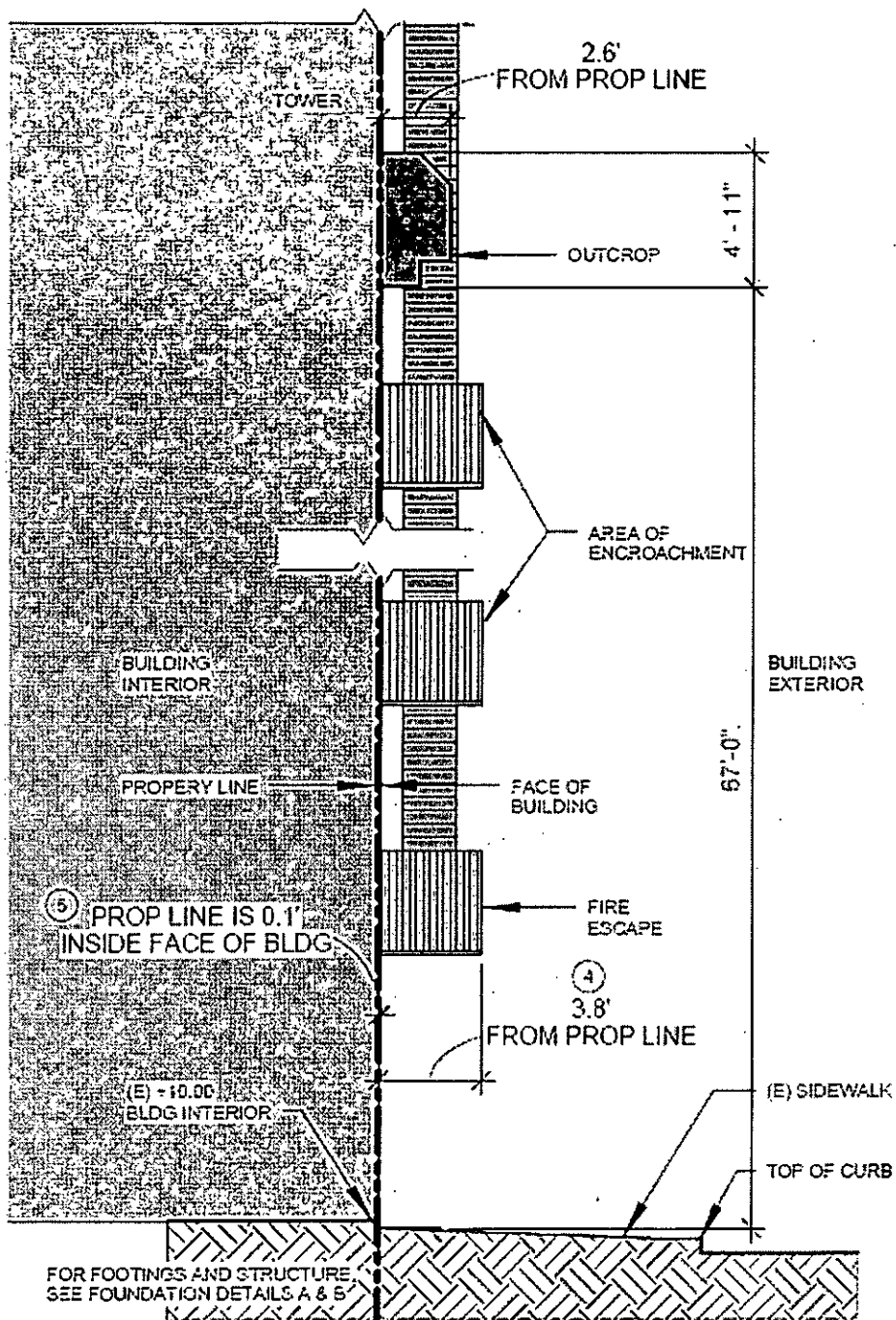
ME-9

# EXHIBIT B.7

## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



③ SECTION 3 OF ALTA SURVEY  
3/16" = 1'-0"

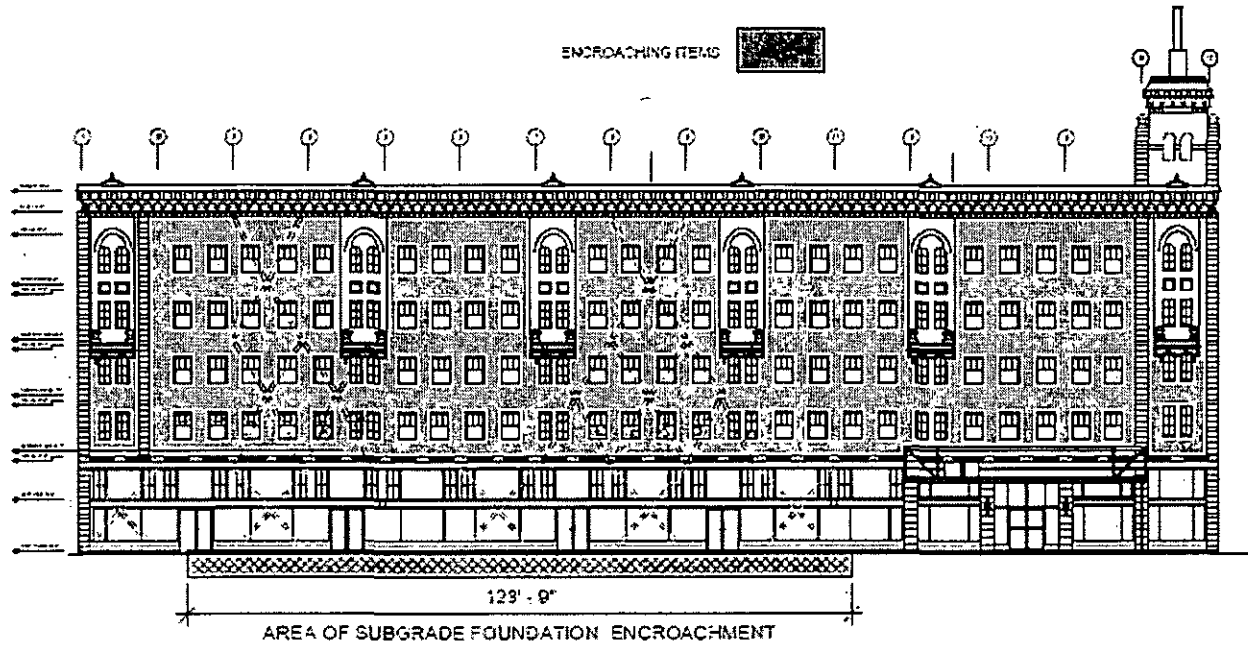
ME-10

# EXHIBIT B.8

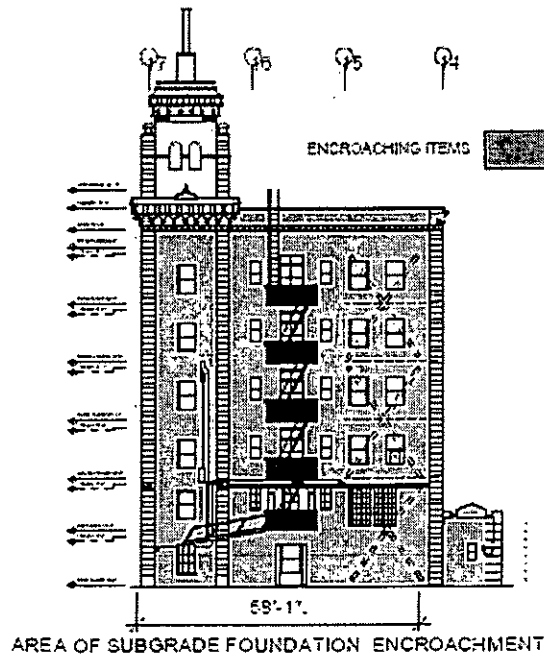
## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



② EAST ELEVATION  
3/64" = 1'-0"



②A PARTIAL WEST ELEVATION (NORTH WING)  
3/64" = 1'-0"

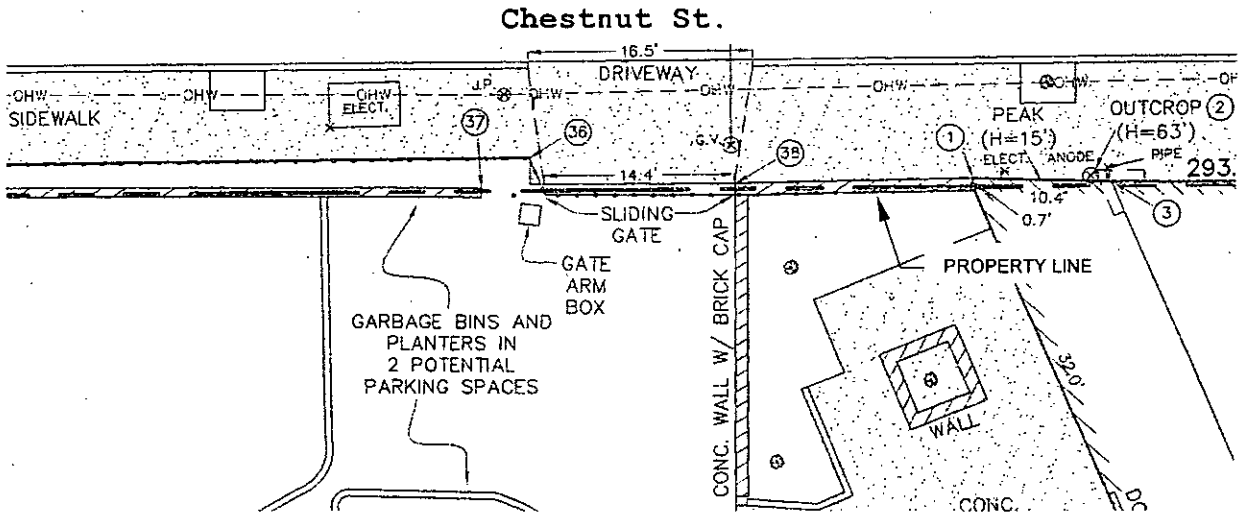
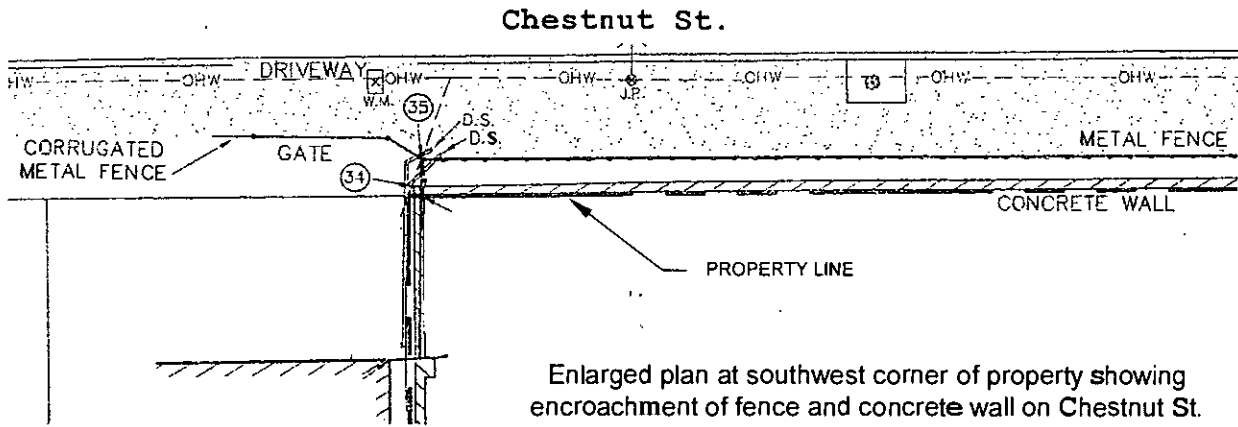
not to scale

# EXHIBIT B.9

## Limits of the Encroachment in the Public Right-Of-Way

Address 3501 San Pablo Avenue

Parcel no. 005 -0479-002-01



- ① BUILDING CORNER 0.65' WEST OF WEST PL
- ② CORNER OUTCROP AT TOP OF BUILDING 1.2' WEST OF WEST PL
- ③ BUILDING ANGLE POINT 0.5' WEST OF WEST PL
- ④ WALL CORNER 0.4' NORTH OF SOUTH PL AND 0.7' WEST OF WEST PL
- ⑤ FENCE CORNER 2.7' WEST OF WEST PL
- ⑥ FENCE CORNER 2.6' WEST OF WEST PL
- ⑦ WALL END 0.3' WEST OF WEST PL
- ⑧ WALL CORNER 0.4' WEST OF WEST PL, BRICK CAP 0.5' WEST OF WEST PL

not to scale