

CITY OF OAKLAND

Agenda Report

OFFICE OF THE CITY CLERK

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: October 24, 2006

2006 OCT 12 PM 1:20

RE: **A Report And Resolution Granting The Bravo Family Trust and Danon Living Trust A Revocable And Conditional Permit To Allow The Encroachment Of An Existing Building At 5940 Racine Street To Remain In The Public Right-Of-Way**

SUMMARY

A resolution has been prepared granting the Bravo Family Trust and the Danon Living Trust, the owners of an existing two-family dwelling at 5940 Racine Street, a conditional and revocable permit (ENMJ06240) that will allow the ninety (90) year residence to encroach approximately two and one-half (2.5) feet into the public right-of-way.

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 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 lot, which has frontage both on Racine Street and Telegraph Avenue, is located near the intersection with 59th Street. The parcel (APN 015-1383-006-00) has two existing two-family dwellings that were constructed in 1918 (5929 Telegraph Avenue and 5940 Racine Street). The owners have applied to the City to divide the lot in the middle (CU05567, TPM 8875).

KEY ISSUES AND IMPACTS

Oakland Municipal Code Section 12.08.030 requires that the City Council approve encroachments of enclosed floor space in the public right-of-way. The full twenty-three (23) feet frontage of the Racine Street residence was originally constructed approximately two and one-half (2.5) feet across the front property line. The owner's land surveyor identified the encroachment while preparing the tentative subdivision map. As a condition for approving the tentative map, the Zoning Division of the Community and Economic Development Agency (CEDA) has required that the owners obtain an encroachment permit.

The existing encroachment is behind the public sidewalk and has not interfered with the public's use of the right-of-way nor with the maintenance of underground public utilities since the residence was built.

SUSTAINABLE OPPORTUNITIES

Economic

The parcel division will provide opportunities for professional services 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 a building encroachment along Racine 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 the existing encroachment of a residence at 5940 Racine Street to remain in the public right-of-way.

Respectfully submitted,



CLAUDIA CAPPIO

Development Director

Community and Economic Development Agency

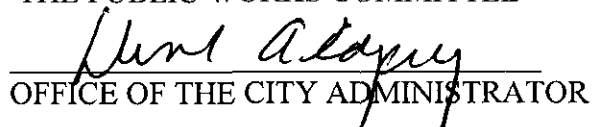
Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE



OFFICE OF THE CITY ADMINISTRATOR

Introduced by

OFFICE OF THE CITY CLERK
RECEIVED

Approved for Form and Legality

2006 OCT 12 PM 1:20

Councilmember

F. Faiz
City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION GRANTING THE BRAVO FAMILY TRUST AND THE DANON LIVING TRUST A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW THE ENCROACHMENT OF AN EXISTING TWO-FAMILY RESIDENCE AT 5940 RACINE TO REMAIN IN THE PUBLIC RIGHT-OF-WAY

WHEREAS, the Bravo Family Revocable Trust and the Jean J. and Tara L. Danon Living Trust ("Permittee"), who are the owners of the property described in a Grant Deed, recorded November 4, 2005, Series No. 2005477748, by the Alameda County Recorder, and identified by the Alameda County Assessor as APN 015-1383-006-00, and identified by the City of Oakland as 5940 and 5942 Racine 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 the full frontage of an existing two-family dwelling to encroach into the public right-of-way; and

WHEREAS, the Permittee has applied for a tentative parcel map (TPM8875) to divide the lot, which has frontage both on Racine Street and Telegraph Avenue, into two parcels; and

WHEREAS, the Zoning Division of the Community and Economic Development Agency of the City of Oakland has conditioned approval of the proposed division of the lot (CU05567) by requiring that the Permittee apply and obtain a permit for the encroachment of the existing residence; and

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

WHEREAS, the encroachment and its location beyond the property boundaries and construction within the public right-of-way have not interfered with the use by the public of the roadway or sidewalk or buried utilities since construction of the residence in 1918; 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 15301 (Existing Facilities) this project is categorically exempt from the provisions of the California Environmental Quality Act; now, therefore, be it

RESOLVED: That the City Council finds 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 (ENMJ06301) to allow a portion of an existing two-family residence to remain in the public right-of-way along Racine 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 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 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

Lands of The Bravo Family Revocable Trust And The Jean J. Danon And Tara L. Danon Living Trust

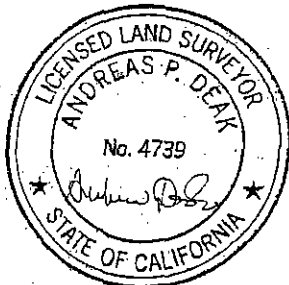
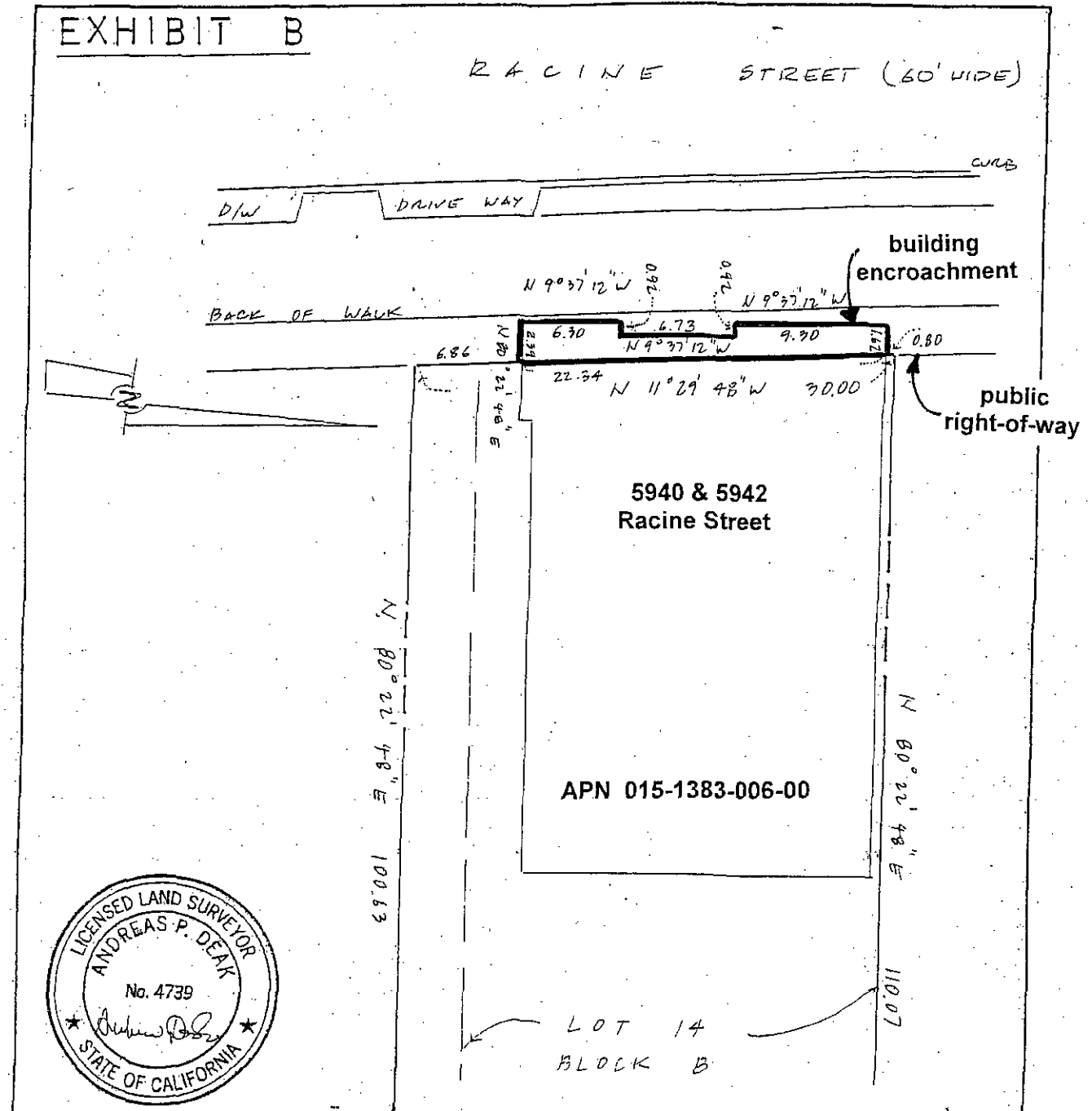
City of Oakland

Lot 14, Block "B", Map of the Subdivision of Blocks A, B, C, D, E, F, as shown on the map no. 3 of the Roberts and Wolfskill tract filed July 10, 1889, Map Book 9, Page 28, Alameda County Records, and a portion of Lot 3, Block "A", Map No. 3 of the Roberts and Wolfskill Tract, filed December 20, 1887, Map Book 9, Page 5, Alameda County Records, described as follows:

Beginning at a point on the Eastern Line of Racine Street, distant thereon Northerly 320 feet from the point of intersection thereof with the western line of Telegraph Avenue, (formerly Humboldt Avenue) as said street and avenue are shown on the maps herein referred to. Running thence Northerly along said line of Racine street, 30 feet; thence at right angles Easterly 112.985 feet to the western line of telegraph Avenue; thence southerly along said line of telegraph avenue, to the intersection thereof with a line drawn at right angles to said line of Racine street from the point of beginning; thence westerly along said line so drawn 105 feet, more or less, to the point of beginning.

Exhibit B

Plan view



EXPIRES 9-30-2007

| | |
|--|----------------|
| PROPOSED ENCROACHMENT EASEMENT FOR BUILDING 5940-5942 RACINE ST BERKELEY CALIFORNIA | DATE 1-28-2006 |
| CLIENT: MR. JEAN DENON | SCALE 1" = 8' |
| ANDREAS DEAK LICENSED LAND SURVEYOR 2116 BUENA VISTA AVENUE ALAMEDA CA 94501 PHONE: 865-4289 | SURVEY DEAK |
| | PLAT DEAK |
| | APN 15-1383-6 |
| | JOB NO. |