

**CITY OF OAKLAND**  
**Agenda Report**

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2004 JAN 29 PM 1:02

TO: Office of the City Manager  
ATTN: Deborah Edgerly, Interim City Manager  
FROM: Community and Economic Development Agency  
DATE: February 10, 2004

**RE: A RESOLUTION GRANTING OAK STREET HOUSING, L.P., A CALIFORNIA LIMITED PARTNERSHIP, A CONDITIONAL REVOCABLE PERMIT FOR THE ENCROACHMENT OF ENCLOSED COMMON SPACE ON THE THIRD, FOURTH, AND FIFTH FLOORS OF A PROPOSED BUILDING INTO THE PUBLIC RIGHT-OF-WAY AREA OF OAK STREET.**

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**SUMMARY**

A resolution has been prepared granting Oak Street Housing, L.P., owner of the property commonly known as 1109 Oak Street, a conditional revocable permit to encroach into the public right-of-way area of Oak Street. The encroachment consists of enclosed common space on the third, fourth, and fifth floors of a proposed building. The subject encroachment does not interfere with the use of the public right-of-way.

**FISCAL IMPACT**

There is no fiscal impact to the City. All costs associated with the construction, liability and maintenance of the encroachment will be at the owner's expense.

**BACKGROUND**

Oak Street Housing, L.P., owner of the property located at 1109 Oak Street, is applying for a revocable encroachment permit in order to formally authorize the proposed enclosed common space on the third, fourth, and fifth floors of a proposed 5-story building. The building contains 39 efficiency dwelling units plus one regular dwelling unit, all to be used for senior citizen housing, located over enclosed parking and 1,550 square foot of commercial space on the ground floor. Conditional Use Permit and Design Review and Building Permits have been approved. Notice of Limitation has been recorded. The aforesaid encroachment is shown in Exhibit "B" and Exhibit "C" of the attached resolution. The conditional revocable permit will formally authorize the encroachment of enclosed common space on the third, fourth, and fifth floors of a proposed building into the public right-of-way of Oak Street.

Item: 3  
CED Committee  
February 10, 2004

Deborah Edgerly

**SUSTAINABLE OPPORTUNITIES**

The applicant will be required to adhere to Best Management Practices to minimize dust, noise and storm water contamination at all times.

**DISABILITY AND SENIOR CITIZEN ACCESS**

The proposed enclosed common space on the third, fourth, and fifth floors do not affect accessibility for disabled community members or senior citizens.

**RECOMMENDATION AND RATIONALE**

Since the encroachment will not interfere with the public's use of the roadway area, staff recommends approval of the resolution.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council approve the resolution.

Respectfully submitted,



\_\_\_\_\_  
**Claudia Cappio**  
**Development Director**

Prepared by:  
Calvin N. Wong  
Director of Building Services

APPROVED AND FORWARDED  
TO THE COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE

  
\_\_\_\_\_  
Office of the City Manager

Item: 3  
CED Committee  
February 10, 2004

OFFICE OF THE CITY CLERK  
CITY OF OAKLAND

# OAKLAND CITY COUNCIL

2004 JAN 29 PM 1:02

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

*Mark P. Wall*

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

**A RESOLUTION GRANTING OAK STREET HOUSING, L.P., A CALIFORNIA LIMITED PARTNERSHIP, A CONDITIONAL REVOCABLE PERMIT FOR THE ENCROACHMENT OF ENCLOSED COMMON SPACE ON THE THIRD, FOURTH, AND FIFTH FLOORS OF A PROPOSED BUILDING INTO THE PUBLIC RIGHT-OF-WAY AREA OF OAK STREET.**

**WHEREAS**, Oak Street Housing, L.P., a California Limited Partnership ("**Permittee**"), owner of that certain property described in the Grant Deed, recorded July 13, 2001, Series No. 2001249051, at the Office of the County Recorder, Alameda County, California, commonly known as 1109 Oak Street and more particularly described in Exhibit "A" attached hereto and made a part hereof, has made application for a conditional revocable permit to the Council of the City of Oakland for the encroachment of enclosed common space on the third, fourth, and fifth floors of a proposed building into the public right-of-way area of Oak Street, and

**WHEREAS**, the location of said encroachment to be granted by this resolution is delineated in Exhibit "B" and Exhibit "C" attached hereto and made a part hereof; and

**WHEREAS**, said encroachment will not interfere with the public use of Oak Street, 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) of the California Code of Regulations this project is categorically exempt from the provisions of the California Environmental Quality Act;

**BE IT RESOLVED**: That this resolution complies with the California Environmental Quality Act, and be it

**FURTHER RESOLVED**: That the Permittee is hereby granted a conditional revocable permit for the encroachment of enclosed common space on the third, fourth, and fifth floors of a proposed building within the public right-of-way area of Oak Street, and be it

**FURTHER RESOLVED**: That the Council of the City of Oakland, in granting this permission prescribes as special conditions thereof, the following:

1. That the Permittee is responsible for the relocation of all existing public utilities including

3  
**COMMUNITY & ECONOMIC  
DEVELOPMENT CMTE**

**FEB 1 0 2004**

fire alarm cable, master signal cable, street lighting and intersection signal cable, as required.

2. That, after notice to Permittee, this permit shall be revocable at the reasonable discretion of the Council of the City of Oakland, expressed by resolution of said Council.
3. That the Permittee, by the acceptance, either expressed or implied, of this revocable permit hereby disclaims any right, title, or interest in or to any portion of the public right-of-way area, underlying the said encroachment or the air space above and agrees that said temporary use of said area does not constitute an abandonment on the part of the City of Oakland of any of its rights for street purposes and otherwise.
4. The Permittee shall maintain in force and effect at all times that said encroachment occupies said public sidewalk area, good and sufficient public liability insurance in the amount of \$300,000 for each occurrence, and property damage insurance in the amount of \$50,000 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 encroachment 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 Director of Building Services of Community and Economic Development Agency 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 may review the type and amount of insurance required every five (5) years 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.
5. That the Permittee, by the acceptance, either expressed or implied of this revocable permit agrees and promises to defend and hold harmless and indemnify the City of Oakland, its agents, officers, and employees, 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 said encroachment to said right-of-way area and street area 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.
6. That Permittee shall make no changes to the encroachment hereby allowed either structurally, with regard to dimension, or with respect to use, without the written consent of the Director of Building Services and understands that the City may impose reasonable fees and considerations for processing permits required for such proposed changes. Permittee also understands that the City is not obligated to grant any changes proposed by said Permittee.
7. That the Permittee, by the acceptance, either expressed or implied, of this revocable permit shall be solely and fully responsible for the repair or replacement of any portion or all of said improvements in the event that said 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.

8. That upon the termination of the permission herein granted, Permittee shall immediately remove said encroachment from the right-of-way area, and any damage resulting therefrom shall be repaired to the satisfaction of the Director of Building Services.
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. Said disclaimer and agreement shall be subject to the approval of the City Attorney and the Director of Building Services.
10. That the plans and exact location of said encroachment hereby granted are subject to the review and approval of the Community and Economic Development Agency, Building Services Division and that the Permittee shall obtain all necessary permits prior to commencing said work. Generally, said encroachment shall be located as set forth in Exhibit "B" and Exhibit "C".
11. That 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 he or she will use the encroachment area at his or her 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 himself or herself and any of his or her personnel in connection with its entry under this revocable permit.
12. That the Permittee acknowledges that the City is unaware of the existence of any hazardous substances beneath the encroachment area, and 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 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 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.

13. Permittee further acknowledges that he or she understands and agrees that he or she hereby expressly waives all rights and benefits which he or she now have 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."
14. 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 his or her 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.
15. That the Permittee, by the acceptance of this revocable permit, agrees and promises to indemnify, defend, and hold harmless the City of Oakland, its officers, agents, and employees, 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 Permittees' 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.).
16. That 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 Director of Building Services 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.

**FURTHER RESOLVED:** The City Clerk is hereby directed to have a certified copy of this resolution recorded at the Office of the Alameda County Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2004.

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

CEDA FLOYD  
City Clerk and Clerk of the Council  
Of the City of Oakland, California

3  
**COMMUNITY & ECONOMIC  
DEVELOPMENT CMTE**

**FEB 10 2004**

EXHIBIT 'A'

LEGAL DESCRIPTION

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

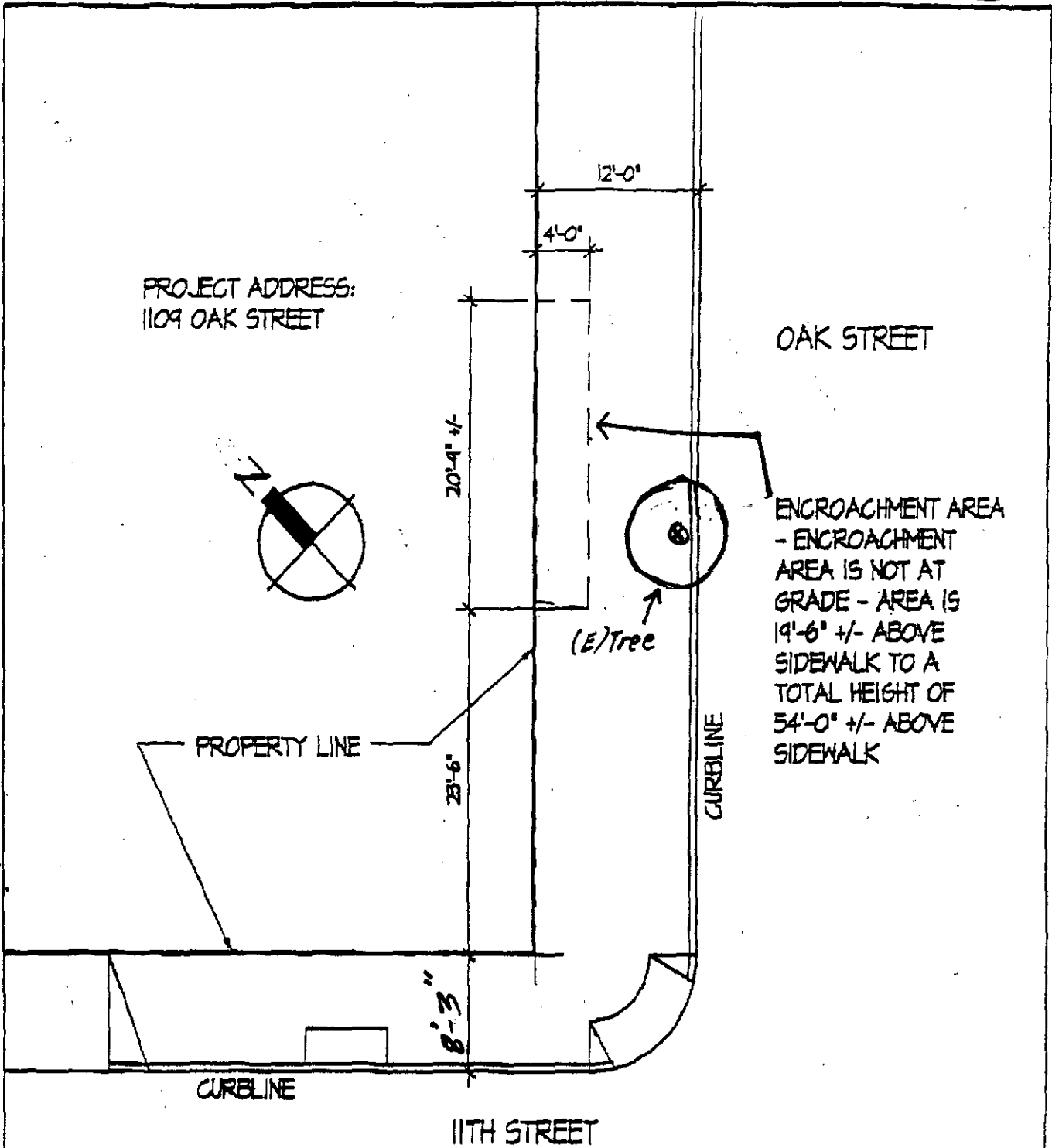
Portions of Lots 19, 20, 21 and 22 of Block 165, Complete Map of Oakland, filed September 2, 1853, recorded June 16, 1870, Map Book 1, Page 21, Alameda County Records, described as follows:

Beginning at a point of intersection of the Northeastern line of 11th Street, with the Northwestern line of Oak Street; thence Northwesterly along the said line of 11th Street 63.45 feet; thence at right angles Northeasterly 79.64 feet; thence at right angles Northwesterly 9.21 feet; thence at right angles Northeasterly 20.36 feet; thence at right angles Southeasterly 72.66 feet to a point on the said Northwestern line of Oak Street; thence at right angles Southwesterly along the said last mentioned line, 100.00 feet to the point of beginning.

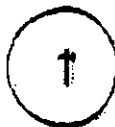
A.P. No.: 002-0087-005

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GRAPHIC SCALE:



**PROPOSED ENCROACHMENT PERMIT**

1" = 10'-0"

**K**ava: Massih Architects  
2820 Market Street  
Berkeley, CA 94718  
510.644.1928 • 510.644.1928 FX  
BERKELEY SAN FRANCISCO

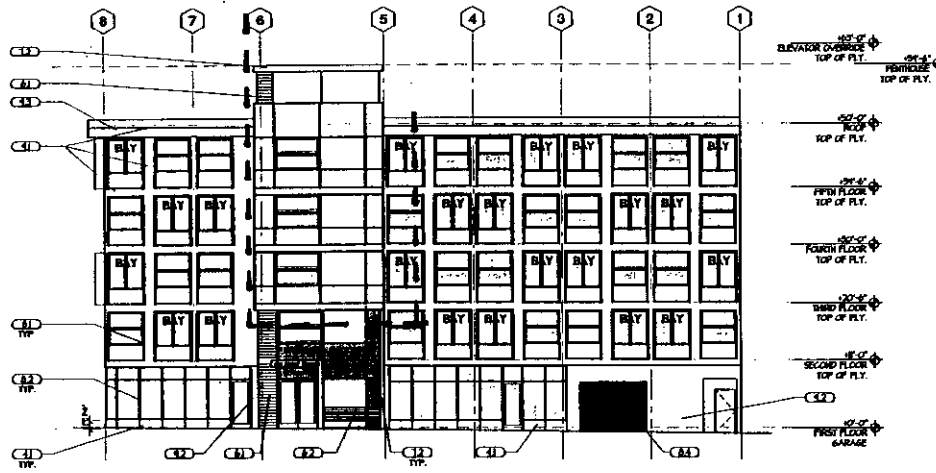
OAK STREET HOUSING

DATE: 11 NOV 08  
JOB NO: 0802  
SCALE: AS NOTED  
REV. NO:

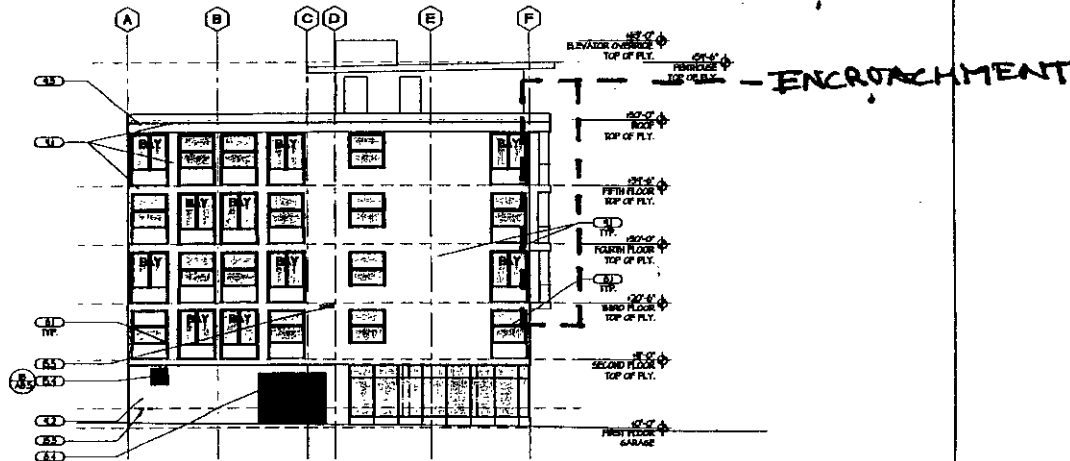
SHEET NUMBER:  
ASK-P

PER. ENCL. NO. -

ENCROACHMENT



1 EAST ELEVATION  
WF - 7-0



2 SOUTH ELEVATION  
WF - 7-0

ELEVATION SHEET NOTES

- (1) ASPHALTIC CONCRETE PAVING
- (2) TREE TYP - SLD.
- (3) COLORED CONCRETE PAVING, SLD
- (4) CONCRETE PAVING, SLD
- (5) LANDSCAPE PLANTING, SLD.
- (6) CONCRETE PORCEL TYPICAL
- (7) CONCRETE MALL, TYPICAL
- (8) CONCRETE STAIRS, TYPICAL
- (9) STONE TILE VENEER
- (10) METAL HORIZONTAL/VERTICAL
- (11) STEEL BEAM, S.S.D.
- (12) STAINLESS STEEL BAY
- (13) STAINLESS STEEL CANOPY, TYPICAL
- (14) STAINLESS STEEL PIPE DOWNPOUT, TYP
- (15) HOOD SIGN, STAINED
- (16) HOOD SIGN, STAINED
- (17) EXTERIOR FLYHOOD SIGN
- (18) METAL COPING/FR
- (19) ALUMINUM BREAK SHAPE
- (20) ALUMINUM HINGED
- (21) ALUMINUM STOREFRONT SYSTEM
- (22) ALUMINUM ENTRY DOOR
- (23) COLLING GARAGE DOOR
- (24) METAL HINGED
- (25) CEMENT PLASTER (COLOR 10 - HEAVY DASH FINISH TYPICAL
- (26) CEMENT PLASTER (COLOR 101 TYPICAL
- (27) STEEL TRUCKS FRAME TYPICAL
- (28) 12 LBS BERRY CANTON GREY
- (29) EXPANSION SCARED
- (30) HALLWAYS
- (31) INTERIOR ENTRY SYSTEM
- (32) METAL ADDRESS NUMBERS
- (33) GAS METER, TYP.
- (34) FIRE SPRINKLER RISER
- (35) FIRE DEPARTMENT CONNECTION
- (36) LOWER
- (37) DRYER VENT, TYP.
- (38) ELECTRIC METER, TYP.
- (39) MALL SCIENCE, TYPICAL



BERKELEY - SAN FRANCISCO  
Kava Masih Architects  
2830 Wood Street, Berkeley, CA 94710  
915 841-1810  
915 841-1838 fx

Consultants:  
Murphy Bart Garry  
2830 Wood Street, Berkeley, CA 94710  
915 841-1810  
Perry & Associates  
4000 Shiloh Street, Fremont, CA 94538  
415 871-1111  
Landscape Engineers:  
Zajac Engineering, Inc.  
4100 Shiloh Street, Fremont, CA 94538  
415 871-1111  
Landscape Architect:  
Charles McCulloch  
2011 Broadway, Oakland, CA 94612  
510 536-3800

REVISIONS:  
8 JAN 05 PERMIT SUBMITTAL  
9 AUG 05 BID SET PERMIT RE-SUBMITTAL  
24 NOV 05 BIDDING FOR CONSTRUCTION

OAK STREET HOUSING  
1109 OAK STREET  
OAKLAND, CALIFORNIA  
For AHA

FRONT ELEVATIONS  
DATE: 8 JAN 05  
PROJECT NO. 0422  
A3.1

COMMUNITY & ECONOMIC  
DEVELOPMENT CENTER  
FEB 10 2004

EXHIBIT 'C'