

Introduced by

2013 APR 11 PM 4:17

As Revised by CEDC April 9, 2013
Approved for Form and Legality


Office of the City Attorney

Councilmember

OAKLAND CITY COUNCIL

RESOLUTION No. 84297 C.M.S.

A RESOLUTION GRANTING CLIFTON AND BOYD LLC A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW PORTIONS OF THE EXISTING FAÇADE, UTILITY METERS, AND IRRIGATION PIPING FOR A BUILDING LOCATED AT 427 CLIFTON STREET TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY ALONG CLIFTON STREET AND BOYD AVENUE

WHEREAS, Clifton and Boyd LLC ("Permittee"), a California limited liability company (no. 2011-24210083) and owner of the property described in a Grant Deed, recorded September 7, 2011, series no. 2011-254129, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 014-1235-004-00, and identified by the City of Oakland as 427 Clifton Street, and more particularly described in *Exhibits A.1 and A.2* attached hereto, has made an application to the City Council of the City of Oakland for a conditional and revocable permit (ENMJ12053) to allow the encroachment into the public right-of-way along Clifton Street and Boyd Avenue of existing portions of the building façade, utility meters, and irrigation piping; and

WHEREAS, the Permittee has also applied for a building permit (RB1200085) to convert the existing four (4) family dwelling to a three (3) family dwelling (Group R, Division 2 occupancy); and

WHEREAS, a boundary survey by a California licensed land surveyor did confirm the extent of said encroachments within the public right-of-way; and

WHEREAS, the limits of said encroachments are delineated in *Exhibit B* attached hereto; and

WHEREAS, the building has continuously occupied the area of said encroachments since its construction circa 1920; and

WHEREAS, the adjoining sidewalk is twelve (12) feet wide along Clifton Street and eight (8) feet wide along Boyd Avenue and the encroachments and their locations beyond the property boundaries and construction above the public right-of-way have not interfered with the use by the public of the roadway or sidewalk or utilities for approximately ninety (90) 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 CEQA Guidelines Section 15301 (existing facilities)

this project is categorically exempted; now, therefore, be it

RESOLVED: That the action by the City Council of the City of Oakland approving said encroachments, as conditioned herein, complies with the California Environmental Quality Act; and be it

FURTHER RESOLVED: That a conditional revocable permit, as conditioned herein and delineated in *Exhibit B*, is hereby granted to allow existing portions of the building façade, utility meters, irrigation piping, and landscape improvements located at 427 Clifton Street to encroach into the public right-of-way along Clifton Street and Boyd Avenue; and be it

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

1. The Permittee hereby agrees that no windows on the first floor shall encroach into the public right-of-way in any way including closed or open position or in any mode of operation.
2. 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 (Clifton and Boyd LLC) to comply fully and continuously with each and all of the general and special conditions set forth herein and in the associated permit.
3. 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 agrees that the encroachment is granted for an 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.
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 (30) calendar 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." 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.
13. 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 427 Clifton Street, 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 427 Clifton street, 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.

14. 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.
15. 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.
16. The hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; and be it

FURTHER RESOLVED: That the City Council of the City of Oakland, at its sole discretion and at a 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 shall have been complied with to the satisfaction of 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 Engineer is hereby directed to file a certified copy of this resolution for recordation with the Office of the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, APR 16 2013, 2013.

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, GALLO, GIBSON McELHANEY, KALB, KAPLAN, REID, SCHAAF, AND PRESIDENT KERNIGHAN - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

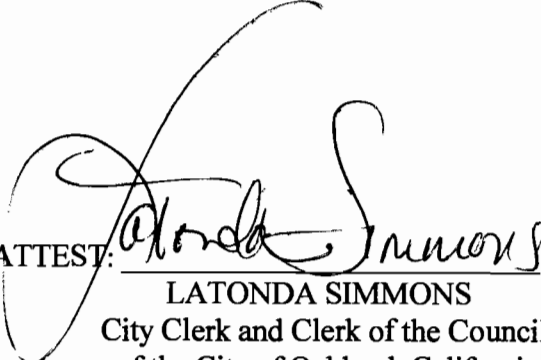
ATTEST: 
 LATONDA SIMMONS
 City Clerk and Clerk of the Council
 of the City of Oakland, California

EXHIBIT A.1

Description of the Private Property Abutting the Encroachment

Address 427 Clifton Street

Parcel no. 014 -1235-004-00

Deed no. 2011-254129

Recorded September 7, 2011

Escrow No.: 11-223076Z-PG
Locate No.: CAFNT0901-0901-0002-000223076Z
Title No.: 11-223076Z-JG

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PORTION OF LOT 4, BLOCK F, VERNON PARK, RECORDED November 12, 1868, MAP BOOK 34 OF DEEDS, PAGE 640, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERN LINE OF CLIFTON STREET WITH THE NORTHWESTERN LINE OF BOYD AVENUE, AS SAID AVENUE IS SHOWN ON THE MAP ENTITLED, "PLAT OF LANDS TO BE TAKEN FOR THE OPENING OF BOYD AVENUE, ETC.", FILED April 19, 1909, ALAMEDA COUNTY RECORDS; RUNNING THENCE NORTHWESTERLY, ALONG SAID LINE OF CLIFTON STREET, 45 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH BOYD AVENUE, 65 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH CLIFTON STREET, 45 FEET TO THE NORTHWESTERN LINE OF BOYD AVENUE; AND THENCE NORTHEASTERLY, ALONG SAID LAST NAMED LINE, 65 FEET TO THE POINT OF COMMENCEMENT.

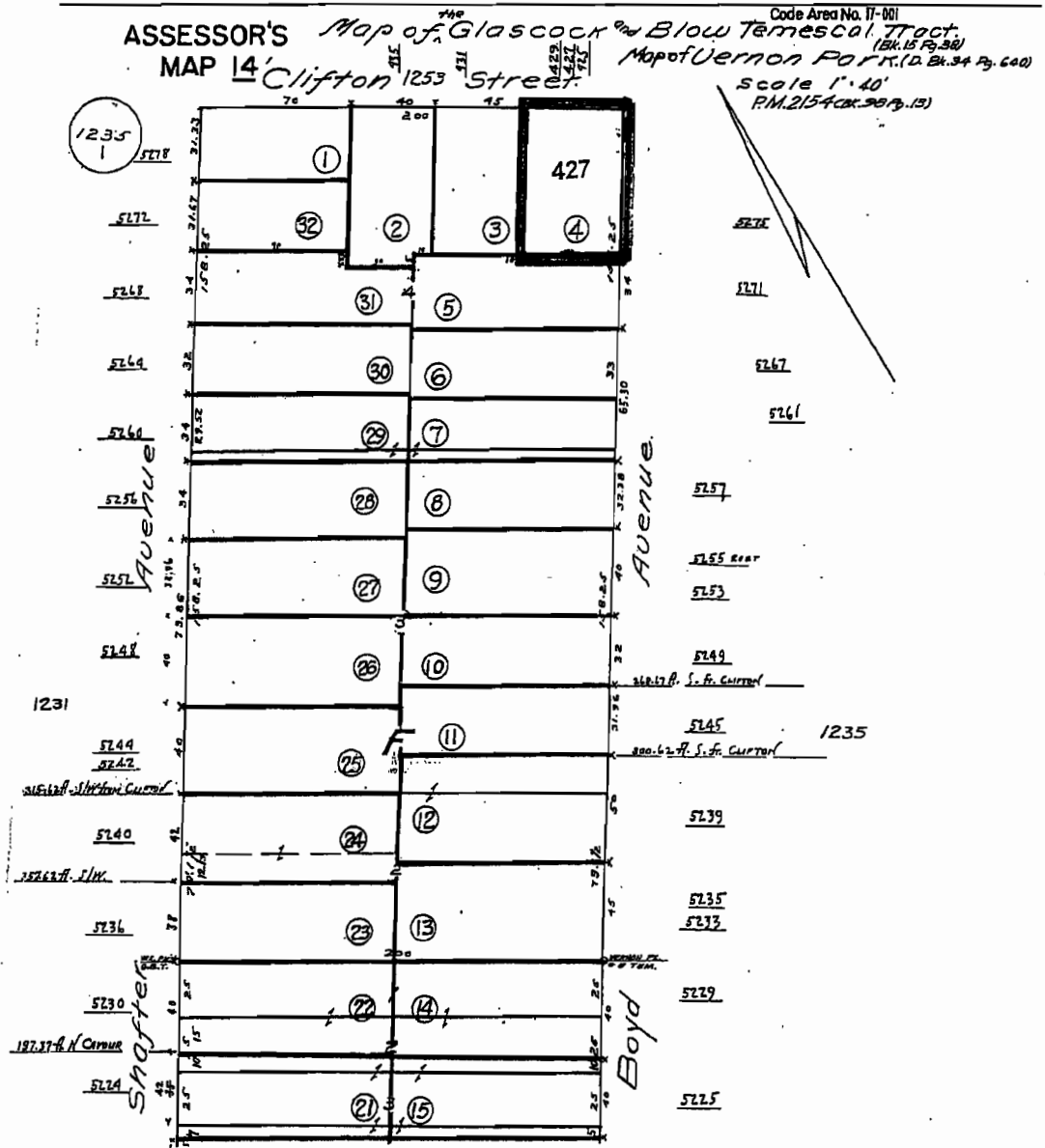
APN: 014-1235-004

EXHIBIT A.2

Description of the Private Property Abutting the Encroachment

Address 427 Clifton Street

Parcel no. 014-1235-004-00



A more legible copy is available at the
Office of the City Engineer
250 Frank Ogawa Plaza - 2nd floor
Oakland, CA 94612

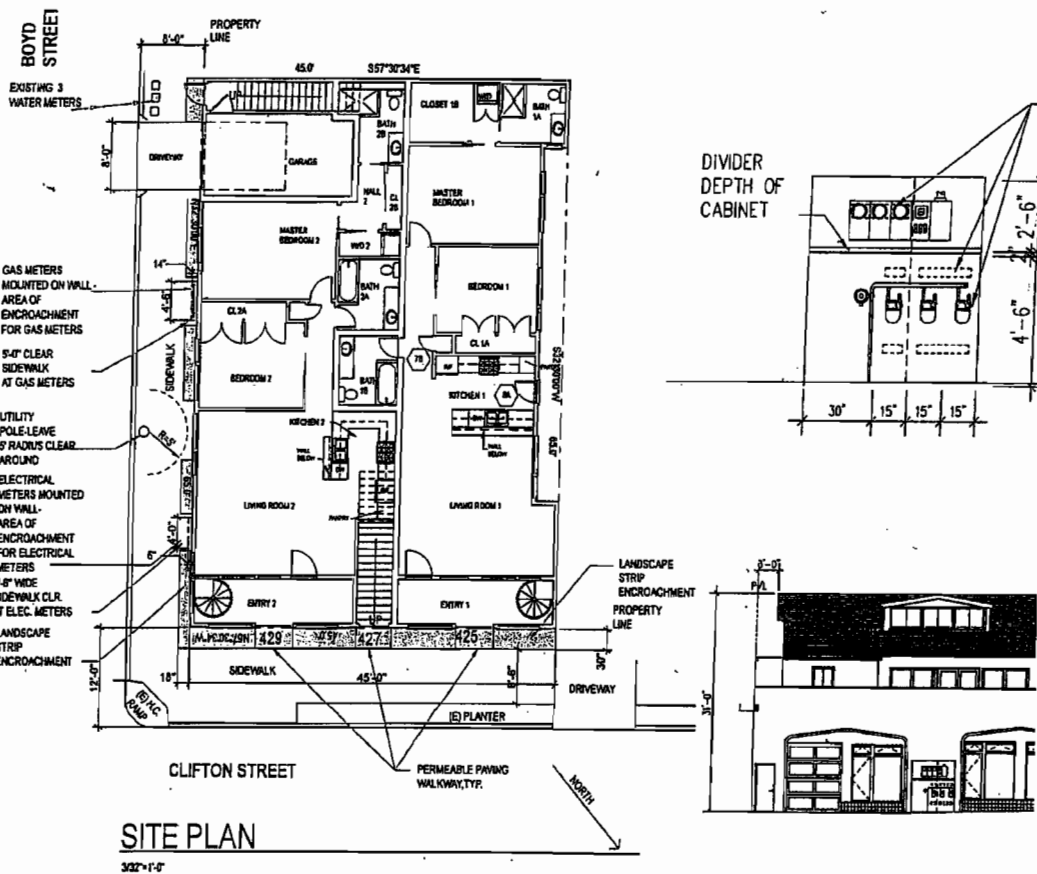
Not to scale

EXHIBIT B

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

Address 427 Clifton Street

Parcel no. 014 -1235-004-00



A more legible copy is available at the
Office of the City Engineer
250 Frank Ogawa Plaza - 2nd floor
Oakland, CA 94612

Not to scale