

CITY OF OAKLAND

Agenda Report

FILED
OFFICE OF THE CITY CLERK
OAKLAND

TO: Office of the City Administrator
2011 MAY 11 P. AM 10:15
ATTN: P. Lamont Ewell, Interim City Administrator
FROM: Community and Economic Development Agency
DATE: May 24, 2011

RE: A Report And Resolution Granting the Oakland Housing Authority A Revocable And Conditional Permit For A New Building At 1633 Harrison Street To Allow A Vault And Electrical Transformer To Encroach Under The Public Sidewalk Along 17th Street

SUMMARY

A resolution has been prepared granting the Oakland Housing Authority, who is the developer of a new senior housing project at 1633 Harrison Street, a conditional and revocable permit (ENMJ 10062) that will allow a concrete vault and an electrical transformer to be installed under the public sidewalk on 17th Street.

FISCAL IMPACT

Staff costs for processing the proposed encroachment permit are covered by fees set by the Master Fee Schedule and have been paid by the developer and were 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

- General

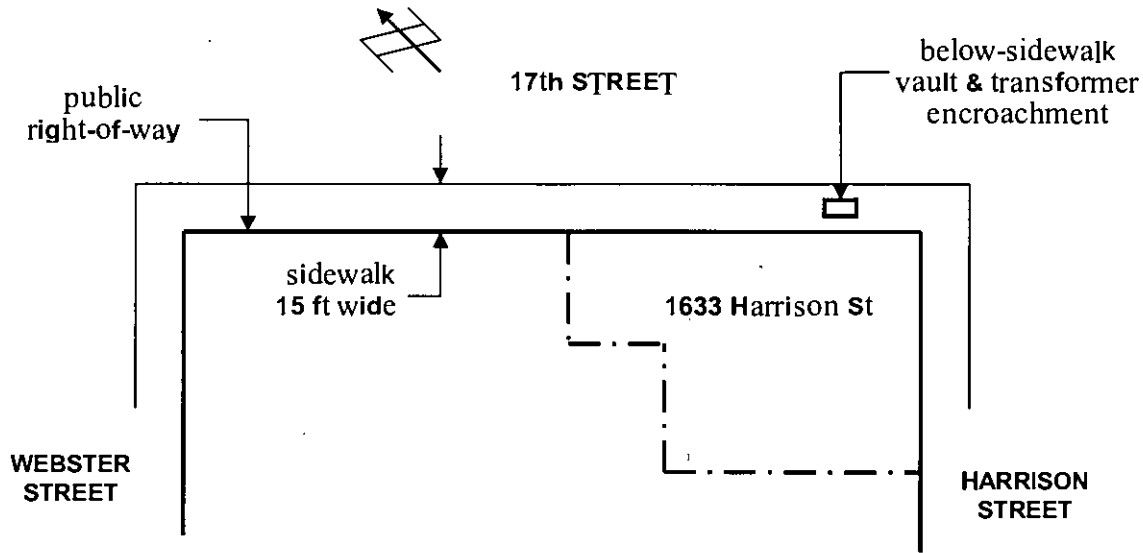
The Oakland Housing Authority is constructing a six (6) story building with a ground level parking garage for seventy-three (73) senior housing apartments. The corner lot is located at the intersection of 17th Street and Harrison Street in the C-55 and S-17 zones.

Pacific Gas and Electric requires that new electrical transformers which it will maintain be installed in a below-sidewalk vault. The concrete vault will be six (6) feet wide and ten (10) feet long and will encroach approximately nine (9) feet into the right-of-way. The sidewalk is fifteen (15) feet wide. The new electrical transformer will be maintained by Pacific Gas and Electric and will be accessed through removable steel covers set flush with the pedestrian walking surface. The City Council previously approved an above-sidewalk encroachment (Resolution 81613 C.M.S.) in September 2008 for living rooms cantilevering over Harrison Street and 17th Street.

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▪ Public Right-Of-Way Use

The proposed resolution includes a condition allowing the City Council to assess fees in the future for continuing occupancy of the public right-of-way.



KEY ISSUES AND IMPACTS

▪ General

Approval of encroachments in a public easement or the public right-of-way is a discretionary action by the City Council. The permit, which is revocable by the Council, is issued by staff with “boilerplate” conditions related to indemnity for the City and maintenance by the property owner. Permit processing fees are prescribed in the Master Fee Schedule. In general, the City Council may

- approve or deny an encroachment as proposed, or
- approve the encroachment subject to modification of its type, location, and/ or extent.

Conditions imposed on ministerial and discretionary permits must have an associated relationship (nexus) with the permitted project and are typically based on public health, safety, and welfare.

▪ Oakland Municipal Code

Section 12.08.030 requires that major encroachments into the public right-of-way (basements, foundations, vaults, enclosed occupied space, etc.) receive approval of the City Council. The above-sidewalk encroachment will not interfere with the public’s use of the right-of-way and easements or maintenance of buried utilities. The City Council has previously approved similar encroachments throughout the City.

SUSTAINABLE OPPORTUNITIES

Economic

The new residential building will provide opportunities for professional services and construction related jobs for the Oakland community.

Environmental

Building permits require that contractors comply with City ordinances and regional Best Management Practices for reducing noise, dust, debris disposal, and pollutant runoff.

Social Equity

The project will provide affordable housing opportunities for senior citizens.

DISABILITY AND SENIOR CITIZEN ACCESS

The design and construction of new buildings are required to conform to State and City requirements for handicapped accessibility.

RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving the encroachment over the public sidewalk.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolution granting the Oakland Housing Authority a conditional and revocable permit to allow a concrete vault and an electrical transformer to be installed under the public sidewalk on 17th Street.

Respectfully submitted,

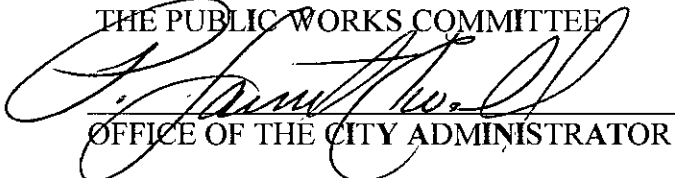


Walter S. Cohen, Director
Community and Economic Development Agency

Prepared by:

Raymond M. Derania
City Engineer
Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE


OFFICE OF THE CITY ADMINISTRATOR

Item No. _____
Public Works Committee
May 24, 2011

FILED
OFFICE OF THE CITY CLERK
Introduced By

2011 MAY 11 AM 10:15

Councilmember

Approved For Form And Legality


City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**RESOLUTION GRANTING THE OAKLAND HOUSING AUTHORITY A
REVOCABLE AND CONDITIONAL PERMIT FOR A NEW BUILDING AT
1633 HARRISON STREET TO ALLOW A VAULT AND AN ELECTRICAL
TRANSFORMER TO ENCROACH UNDER THE PUBLIC SIDEWALK
ALONG 17th STREET**

WHEREAS, the Housing Authority of Oakland, who is the owner of a property described in a grant deed recorded June 16, 1993, series no. 93214443, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as parcel no. 008-0625-022-00, and identified by the City of Oakland as 1633 Harrison Street, has made an application to the City Engineer of the City of Oakland for a conditional and revocable permit (ENMJ 100062) to allow a concrete vault and an electrical transformer serving a new affordable-housing apartment building to encroach under the public sidewalk along 17th Street; and

WHEREAS, the limits of the encroachment are delineated in *Exhibit A* attached hereto; and

WHEREAS, the Planning Commission of the City of Oakland granted a Conditional Use Permit and approved the design review (CVD08114) for the seventy-three (73) unit apartment building (Group R-2 occupancy) for senior citizens with attached parking garage on August 8, 2008; and

WHEREAS, the City Engineer has issued a permit to said owner to construct public infrastructure improvements (PX100064) within the 17th Street and Harrison Street rights-of-way, and the Building Official of the City of Oakland has issued permits to said owner to grade the site (GR1000081) and construct said apartment building (B0900983); and

WHEREAS, said electrical transformer, which is necessary to provide power for the new apartment building, will be maintained by the Pacific Gas and Electric Company (PG&E); and

WHEREAS, the location of said encroachment has been approved by PG&E; and

WHEREAS, said transformer will be accessed through hinged steel cover plates set flush with the pedestrian walking surface; and

WHEREAS, the sidewalk along 17th Street is approximately fifteen (15) feet wide, and the below-sidewalk vault will encroachment approximately nine (9) feet into the public right-of-way; and

WHEREAS, the encroachment and its location will not interfere with the use by the public of the roadway or sidewalk or buried utilities; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA), the CEQA 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 15332 (infill project) this project is categorically exempted; now, therefore, be it

RESOLVED: That the City Council's action approving the encroachment, as conditioned herein, complies with the California Environmental Quality Act; and be it

FURTHER RESOLVED: That the encroachment, as conditioned herein and delineated in *Exhibit A*, is hereby granted for a revocable permit to allow a concrete vault and an electrical transformer serving a new affordable-housing apartment building to encroach under the public sidewalk along 17th Street; and be it

FURTHER RESOLVED: That the encroachments are 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 insured 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 (5) years; and

- 5a. the Permittee, by the acceptance of this conditional permit agrees and promises to defend (with counsel acceptable to the City), hold harmless, and indemnify the City of Oakland, the Oakland City Council and its respective officials, officers, employees, agents, representatives, and volunteers (collectively called "City") from any and all liability, claims, demands, lawsuits, actions, causes of action proceeding and judgments for injury and/or damages of any kind and nature whatsoever (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") arising out of, related to or caused by the existence, installation or maintenance of the encroachments into the public right-of-way and regardless of responsibility for negligence. The City may elect, in its sole and absolute discretion, to participate in the defense of said Action and the Permittee shall reimburse the City for its reasonable legal costs and attorneys' fees; and
- 5b. within ten (10) calendar days of the filing of any Action as specified in subsection a) above, the Permittee shall execute a Joint Defense Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment or invalidation of this Permit. Failure to timely execute the Letter Agreement does not relieve the Permittee of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City; 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 within 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 A*; 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.); 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 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 shall have been complied with to the satisfaction 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 authorized to file a certified copy of this resolution for recordation by the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2011

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KERNIGHAN, KAPLAN, 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

Location of Below-Sidewalk Vault and Electrical Transformer Encroachment

