

CITY OF OAKLAND
Agenda Report

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 DEC 22 AM 11:27

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: January 13, 2009

RE: **A Report And Resolution Granting Kathleen Kuhner A Revocable And Conditional Permit To Allow An Existing Fence And Oriel Windows For An Existing Building At 3203 Hannah Street To Encroach Into The Public Right-Of-Way Along 32nd Street And Hannah Street**

SUMMARY

A resolution has been prepared granting Kathleen Kuhner, who is the owner of a corner lot at 3203 Hannah Street, a conditional and revocable permit (ENMJ 08067) that will allow an existing fence and two (2) oriel windows for an existing two (2) unit residential building (constructed in 1906) to encroach approximately 2' 8" over the public sidewalk along 32nd Street and Hannah 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), right-Encroachment Permits account (42314), Engineering and Architectural Plan Approval (PS30). The standard conditions of the encroachment permits require the property owner to maintain liability and property damage insurance and to include the City as a named insured.

PROJECT DESCRIPTION

▪ General

The 1,450 square foot corner lot (APN 007-0597-025-00) is located at the intersection of 32nd Street and Hannah Street in the R-36 zone. The existing two (2) story residential building ("duplex") was constructed in 1906. The owner has submitted a Parcel Map (PM 9745) to the City Engineer for converting property ownership to residential condominiums. The boundary survey for the tentative map previously identified that portions of the existing building and an existing fence encroach nominally into the public right-of-way along the 32nd Street and Hannah Street frontages. The building encroachment has existed for more than one-hundred (100) years.

▪ Future Encroachments

There are no other encroachments associated with this small residential building.

Item No. _____
Public Works Committee
January 13, 2009

- 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 indemnification 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 encroachment has existed since the building was constructed more than one-hundred (100) years ago and has not interfered with the public’s use of the right-of-way or maintenance of buried utilities. The City Council has previously approved similar encroachments throughout the City.

SUSTAINABLE OPPORTUNITIES

Economic

The condominium conversion will enhance property tax revenue received from the general levy for the City.

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 condominium conversion will provide opportunities for home ownership for the Oakland community.

DISABILITY AND SENIOR CITIZEN ACCESS

Two (2) family dwellings and condominium conversions are exempted by the California Building Code and the City's Subdivision Ordinance (Municipal Code Title 16) from handicapped accessibility regulations.

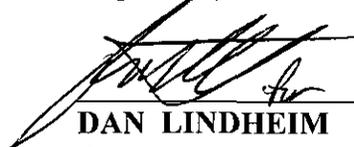
RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving the encroachment into the public right-of-way.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolution granting Kathleen Kuhner a conditional and revocable permit to allow oriel windows for two (2) living units in an existing building and an existing fence to encroach into the public right-of-way along 32nd Street and Hannah Street.

Respectfully submitted,



DAN LINDHEIM

Director

Community and Economic Development Agency

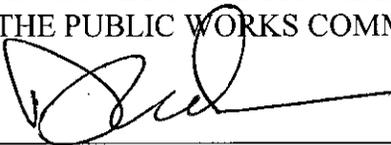
Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE



Office Of The City Administrator

Introduced By

DRAFT

FILED
OFFICE OF THE CITY CLERK
APPROVED FOR FORM AND LEGALITY
OAKLAND

Councilmember

2008 DEC 22 AM 11:27
City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**A RESOLUTION GRANTING KATHLEEN KUHNER A REVOCABLE AND
CONDITIONAL PERMIT TO ALLOW AN EXISTING FENCE AND ORIEL
WINDOWS FOR AN EXISTING BUILDING AT 3203 HANNAH STREET TO
ENCROACH INTO THE PUBLIC RIGHT-OF-WAY ALONG 32nd STREET
AND HANNAH STREET**

WHEREAS, Kathleen Kuhner is the owner of a property described in a Grant Deed, recorded February 1, 2008, series no. 2008025085 by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 007-0597-025-00, and identified by the City of Oakland as 3203 Hannah 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 permit (ENMJ 08067) to allow oriel windows for an existing two (2) story residential building and an existing fence to encroach into the public right-of-way along 32nd Street at and Hannah Street; and

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

WHEREAS, the building encroachment and its location beyond the property boundaries and within the public right-of-way has existed since it was originally constructed circa 1906 and has not interfered with the use by the public of the roadway, sidewalk, or buried utilities for more than one-hundred (100) years; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.24.070, a field survey of the boundaries of said property was prepared by a California licensed land surveyor for a Tentative Parcel Map (TPM 9745) application by Kathleen Kuhner to convert the existing residential occupancy building to condominium ownership; and

WHEREAS, said boundary survey established the previously unidentified encroachment of said existing building and existing fence into the public right-of-way along 32nd Street and Hannah Street; and

WHEREAS, pursuant to Oakland Municipal Code Section 12.08.040, the City Council has previously approved similar encroachments into the public right-of-way elsewhere in the City for enclosed and occupied floor space of existing buildings; 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 15301 (existing facilities) this project is categorically exempted; now, therefore, be it

RESOLVED: That the action of the Council of the City of Oakland approving the encroachment permit, 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 B*, is hereby granted for a revocable permit to allow portions of the living space in two (2) residential units and an existing fence to encroach into the public right-of-way along 32nd Street and Hannah; and be it

FURTHER RESOLVED: That the encroachment 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 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 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, and volunteers from any and all claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the installation, existence, 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 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 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 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 its beneficiaries, heirs, assigns and successors in interest and also on the successive owners of said property; and be it

FURTHER RESOLVED: That the 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 occupancy and use 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 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 by the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2009

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, KAPLAN, 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

Description of the Private Property Abutting the Encroachment

Address: 3203 Hannah Street.

Parcel no. 007-0597-025-00

Deed no. 2008025085

Recorded: 02/01/2008

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERN LINE OF HANNAH STREET WITH THE NORTHERN LINE OF 32ND STREET, FORMERLY "A" STREET, AS SAID STREETS ARE SHOWN ON THE MAP HEREAFTER REFERRED TO, RUNNING THENCE NORTHERLY ALONG SAID LINE OF HANNAH STREET, 25.00 FEET; THENCE AT RIGHT ANGLES WESTERLY, 58.00 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 25.00 FEET TO A POINT ON THE SAID NORTHERN LINE OF 32ND STREET; THENCE EASTERLY ALONG THE SAID LINE OF 32ND STREET, 58.00 FEET TO THE POINT OF BEGINNING.

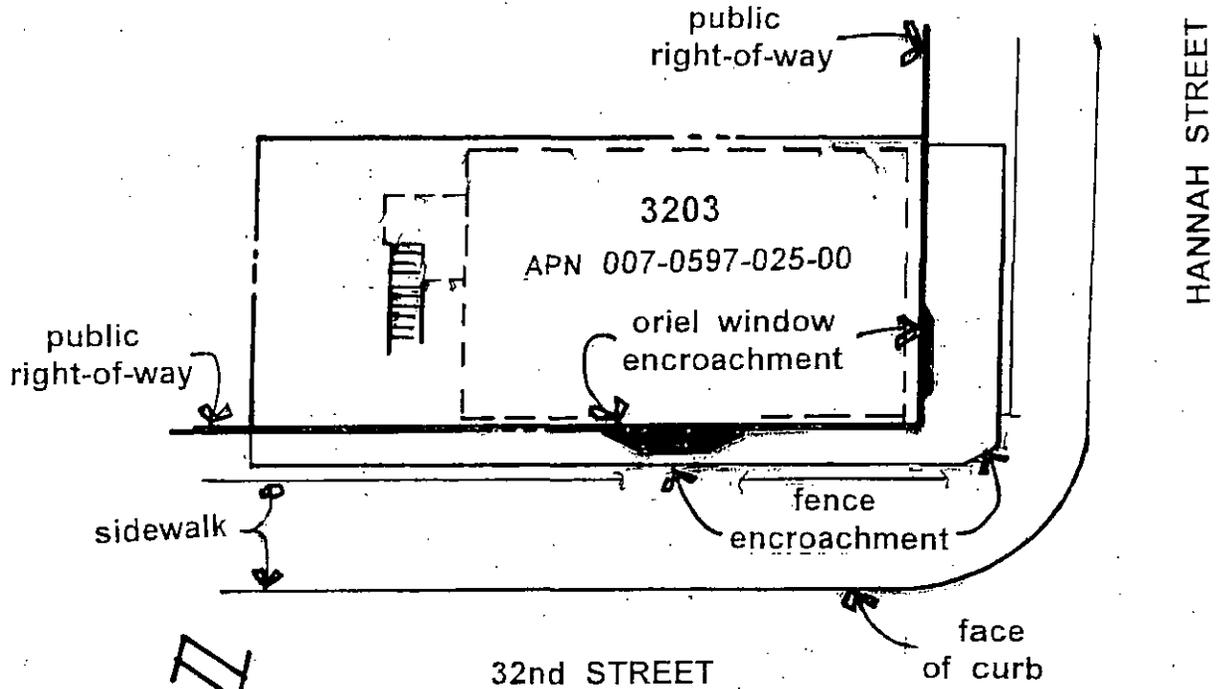
BEING A PORTION OF SUBDIVISION "A" AND "B" IN LOT 12 ON BLOCK 794, AS SAID SUBDIVISION, LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP NO. 2 OF THE WATTS TRACT, OAKLAND", FILED NOVEMBER 17, 1876, IN BOOK 6 OF MAPS, PAGE 13, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

EXHIBIT B

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

Address: 3203 Hannah Street

Parcel no. 007-0597-025-00



ASSESSOR'S MAP 7

607

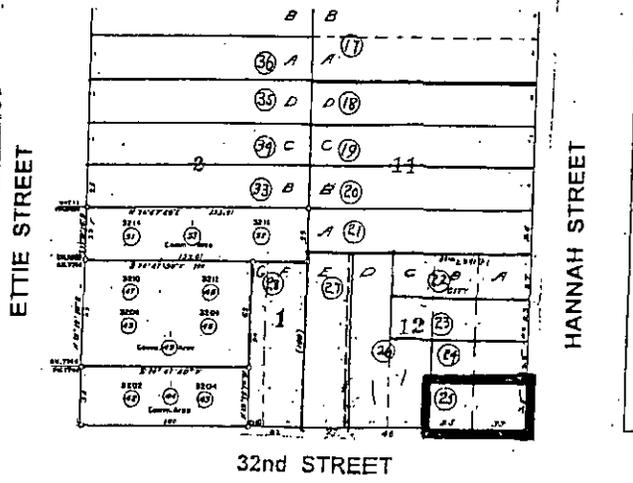
Code Area No. II-945

Map No. E. Wotts Tract. (Bk. & P. 13)
Scale: 1"=40'

P.M. 7745 09/06-07
P.M. 7745 07/06-07
P.M. 8650 08/17-18

597
794

Rev. 6/1/00
11-20-01
11-20-01
11-20-01
11-20-01



A more legible copy is available for reviewing at the Office of the City Engineer, City of Oakland, 250 Frank H. Ogawa Plaza, 2nd floor