

CITY OF OAKLAND
Agenda Report

OFFICE OF THE CITY ADMINISTRATOR
2006/12/13 3:00 PM 5:39

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: December 12, 2006

RE: **A Report And Resolution Granting Pulte Homes Corporation A Revocable And Conditional Permit For The Zephyr Gate Subdivision At 1203 – 1333 Wood Street To Allow Electrical Transformers and Vaults To Encroach Under The Public Sidewalk Along Wood Street, 12th Street, and 14th Street**

SUMMARY

A resolution has been prepared granting Pulte Homes Corporation, a Michigan corporation doing business in California (no. C1271167) and owner of the Zephyr Gate residential subdivision (Final Map 7687, building permit B06003395) at 1203 – 1333 Wood Street, a conditional and revocable permit (ENMJ06483) that will allow new electrical transformers and concrete vaults to encroach under the public sidewalk along Wood Street, 12th Street, and 14th Street.

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 twenty-four (24) lot, one-hundred thirty (130) unit residential condominium subdivision is located on the north-west side of Wood Street between the intersections of 12th Street and 14th Street (APN 006-0029-001-02). The City Council certified the environmental impact report (ER030023) and approved the land use permits (GP04545, PUDF05488, PUDF05489, RZ04544) and vesting tentative subdivision map (VTTM 7687) on May 17, 2005.

KEY ISSUES AND IMPACTS

Oakland Municipal Code Section 12.08.030 requires that the City Council approve encroachments that intrude beneath the sidewalk (basements, vaults, etc.). Pacific Gas and Electric requires new electrical transformers which it will maintain to be installed in an under-sidewalk vault (construction permit PX0600069). The sidewalks along Wood Street, 12th Street, and 14th Street are a minimum of ten (10) feet wide at the proposed locations of the vaults. The vaults will have removable steel covers set flush with the pedestrian walking surface. The encroachments of the new electrical transformers will not interfere with the public's use of the right-of-way nor with the maintenance of underground public utilities. The City Council has previously approved similar underground encroachments for new and existing buildings.

SUSTAINABLE OPPORTUNITIES

Economic

The project will provide opportunities for professional services and construction related jobs for the Oakland community.

Environmental

Land use approvals and construction permits for property improvements and new buildings require that the permittee comply with City ordinances and regional Best Management Practices for reducing noise, fugitive dust, construction debris disposal, and storm drainage runoff.

Social Equity

The condominium project will provide home ownership opportunities for Oakland residents.

DISABILITY AND SENIOR CITIZEN ACCESS

Construction permits for building alterations will conform with 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 below-sidewalk encroachments.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the resolution approving a conditional and revocable permit for Pulte Home Corporation to allow vaults and electrical transformers to encroach under the sidewalk along Wood Street, 12th Street, and 14th Street.

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

Councilmember

OFFICE OF THE CITY CLERK
2006 NOV 30 PM 5:39

DRAFT
Approved for Form and Legality

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**A RESOLUTION GRANTING PULTE HOMES CORPORATION A REVOCABLE AND
CONDITIONAL PERMIT TO ALLOW ELECTRICAL TRANSFORMERS AND VAULTS
FOR THE ZEPHYR GATE SUBDIVISION AT 1203 – 1333 WOOD STREET TO
ENCROACH UNDER THE PUBLIC SIDEWALK ALONG WOOD STREET,
12th STREET, AND 14th STREET**

WHEREAS, Pulte Home Corporation ("Permittee"), a Michigan corporation doing business in California (no. C1271167) and owner of the property described in a Grant Deed, recorded June 5, 2006, Series No. 2006217744, by the Alameda County Recorder, and identified by the Alameda County Assessor as APN 006-0029-001-02, and identified by the City of Oakland as 1203 – 1333 Wood 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 installation and encroachment of concrete vaults with an electrical transformers under the public sidewalk along Wood Street, 12th Street, and 14th Street; and

WHEREAS, the transformers are necessary to provide electrical power for new buildings in the Zephyr Gate residential subdivision (Final Map 7687) and will be maintained by the Pacific Gas and Electric Company (PG&E); and

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

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

WHEREAS, the encroachment and its location beyond the property boundaries and construction beneath the public right-of-way will not interfere with the use by the public of the roadway or sidewalk or buried utilities; and

WHEREAS, the Council of the City of Oakland certified the Environmental Impact Report (ER030023) that included the Zephyr Gate residential subdivision on May 17, 2005; 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; now, therefore, be it

RESOLVED: 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 (ENMJ06483) to allow the installation of underground concrete vaults with electrical transformers under the public sidewalk along Wood Street, 12th Street, and 14th Street for new buildings (B06003395, PUD05488, PUD055489, PX0600069) in the Zephyr Gate residential subdivision at 1203 – 1333 Wood 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

CITY OF OAKLAND

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN LINE OF WOOD STREET, 60 FEET WIDE, WITH THE SOUTHERN LINE OF 14TH STREET, DESCRIBED IN THE DEED TO THE CITY OF OAKLAND, RECORDED FEBRUARY 27, 1912, IN BOOK 2019, PAGE 222 OF DEEDS, AND AS SAID STREETS ARE SHOWN ON MAP NO. 2 OF THE GARDEN TRACT HOMESTEAD, OAKLAND POINT, FILED JULY 30, 1877, IN BOOK 2 OF MAPS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; RUNNING THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERN LINE OF WOOD STREET, 532.57 FEET, MORE OR LESS (AS SAID STREET IS SHOWN ON BOARDMAN'S MAP OF OAKLAND ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY), TO THE NORTHEASTERN LINE OF 12TH STREET; THENCE ALONG THE LAST NAMED LINE, NORTHWESTERLY 380.00 FEET TO THE SOUTHEASTERN LINE OF PINE STREET, AS SAID STREET IS SHOWN ON SAID LAST MENTIONED MAP; THENCE ALONG THE LAST NAMED LINE, NORTHEASTERLY 260.01 FEET TO THE SOUTHWESTERN LINE OF 13TH STREET (NOW VACATED); THENCE ALONG THE DIRECT PRODUCTION NORTHWESTERLY OF THE LAST NAMED LINE, NORTHWESTERLY 54.36 FEET TO THE NORTHWESTERN LINE OF THE LAND DESCRIBED IN THE DEED TO WALKUP COMPANY, RECORDED JULY 19, 1941, INSTRUMENT NO. 00-39424; THENCE NORTHEASTERLY ALONG THE LAST NAMED LINE, 282.03 FEET, MORE OR LESS, TO SAID SOUTHERN LINE OF 14TH STREET; AND THENCE ALONG THE LAST NAMED LINE SOUTHEASTERLY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

COMMENCING AT A POINT MARKING THE INTERSECTION OF THE WESTERLY EXTENSION OF THE CENTER LINE OF 13TH STREET, AS SAID STREET NOW EXISTS, AND THE SOUTHEASTERLY RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD; THENCE ALONG THE CENTER LINE OF SAID 13TH STREET, SOUTH $56^{\circ}33'27''$ EAST, 155.21 FEET, MORE OR LESS, TO A POINT ON THE NORTHWEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO WALKUP COMPANY, RECORDED JULY 19, 1941, BOOK 4111, PAGE 27, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE CENTER LINE OF SAID 13TH STREET, SOUTH $56^{\circ}33'27''$ EAST, 46.39 FEET TO THE NORTHEASTERLY EXTENSION OF THE EASTERLY LINE OF PINE STREET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE EXTENDED, SOUTH $33^{\circ}26'33''$ WEST, 30.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTHWESTERN LINE OF 13TH STREET; THENCE ALONG SAID SOUTHWESTERN LINE, NORTH $56^{\circ}33'27''$ WEST, 54.36 FEET TO THE NORTHWEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO WALKUP COMPANY; THENCE ALONG SAID NORTHWEST LINE, NORTH $48^{\circ}19'43''$ EAST, 31.04 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

COMMENCING AT THE EASTERN CORNER OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHEASTERN LINE OF SAID PARCEL OF LAND, NORTH $56^{\circ}33'27''$ WEST 269.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID NORTHEASTERN LINE AND ALONG THE NORTHWESTERN LINE OF SAID PARCEL OF LAND, THE FOLLOWING THREE (3) COURSES: (1) NORTH $56^{\circ}33'27''$ WEST 92.91 FEET; (2) SOUTH $48^{\circ}19'43''$ WEST 250.98 FEET; AND (3) SOUTH $56^{\circ}33'27''$ EAST 46.39 FEET; THENCE LEAVING SAID NORTHWESTERN LINE, SOUTH $56^{\circ}33'27''$ EAST 111.00 FEET TO A POINT THAT BEARS SOUTH $33^{\circ}26'33''$ WEST 242.56 FEET FROM SAID POINT OF BEGINNING; THENCE NORTH $33^{\circ}26'33''$ EAST 242.56 FEET TO SAID POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM:

ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO

EXHIBIT A

EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS OR ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF ANY OF THE ABOVE DESCRIBED PARCELS ONE THROUGH FOURTEEN, INCLUSIVE, AND IN SUCH A MANNER AS NOT TO DAMAGE THE SURFACE OF ANY OF THE ABOVE DESCRIBED PARCELS ONE THROUGH FOURTEEN, INCLUSIVE, OR TO INTERFERE WITH THE USE THEREOF BY CENTRAL STATION LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND HAMILTON SENIOR HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (COLLECTIVELY "GRANTEE"), ITS SUCCESSORS OR ASSIGNS; PROVIDED, HOWEVER, THAT GRANTOR, ITS SUCCESSORS OR ASSIGNS, WITHOUT THE PRIOR WRITTEN PERMISSION OF GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL NOT CONDUCT ANY MINING ACTIVITIES OF WHATSOEVER NATURE ABOVE A PLANE FIVE HUNDRED FEET (500') BELOW THE SURFACE OF ANY OF THE ABOVE DESCRIBED PARCELS ONE THROUGH FOURTEEN, INCLUSIVE, AS RESERVED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, IN THE GRANT DEED DATED DECEMBER 12, 2000, TO CENTRAL STATION LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND HAMILTON SENIOR HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED DECEMBER 15, 2000, SERIES NO. 2000-366393, OFFICIAL RECORDS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO. 006-0029-001-02 (PORTION)

ZEPHYR GATE



EXHIBIT B

