

**CITY OF OAKLAND**  
**AGENDA REPORT**

OFFICE OF THE CITY CLERK  
OAKLAND

2008 MAY 29 PM 3:03

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: June 10, 2008

RE: **A Report And Resolution Granting 2355 Broadway LLC A Revocable And Conditional Permit To Allow An Electrical Transformer and Vault At 2355 Broadway To Encroach Under The Public Sidewalk Along 24th Street**

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**SUMMARY**

A resolution has been prepared granting 2355 Broadway LLC, a California limited liability company (no. 200505410291), a revocable and conditional permit (ENMJ08056) that will allow a new electrical transformer and concrete vault serving an existing building at 2355 Broadway to encroach under the sidewalk along 24th Street. The owner is converting the historic commercial building to residential condominium units, and the new occupancy requires an upgraded service.

**FISCAL IMPACT**

The staff costs for processing the proposed encroachment permit are covered by fees set by the Master Fee Schedule. The fees were paid by the applicant and 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.

**KEY ISSUES AND IMPACTS**

The property (APN 008-0666-006-00) is located at the intersection of Broadway and 24th Street. The owner is remodeling the historic commercial building (OCHS rating B1a1+) for mixed-use residential condominiums. The change-of-occupancy requires a new electrical service which cannot be located within the existing building. Oakland Municipal Code Section 12.08.030 requires that the property owner obtain approval from the City Council for permanent encroachments in the public right-of-way (basements, foundations, etc.) before a permit is issued.

The vault will encroach approximately six (6) feet into the public right-of-way along 24th Street. The transformer will be accessed by removable steel covers set flush with the pedestrian walking surface. The City Council has previously approved similar encroachments throughout the City.

**SUSTAINABLE OPPORTUNITIES**

**Economic:** The subdivision will provide opportunities for professional services and construction related jobs for the Oakland community.

Item: \_\_\_\_\_  
Public Works Committee  
April 22, 2008

**Environmental:** Construction permits for public right-of-way improvements require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

**Social Equity:** The residential condominiums will assist with the economic revitalization of the East Lake historic district.

**DISABILITY AND SENIOR CITIZEN ACCESS**

Construction permits for right-of-way improvements will conform with State and City requirements for handicapped accessibility.

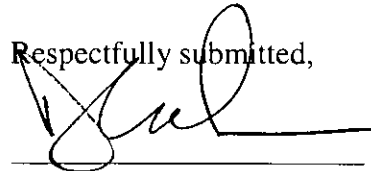
**RECOMMENDATIONS**

Staff recommends that the Committee accept this report and forward it to the City Council for adoption of the proposed resolution approving a conditional and revocable permit.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council accept this report and adopt the proposed resolution approving a conditional and revocable encroachment permit for 2355 Broadway LLC to allow a new electrical transformer and vault for an existing building at 2355 Broadway to encroach under the nine (9) feet wide public sidewalk along 24th Street.

Respectfully submitted,



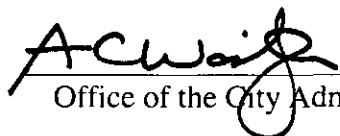
**DAN LINDHEIM**

Director  
Community and Economic Development Agency

Prepared by:

Raymond M. Derania  
Interim City Engineer  
Building Services Division

APPROVED AND FORWARDED TO  
THE PUBLIC WORKS COMMITTEE:

  
Office of the City Administrator

Item: \_\_\_\_\_  
Public Works Committee  
June 10, 2008

Introduced By

\_\_\_\_\_  
Councilmember

OFFICE OF THE CITY CLERK  
2008 MAY 20 PM 3:04

Approved For Form And Legality

Kiran Jain  
City Attorney

## OAKLAND CITY COUNCIL

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

### RESOLUTION GRANTING 2355 BROADWAY LLC A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW A NEW ELECTRICAL TRANSFORMER AND VAULT FOR AN EXISTING BUILDING AT 2355 BROADWAY TO ENCROACH UNDER THE PUBLIC SIDEWALK ALONG 24th STREET

**WHEREAS**, 2355 Broadway LLC (Permittee), a California limited liability company (no. 200505410291) and owner of the property described in a Grant Deed, recorded July 6, 2007, series no. 2007249402, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 008-0666-06-00, and identified by the City of Oakland as 2355 Broadway, and more particularly described in *Exhibit A* attached hereto, has made application to the Council of the City of Oakland for a conditional permit (ENMJ 08056) to allow a new electrical transformer and concrete vault serving the existing building to encroach under the public sidewalk along 24th Street; and

**WHEREAS**, the historic building has occupied the site since its construction in 1914; and

**WHEREAS**, the owner has applied (B0505370) to the Building Official of the City of Oakland to remodel said building and change its authorized occupancy from a non-residential tenancy to a mixed-use with residential living units for condominium ownership; and

**WHEREAS**, said change of occupancy requires an upgrade of the electrical service supplying said building and the installation of modern electrical equipment; and

**WHEREAS**, said electrical equipment is required by the serving utility, Pacific Gas and Electric, to be readily acceptable for maintenance from the public right-of-way adjoining said building; and

**WHEREAS**, structural impediments within and the historical designation of said existing building require that said electrical equipment be installed beneath the public sidewalk and be accessible from removable steel covers set flush with the pedestrian walking surface; and

**WHEREAS**, the limit of the encroachment is delineated in *Exhibit B* attached hereto; 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 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) and Section 15301 (minor alteration to existing structure) of the California Code of Regulations this project is categorically exempt from the provisions of the California Environmental Quality Act; now, therefore, be it

**RESOLVED:** That the encroachment, as conditioned herein and delineated in *Exhibit B*, is hereby granted for a revocable permit to allow a new electrical transformer and concrete vault serving an existing building at 2355 Broadway to encroach under the public sidewalk along 24th Street; 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 existence, installation or maintenance of the encroachments in 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 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 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 by the Alameda County Clerk-Recorder.

**IN COUNCIL, OAKLAND, CALIFORNIA,** \_\_\_\_\_, 2008

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

Lands Of 2355 Broadway LLC

as described in a grant deed, series no. 2007249402, recorded July 6, 2007,  
by the Alameda County Clerk-Recorder

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

Lot 9, as said Lot is shown on the Map of Locust, Broadway and Elm Street Tract, filed January 11, 1878, Map Book 4, Page 7, in the Office of the County Recorder of Alameda County.

EXHIBIT B

Limits Of Encroachment - Electrical Transformer

2355 Broadway - APN 008-0666-006-00

ASSESSOR'S MAP 8

