

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

# CITY OF OAKLAND

2010 SEP 30 PM 5: 17

## AGENDA REPORT

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: October 12, 2010

RE: **A Report And Resolution Granting A Conditional And Revocable Permit To The Regillus Homeowners Association To Allow Existing Balconies And A New Handicapped Ramp Located At 200 Lakeside Drive To Encroach Into The Public Right-Of-Way Along Jackson Street**

---

### SUMMARY

A resolution has been prepared granting the Regillus Homeowners Association a conditional and revocable permit (ENMJ 100056) to allow existing apartment balconies and a new handicapped ramp for commercial tenants to encroach into the public right-of-way along Jackson Street.

### FISCAL IMPACT

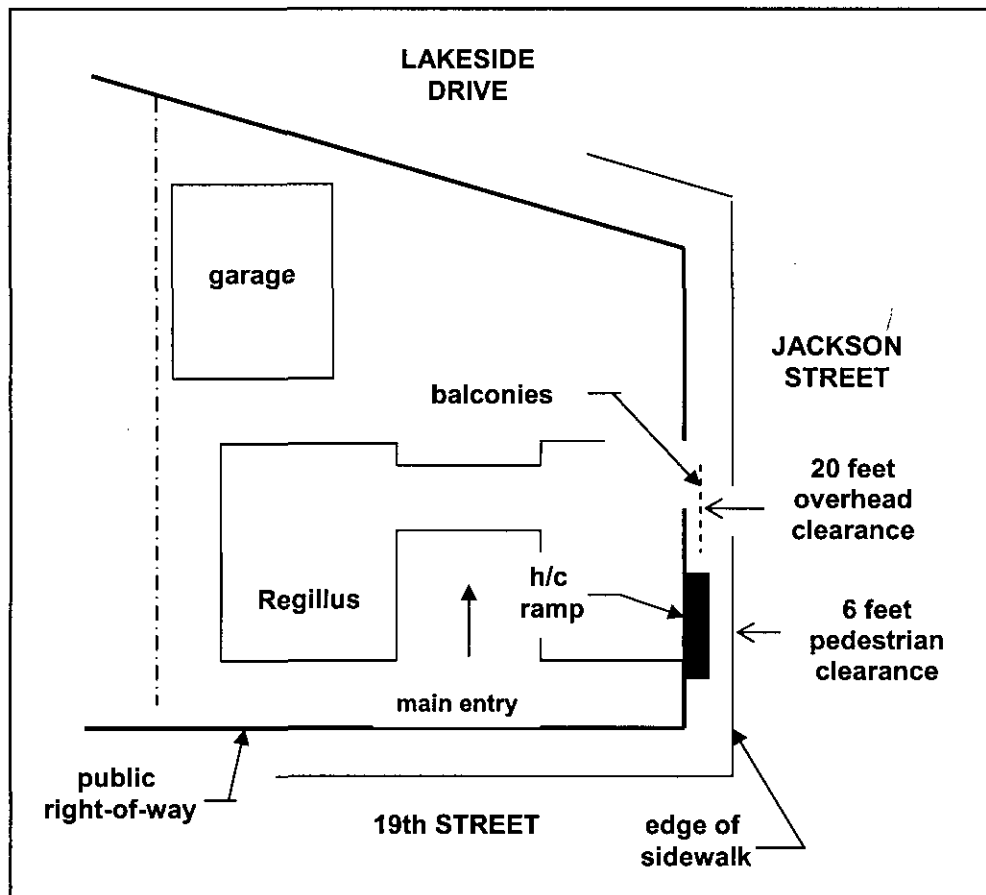
Staff costs for processing the encroachment permit have been paid by the property owner. The revenue was deposited in the Development Service Fund (2415), Engineering Services organization (88432), Encroachment Permits account (42314), Engineering and Architectural Plan Approval (PS30). The standard permit conditions 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 historic apartment building (OCHS rating A1+), which was constructed in 1922, is located at the intersection of Jackson Street and 19th Street (APN 008-0634-053-00). The homeowners association has received design review approval (DS 100232) for the exterior ramp and has applied for a building permit (B 1002931) to construct the concrete ramp partially within the Jackson Street sidewalk to provide handicapped access for ground floor commercial tenants.

A property line survey determined that the new ramp will encroach approximately six (6) feet into the public right-of-way and that the existing apartment balconies project approximately three (3) feet over the right-of-way. The lowest balcony is more than twenty (20) feet above the sidewalk, and the new ramp will provide approximately six (6) feet of clear sidewalk width for pedestrians. A graphic depicting the locations of the ramp and balconies is shown on page 2 of this report.

Item: \_\_\_\_\_  
Public Works Committee  
October 12, 2010



**Encroachments - New Handicapped Ramp and Existing Balcony**

**SUSTAINABLE OPPORTUNITIES**

**Economic**

Design and installation of the handicapped ramp will provide opportunities for professional services and construction contracts for the Oakland community.

**Environmental**

Permits for new construction 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.

Item: \_\_\_\_\_  
Public Works Committee  
October 12, 2010

**Social Equity**

The new ramp will enhance the economic vitality of the commercial tenants in the building.

**DISABILITY AND SENIOR CITIZEN ACCESS**

The new ramp will enhance the building's handicapped accessibility for commercial patrons.

**RECOMMENDATIONS**

Staff recommends that the Committee forward this report to the City Council for adoption of the resolution.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the Council accept this report and adopt the proposed resolution conditionally approving the new encroachment of a handicapped ramp and the existing encroachments of apartment balconies into the Jackson Street right-of-way.

Respectfully submitted,



Walter S. Cohen, Director  
Community and Economic Development Agency

Prepared by:

Raymond M. Derania  
Deputy Director - Building Services

APPROVED AND FORWARDED  
TO THE PUBLIC WORKS COMMITTEE:

  
\_\_\_\_\_  
OFFICE OF THE CITY ADMINISTRATOR

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
Introduced By  
2010 SEP 30 PM 5:17

\_\_\_\_\_  
Councilmember

Approved For Form And Legality

K. Jain  
City Attorney

## OAKLAND CITY COUNCIL

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

**RESOLUTION GRANTING THE REGILLUS HOMEOWNERS ASSOCIATION A  
REVOCABLE AND CONDITIONAL PERMIT TO ALLOW EXISTING  
BALCONIES AND A NEW HANDICAPPED RAMP AT 200 LAKESIDE DRIVE TO  
ENCROACH INTO THE PUBLIC RIGHT-OF-WAY ALONG JACKSON STREET**

**WHEREAS**, the Regillus Homeowners Association of the Common Area of Tract 3535 ("Permittee"), as the owner of a property described in a transfer deed, recorded February 1, 1989, series no. 89027227, by the Alameda County Recorder, and identified by the Alameda County Assessor as parcel number 008-0634-053-00 and identified the City of Oakland as 200 Lakeside Drive and more particularly described in *Exhibit A* attached hereto, has filed an application with the City Engineer of the City of Oakland for a permit (ENMJ 10056) to allow a new handicapped ramp and existing apartment balconies to encroach into the public right-of-way along Jackson Street; and

**WHEREAS**, the Permittee has filed an application (DS 100232) with the Director of Planning of the City of Oakland and received design review approval for said new ramp which will provide handicapped accessibility for the patrons of commercial tenants on the ground floor of the historic building (OCHS rating A1+), which was constructed in 1922; and

**WHEREAS**, the Permittee has also filed an application (B 1002931) with the Building Official of the City of Oakland for a permit to install said handicapped ramp; and

**WHEREAS**, as a condition of approval of said encroachment, the Permittee employed a qualified licensed Land Surveyor to perform a boundary survey of the public right-of-way which determined that the proposed location of the ramp will encroach approximately six (6) feet into the public right-of-way and will provide approximately six (6) feet of sidewalk width beyond its planer edge for clear passage of pedestrians; and

**WHEREAS**, said boundary survey of the public right-of-way also determined that existing apartment balconies project approximately three (3) feet over the public right-of-way and provide approximately twenty (20) feet of vertical clearance above the sidewalk; and

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

**WHEREAS**, the encroachment into the public right-of-way and its location will not interfere with the use by the public of the roadway or sidewalk or buried utilities along Jackson Street; and

**WHEREAS**, the encroachment is categorically exempted from the requirements of the California Environmental Quality Act(CEQA) in accordance with, but not limited to, each of the following California Code of Regulations: Section 15332 (Class 32: Infill Projects), Section 15301 (minor alteration to existing structures), and Section 15304 (minor alterations to land); now, therefore, be it

**RESOLVED**: That the encroachment complies with the requirements of the California Environmental Quality Act; and be it

**FURTHER RESOLVED**: That the encroachment, as conditioned herein and delineated in *Exhibits B* and *C*, is hereby granted for a revocable permit to allow the installation of a new handicapped ramp and the projection of existing apartment balconies into the public right-of-way along Jackson Street; and be it

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

1. the Permittee (Regillus Homeowners Association) 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

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 into the public right-of-way and regardless of responsibility for negligence; and that 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, that it is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workmen operating within the encroachment area, and that it is responsible for its own safety and the safety of 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 be 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 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 of the City of Oakland is hereby authorized to file a certified copy of this resolution for recordation with the Alameda County Clerk-Recorder as an encumbrance of the title of the parcels identified above.

**IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2010**

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID,  
AND PRESIDENT BRUNNER

NOES -

ABSENT -

ABSTENTION -

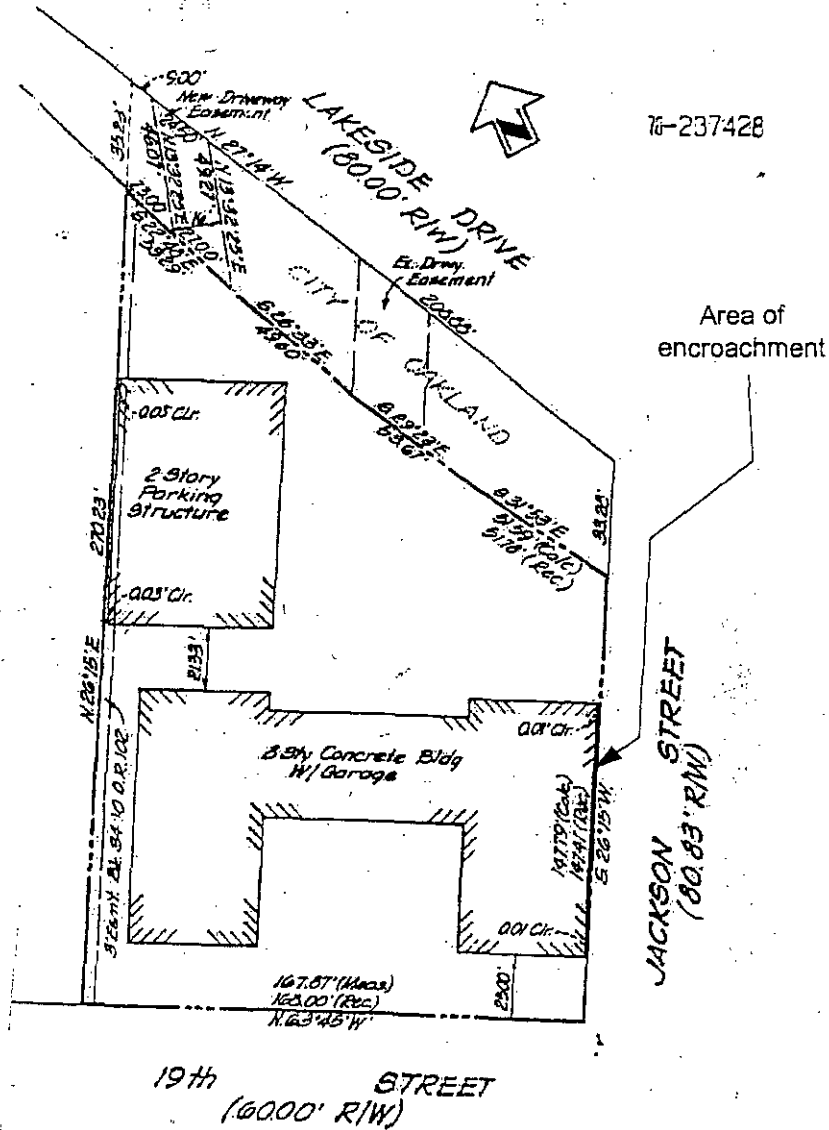
ATTEST: \_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California



# EXHIBIT A

## Description of the Private Property Abutting the Encroachment

PARCELS A, B, C, D, E, F, G, H, I, J, K, L and M, as shown on the Condominium Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Regillus, a Condominium Project, recorded December 6, 1978, Real 5705, Image 732, Official Records.



# EXHIBIT B

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

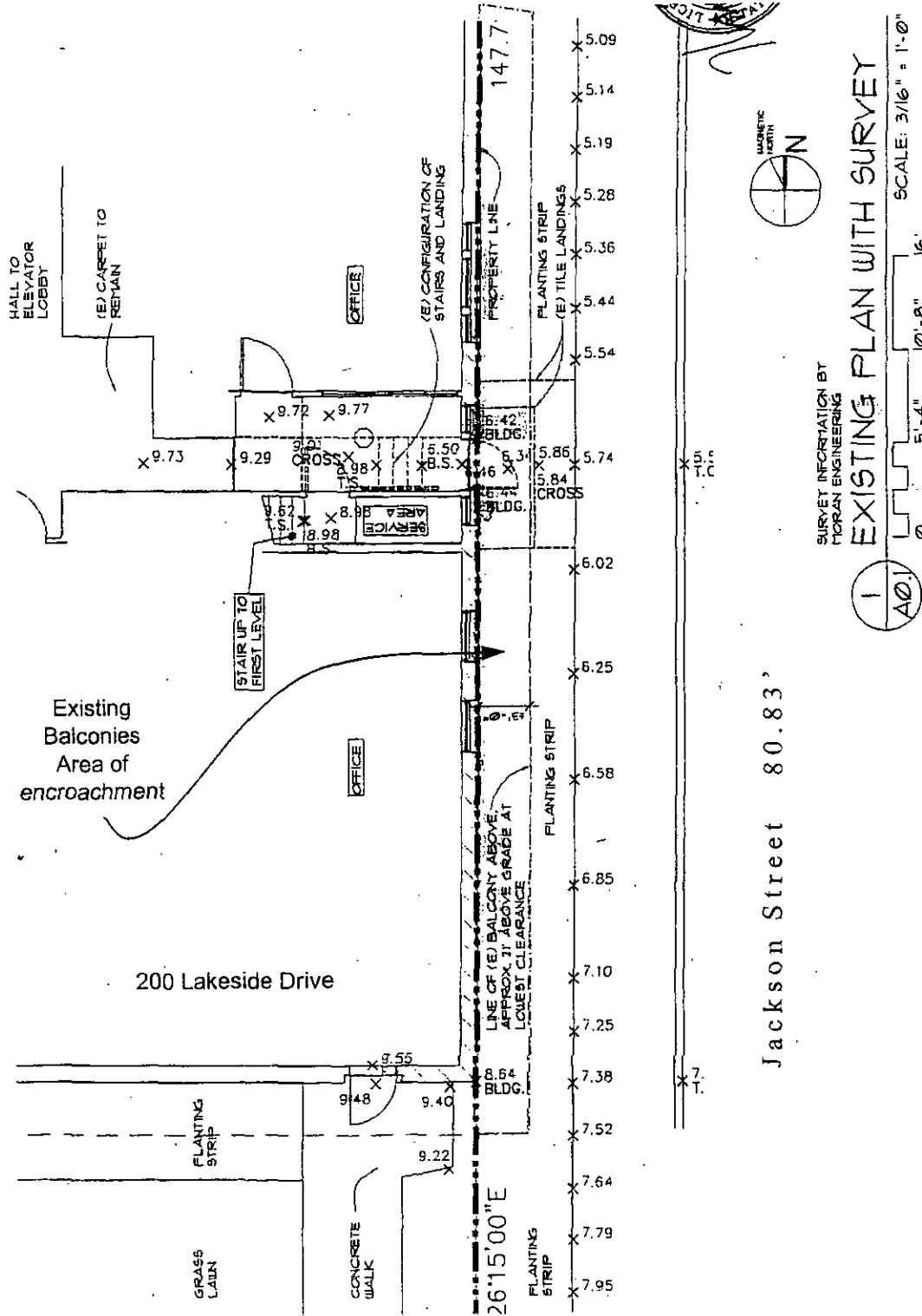


EXHIBIT C

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

