

CITY OF OAKLAND

Agenda Report

FILED
OFFICE OF THE CITY CLERK
OAKLAND

TO: Office of the City Administrator

AT 2011 DEC 23 PM 3:30
Dan Eindheim

FROM: Community and Economic Development Agency

DATE: January 11, 2011

RE: A Report And A Resolution Granting Nueva Vista Partners A Revocable And Conditional Permit For A Building At 3700 International Boulevard To Allow An Existing Portion Of The Façade Along International Boulevard And An Existing Concrete Block Wall Along 38th Avenue To Encroach Into The Public Right-Of-Way

SUMMARY

A resolution has been prepared granting Nueva Vista Partners, a limited liability company (no. 201006310255), who is the new owner of an apartment complex located at 3700 International Boulevard (formerly owned by Oakland Community Housing), a conditional and revocable permit (ENMJ 10060) that will allow the existing building façade fronting on International Boulevard and an existing concrete block wall adjacent to on-site parking along 38th Avenue to encroach into the public right-of-way.

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

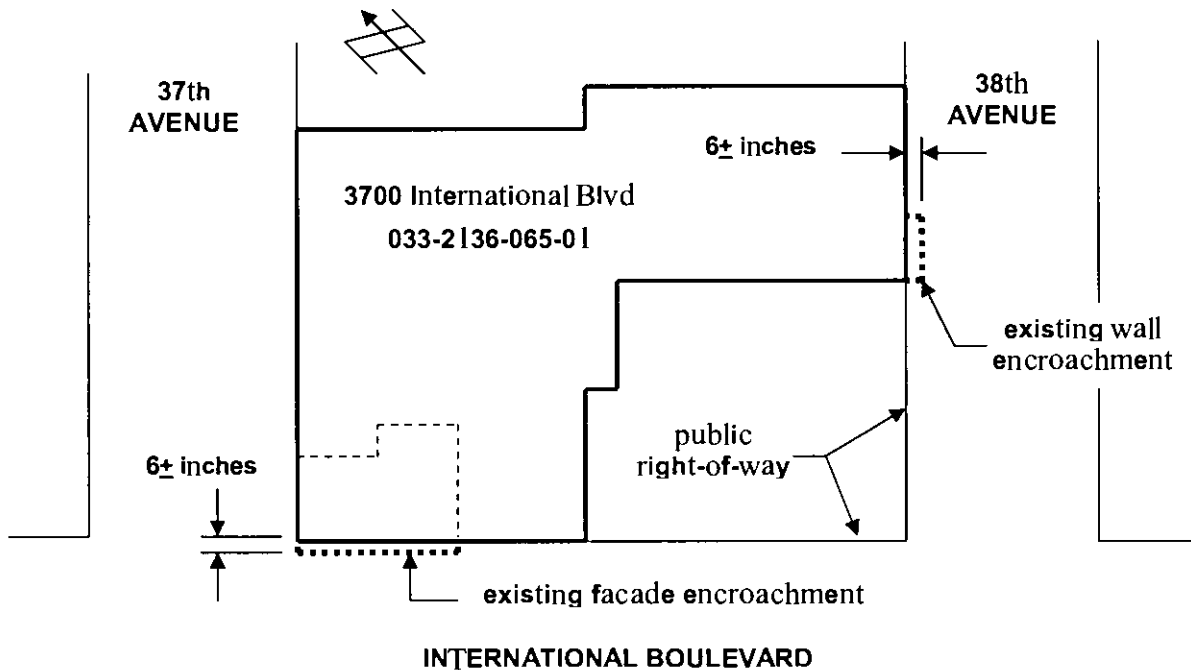
The seven (7) building apartment complex, which was constructed in 1986, was formerly owned by Oakland Community Housing. The new owner, Nueva Vista Partners, is refurbishing the residential units and has commissioned a property boundary survey ("ALTA") to facilitate future re-financing and re-sale. The survey revealed that the building façade encroaches approximately six (6) inches into the sidewalk along International Boulevard and an existing concrete block wall encroaches approximately six (6) inches into the sidewalk along 38th Avenue.

KEY ISSUES AND IMPACTS

Oakland Municipal Code Section 12.08.030 requires that applications for permanent encroachments in the public right-of-way (basements, vaults, retaining walls, etc.) receive

Item No. _____
Public Works Committee
January 11, 2011

approval from the City Council as a condition of permit issuance. The public sidewalks are fourteen (14) feet wide along International Boulevard and eight (8) feet wide along 38th Avenue. The encroachments will not interfere with the public's use of the right-of-way and maintenance of buried utilities. The City Council has previously approved similar encroachments throughout the City.



SUSTAINABLE OPPORTUNITIES

Economic

The refurbishment of the residential units 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 refurbishment of the residential units will provide living accommodations for low and moderate income tenants.

DISABILITY AND SENIOR CITIZEN ACCESS

Refurbishment of existing buildings is required to conform to State and City requirements for handicapped accessibility.

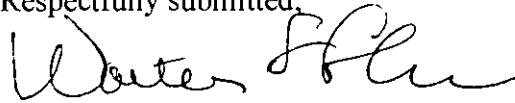
RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving the encroachments 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 Nueva Vista Partners a conditional and revocable permit to allow a portion of an existing building façade and an existing concrete block wall to encroach into the public right-of-way along International Boulevard and 38th Avenue

Respectfully submitted,



Walter S. Cohen, Director
Community and Economic Development Agency

Prepared by:

Raymond M. Derania
Deputy Director - City Engineer

APPROVED AND FORWARDED TO
THE PUBLIC WORKS COMMITTEE:



OFFICE OF THE CITY ADMINISTRATOR

~~2010 DEC 23 PM 3:30~~
Councilmember

DRAFT
City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION GRANTING NUEVA VISTA PARTNERS LLC A CONDITIONAL AND REVOCABLE PERMIT FOR A BUILDING AT 3700 INTERNATIONAL BOULEVARD TO ALLOW A PORTION OF THE EXISTING FAÇADE ALONG INTERNATIONAL BOULEVARD AND AN EXISTING CONCRETE BLOCK WALL ALONG 38th AVENUE TO ENCROACH INTO THE PUBLIC RIGHTS-OF-WAY

WHEREAS, Nueva Vista Partners LLC, a California limited liability company (no. 201006310255) and owner of the property described in a trustees deed, recorded July 8, 2010, series no. 2010189414, by the Alameda County Recorder, and identified by the Alameda County Assessor as parcel no. 033-2136-065-01, and collectively identified by the City of Oakland as 3700 International Boulevard, and more particularly described in *Exhibit A* attached hereto, has made an application to the City Engineer of the City of Oakland for a conditional and revocable permit (ENMJ10060) to allow a portion of an existing building facade to encroach approximately six (6) inches along International Boulevard and an existing concrete block wall adjoining an on-site parking area to encroach approximately six (6) inches along 38th Avenue; and

WHEREAS, the existing two (2) story building and concrete block wall were constructed in 1986 on an articulated lot bounded by 37th Avenue, 38th Avenue, and International Boulevard; and

WHEREAS, said owner has acquired said property through a foreclosure action from the prior owner, Oakland Community Housing, with the intension of refurbishing the seven (7) residential buildings occupying said lot; and

WHEREAS, said owner voluntarily commissioned a property boundary survey ("ALTA" or American Land Title Association) to facilitate future re-financing and re-sale; and

WHEREAS, said ALTA survey identified the existing encroachments in the public rights-of-way; and

WHEREAS, the limits of said encroachments as determined by said ALTA survey are delineated in *Exhibit B* attached hereto; and

WHEREAS, the adjoining sidewalks are approximately fourteen (14) feet wide along International Boulevard and eight (8) feet wide along 38th Avenue, and the encroachments and their locations have not interfered with pedestrian access or the maintenance of buried utilities in the public rights-of-way for twenty-four (24) years; 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 CEQA Guideline Section 15332 (Class 32: Infill Projects) and Section 15303 (new construction or conversion of small structures) and Section 15301 (existing facilities) this project is categorically exempt from the provisions of the California Environmental Quality Act; 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 to allow a portion of an existing building façade along International Boulevard and an existing concrete block wall along 38th Avenue to encroach into the public rights-of-way; and be it

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

1. the Permittee (Nueva Vista Partners LLC) 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. 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 Engineer; and
10. the plans and exact location of the encroachments hereby granted are 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 Permittee's 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 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 by the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2011

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

**ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California**

EXHIBIT A

Metes and bounds of the Lands of Nueva Vista Partners LLC, as shown on a Grant Deed conveying Assessor's parcel no. 033-2136-065-01 from the City of Oakland Redevelopment Agency to Oakland Community Housing Inc., recorded December 17, 1984, series no. 84-248474, by the Alameda County Recorder

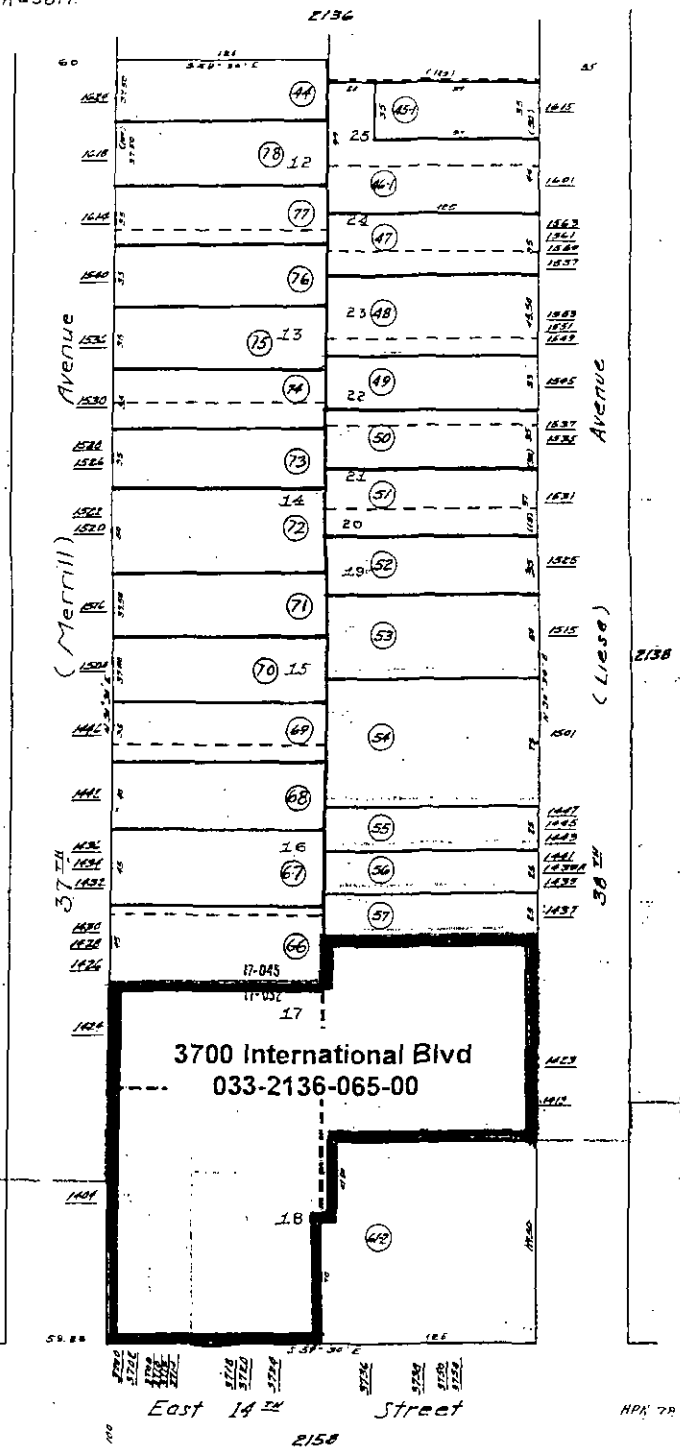
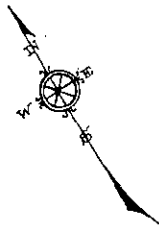
ASSESSOR'S MAP 33

Code Area No. 17-045 17-032

2136
2137

Map of a portion of the Liese Tract (Bk. 23 Pg. 47)
Scale 1 in = 50 ft

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17-045
17-032

East 14th Street

HPK 79

