

FILED
OFFICE OF THE CITY CLERK
OAKLAND

CITY OF OAKLAND
Agenda Report

2009 FEB 01 PM 4:09
Office of the City Administrator

ATTN: Dan Lindheim

FROM: Community and Economic Development Agency

DATE: February 24, 2009

RE: **A Report And A Resolution Granting 1755 Broadway LLC A Revocable And Conditional Permit To Allow An Existing Basement In A Building At 1755 Broadway To Encroach Under The Public Sidewalk Along Telegraph Avenue**

SUMMARY

A resolution has been prepared granting 1755 Broadway LLC, a California limited liability company (no. 200532110144) and developer of a residential condominium conversion project for an eighty-three (83) year old office building at 1755 Broadway, a conditional and revocable permit (EMNJ 08073) that will allow an existing basement to encroach under the public sidewalk along Telegraph Avenue.

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 permit require the property owner to maintain liability and property damage insurance and to include the City as a named insured.

PROJECT DESCRIPTION

The developer is converting the five (5) story office building into twenty-four (24) residential live-work condominiums (permits B0602955, PM9102) with ground floor commercial space. The historic building (OCHS rating C1+) fronts on Broadway and Telegraph Avenue at the intersection with 18th Street (APN 008-0640-005-00). The existing basement is being converted to a garage for tenant parking. The basement encroaches under the Telegraph Avenue sidewalk along the fifty-two (52) feet frontage of the building. The encroachment has not interfered with the public's use of the right-of-way or maintenance of underground utilities since the building was constructed in 1926. The City Council has previously approved similar existing encroachments throughout the downtown area.

KEY ISSUES AND IMPACTS

▪ **General**

Approval of encroachments in a public easement or the public right-of-way is a discretionary

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action by the City Council. The permit, which is revocable by the Council, is issued by staff with “boilerplate” conditions related to indemnity 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, etc.) receive approval of the City Council. The overhead encroachment will not interfere with the public’s use of the right-of-way and easements or maintenance of buried utilities. The City Council has previously approved similar encroachments throughout the City.

SUSTAINABLE OPPORTUNITIES

Economic

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

DISABILITY AND SENIOR CITIZEN ACCESS

The design and construction of occupancy change projects are 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 encroachment under 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 1755 Broadway LLC a conditional and revocable permit to allow an existing basement to encroach under the sidewalk along Telegraph Avenue.

Respectfully submitted,



DAN LINDHEIM

Director

Community and Economic Development Agency

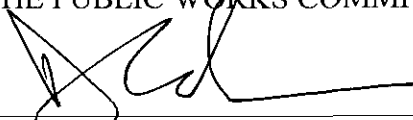
Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE



Office Of The City Administrator

Introduced By

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved For Form And Legality

2009 FEB 11 PM 4:10

Councilmember



City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A Resolution Granting 1755 Broadway LLC A Revocable And Conditional Permit To Allow An Existing Basement In A Building At 1755 Broadway To Encroach Under The Public Sidewalk Along Telegraph Avenue

WHEREAS, 1755 Broadway LLC ("Permittee"), a California limited liability company (no. 200532110144) and owner of a property described in a Grant Deed, recorded December 22, 2006, series no. 2006467558, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 008-0640-005-00, and identified by the City of Oakland as 1755 Broadway, 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 08073) to allow an existing basement in a historic building to encroach under the public sidewalk along Telegraph Avenue near its intersection with 18th Street; and

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

WHEREAS, the building is currently being renovated for conversion to residential condominiums (permit B0602955, parcel map PM9102); and

WHEREAS, the building renovation will convert the existing basement from storage to a garage for parking tenant vehicles; and

WHEREAS, the encroachment and its location beyond the property boundaries and under the public sidewalk have existed since the building was constructed in 1926 and has not interfered with the use by the public of the right-of-way or buried utilities; and

WHEREAS, pursuant to Oakland Municipal Code Section 12.08.030, the City Council has previously approved similar encroachments elsewhere in the City of under-sidewalk basements which encroach into the public right-of-way; 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 15305 (Minor Alterations in Land Use Limitations) 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, 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 an existing basement to encroach under the public sidewalk along Telegraph Avenue; 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 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 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 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, 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

Address 1755 Broadway

Parcel no. 008-0640-005-00

Deed no. 2006467558

Recorded December 22, 2006

That certain real property situated in the City of Oakland, Alameda County, State of California and more particularly described as follows:

BEGINNING AT A POINT ON THE WESTERN LINE OF BROADWAY, DISTANT THEREON 250 FEET NORTHERLY FROM THE POINT OF INTERSECTION THEREOF, WITH THE NORTHERN LINE OF 17TH, FORMERLY BIRNIE STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF BROADWAY 50 FEET; THENCE AT A RIGHT ANGLE WESTERLY 168 FEET, MORE OR LESS, TO THE EASTERN LINE OF TELEGRAPH AVENUE, AS SAID AVENUE NOW EXISTS; THENCE SOUTHERLY ALONG THE LAST NAMED LINE 50 FEET, 10 INCHES, MORE OR LESS, TO A LINE DRAWN WESTERLY FROM THE POINT OF BEGINNING AT RIGHT ANGLES WITH SAID LINE OF BROADWAY, THENCE EASTERLY ALONG THE LINE SO DRAWN 154 FEET, 6 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING.

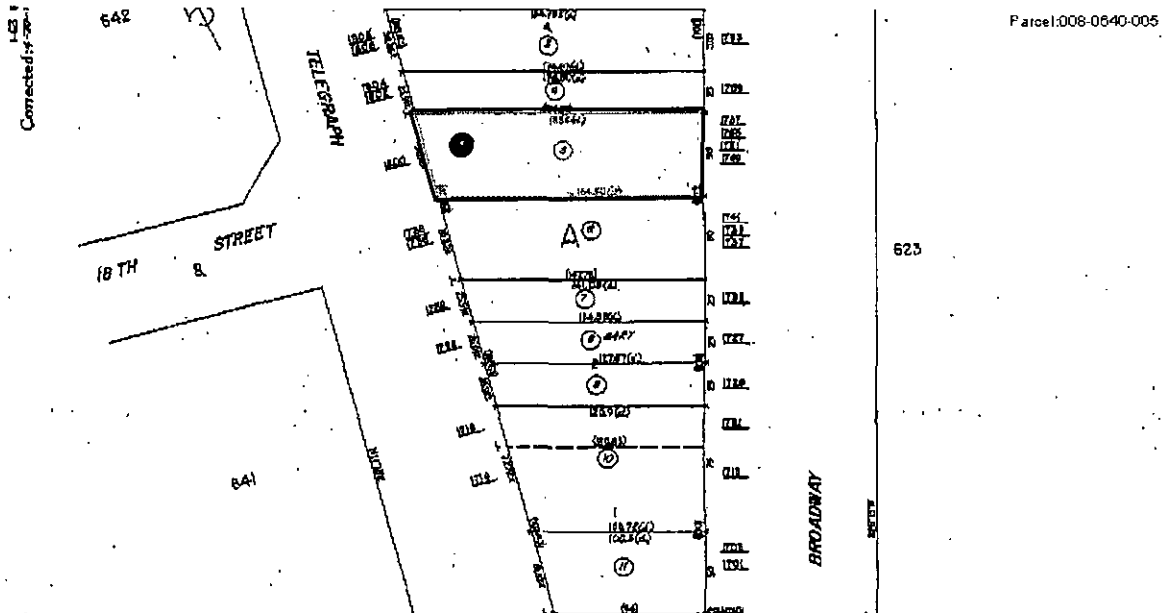


EXHIBIT B

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

address 1755 Broadway

parcel no. 008 -0640-005-00

