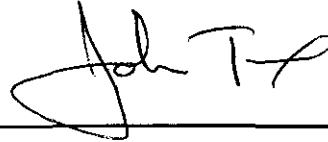


2003 MAY 29 PM 1:41

APPROVED AS TO FORM AND LEGALITY:



DEPUTY CITY ATTORNEY

INTRODUCED BY CONCILMEMBER _____

ORDINANCE NO. 12511 C. M. S.

**AN ORDINANCE VACATING OLMSTED
AND BRENTFORD STREETS BETWEEN
66TH AND 69TH AVENUES.**

WHEREAS, by the publication and posting of the notices as required by Chapter 3, Part 3 Division 9 of the California Streets and Highways Code, the Council of the City of Oakland did, initiate proceedings for the proposed vacation of Olmsted Street and Brentford Street subject to existing utility easements, said positions of streets proposed to be vacated being more particularly described as follows:

All that real property situated in the City of Oakland, County of Alameda, State of California, described as follows:

LEGAL DESCRIPTION FOR BRENTFORD STREET

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Beginning at a point on the northwestern line of 69th Avenue distant thereon N. 50°34'00" E., (the bearing of said line being taken as N. 50°34'00" E., for the purpose of making this description) 87.24 feet from the most southern corner of that certain parcel of land designated as "Tract 2" and described in the Quitclaim Deed from the United States of America to the Housing Authority of the City of Oakland, California, dated June 27, 1955 and recorded June 30, 1955 in Book 7707, Page 501, Alameda County Official Records; running thence N. 39°26'00" W., 499.67 feet to a point from which the center of a circle having a radius of

65.00 feet bears N. 50°34'00" E.; thence along the circumference of said circle northwesterly, northerly and northeasterly 102.10 feet; thence tangent to said circumference N. 50°34'00" E., 202.21 feet to a point from which the center of a circle having a radius of 15.00 feet bears N. 39°26'00" W.; thence along the circumference of the last said circle northeasterly and northerly 18.90 feet; thence tangent to the last said circumference S. 21°37'54" E., 1.71 feet to a point from which the center of a circle having a radius of 225.00 feet bears N. 68°22'06" E.; thence along the circumference of the last said circle southerly and southeasterly 69.91 feet; thence tangent to the last said circumference S. 39°26'00" E., 5.00 feet to a point from which the center of a circle having a radius of 15.00 feet bears S. 50°34'00" W.; thence along the circumference of the last said circle northwesterly, westerly and southwesterly 23.56 feet; thence tangent to the last said circumference S. 50°34'00" W., 190.00 feet to a point from which the center of a circle having a radius of 15.00 feet bears S. 39°26'00" E.; thence along the circumference of the last said circle southwesterly, southerly, and southeasterly 23.56 feet; thence tangent to the last said circumference S. 39°26'00" E., 499.67 feet to said northwestern line of 69th Avenue; thence along the last named line S. 50°34'00" W., 50.00 feet to the point of beginning.

LEGAL DESCRIPTION FOR OLMSTED STREET

Real property in the City of Oakland, County of Alameda, State of California, described as follows:

Commencing at a point on the northwestern line of 69th Avenue, said point being the most southern corner of that certain parcel of land designated as "Tract 2" and described in the Quitclaim Deed from the United States of America to the Housing Authority of the City of Oakland, California dated June 27, 1955 and recorded June 30, 1955 in Book 7707, Page 501, Alameda County Official Records; running thence along said northwestern line of 69th Avenue N.50°34'00" E., (the bearing of said line being taken as N. 50°34'00" E., for the purpose of making this description) 137.24 feet; thence leaving said northwestern line of 69th Avenue, N. 39°26'00" W., 140.50 feet to the actual Point of Beginning, from which the center of a circle having a radius of 15.00 feet bears N. 50°34'00" E.; thence along the circumference of said circle northwesterly, northerly and northeasterly 23.56 feet; thence tangent to said circumference N. 50°34'00" E., 190.00 feet to a point from which the center of a circle having a radius of 65.00 feet bears N. 39°26'00" W.; thence along the circumference of the last said circle northeasterly, northerly and northwesterly 102.10 feet; thence tangent to the last said circumference N. 39°26'00" W., 284.17 feet to a point from which the center of a circle having a radius of 175.00 feet bears N. 50°34'00" E.; thence along the circumference of the last said circle northwesterly, northerly 54.37 feet; thence tangent to the last said circumference N.21 °37'54" W., 47.31 feet to a point from which the center of a circle having a radius of 125.00 feet bears S. 68°22'06" W.; thence along the circumference of the last said circle northerly and northwesterly 54.87 feet; thence tangent to the last said circumference N.46°47'00" W., 227.99 feet to a point on the northwestern boundary line of said parcel of land designated as "Tract 2" distant thereon S. 43°13'00" W., 120.08 feet from the most northern corner of said "Tract 2", last said line being, also, the southeastern line of 66th Avenue as it existed September 1, 1961; thence along the last named line S. 43°13'00" W., 50.00 feet; thence leaving said southeastern line of 66th Avenue, S. 46°47'00"

E., 227.99 feet to a point from which the center of a circle having a radius of 75.00 feet bears S. 43°13'00" W.; thence along the circumference of the last said circle southeasterly and southerly 32.92 feet; thence tangent to last said circumference S. 21°37'54" E., 47.31 feet to a point from which the center of a circle having a radius of 225.00 feet bears N.68°22'06" E.; thence along the circumference of the last said circle southerly and southeasterly 69.91 feet; thence tangent to the last said circumference S.39°26'00" E. 284.17 feet to a point from which the center of a circle having a radius of 15.00 feet bears S. 50°34'00" W.; thence along the circumference of the last said circle southeasterly, southerly and southwesterly 23.56 feet; thence tangent to the last said circumference S. 50°34'00" W., 190.00 feet to a point from which the center of a circle having a radius of 15.00 feet bears N.39°26'00" W.; thence along the circumference of the last said circle southwesterly, westerly and northwesterly 23.56 feet; and thence tangent to the last said circumference S. 39°26'00" E., 80.00 feet to the actual Point of Beginning.

WHEREAS, the City of Oakland reserves the rights from this vacation for utility easements; and

WHEREAS, the City of Oakland will only approve permits for the affected areas conditioned upon the provision of evidence by the Applicant that all utility easements have been relinquished; and

WHEREAS, the City of Oakland will only approve land use entitlements for the affected areas conditioned upon the provision of evidence by the Applicant that adequate emergency access has been and will continue to be maintained; and

WHEREAS, the City of Oakland will only approve future land use entitlements for the affected areas conditioned upon construction of the Phase One roadways to City standards for a local-serving street and dedication of said roadway to the City of Oakland as a public street; and

WHEREAS, the street vacation facilitates redevelopment of the Coliseum Gardens housing complex; and

WHEREAS, redevelopment of Coliseum Gardens will provide increased density and improved site planning and community facilities near a BART station and intermodal transit center; and

WHEREAS, the Land Use and Transportation Element of the General Plan identifies the Coliseum area as a "Showcase District" (p. 6) where growth and community and economic development are encouraged (p. 200); and

WHEREAS, the Land Use and Transportation Element of the General Plan identifies the area that includes the streets to be vacated as a Transit-Oriented District that should provide a transition between the surrounding low-density neighborhoods and the BART station transit hub, and provide new development that capitalizes on proximity to transit and is compatible with nearby residential and industrial uses; and

WHEREAS, the City of Oakland Planning Agency has found the street vacation to conform to the City of Oakland General Plan consistent with the requirements of Government Code 65402

WHEREAS, the City of Oakland had prepared an Initial Study/Environmental Assessment reviewing the potential environmental impacts resulting from development of the Coliseum Gardens, including vacation of Olmsted and Brentford Streets, in order to comply with the California Environmental Quality Act and the National Environmental Protection Act; and

WHEREAS, the Coliseum Gardens Hope VI Revitalization Initial Study/Environmental Assessment identified no significant impacts related to vacation of Olmsted and Brentford Streets; and

WHEREAS, the City of Oakland Planning Commission certified the Hope VI Revitalization Initial Study/Environmental Assessment as a Mitigated Negative Declaration and Finding of No Significant Impact on June 4, 2003; and

WHEREAS, said ordinance was duly published and notice thereof and of the time and place of hearing thereon was duly posted in accordance with the requirements of Part 3, of Division 9, of the Streets and Highways Code of the State of California; and

WHEREAS, this Council has, at the time of said hearing, heard and considered all the evidence, both oral and written, offered by all persons interested in or objecting to the vacation of said above described Olmsted Street and Brentford Street; and

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. That the Council of the City of Oakland does hereby find and determine that public convenience and necessity require reservation and exception from the vacation, pursuant to the provisions of Section 8330 and 8331 of the Streets and Highways Code of the State of California, of the permanent easement and right at any time, or from time to time, to construct, operate, replace, remove, renew and enlarge sanitary sewers, and appurtenant structures in, upon, over, and across Olmsted Street and Brentford Street proposed to be vacated, and pursuant to any existing franchises or renewals thereof, or otherwise, to construct, maintain, operate, replace, renew, and enlarge lines of pipe, conduit, cables, wires, poles, and other convenient structures, equipment, and fixtures, for the operation of gas pipe lines, telegraph and telephone lines, and for the transportation or distribution of electric energy, and water, and for incidental purposes, including convenient access and the right to keep the easement property free of buildings, and other structures, inflammable materials, and wood growth, and otherwise protect the same from all hazards in, upon, over, and across said Olmsted Street and Brentford Street proposed to be vacated..

SECTION 2. That Olmsted and Brentford Streets are vacated subject to existing utility easements.

SECTION 3. That this Council finds and determines that this action complies with the requirements of the California Environmental Quality Act and National Environmental Protection Act.

SECTION 4. The City Clerk and Clerk of this Council is hereby directed to have a certified copy of this ordinance recorded in the Office of the Recorder of Alameda County, California, immediately upon its final passage. Upon such recordation of this ordinance, the vacation of Olmsted and Brentford streets as described above is complete.

Introduction Date: JUN 1 7 2003

IN COUNCIL, OAKLAND, CALIFORNIA, JUL 1 5 2003, 2003

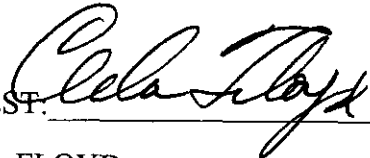
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN,
AND PRESIDENT DE LA FUENTE - 8

NOES- 0

ABSENT- 0

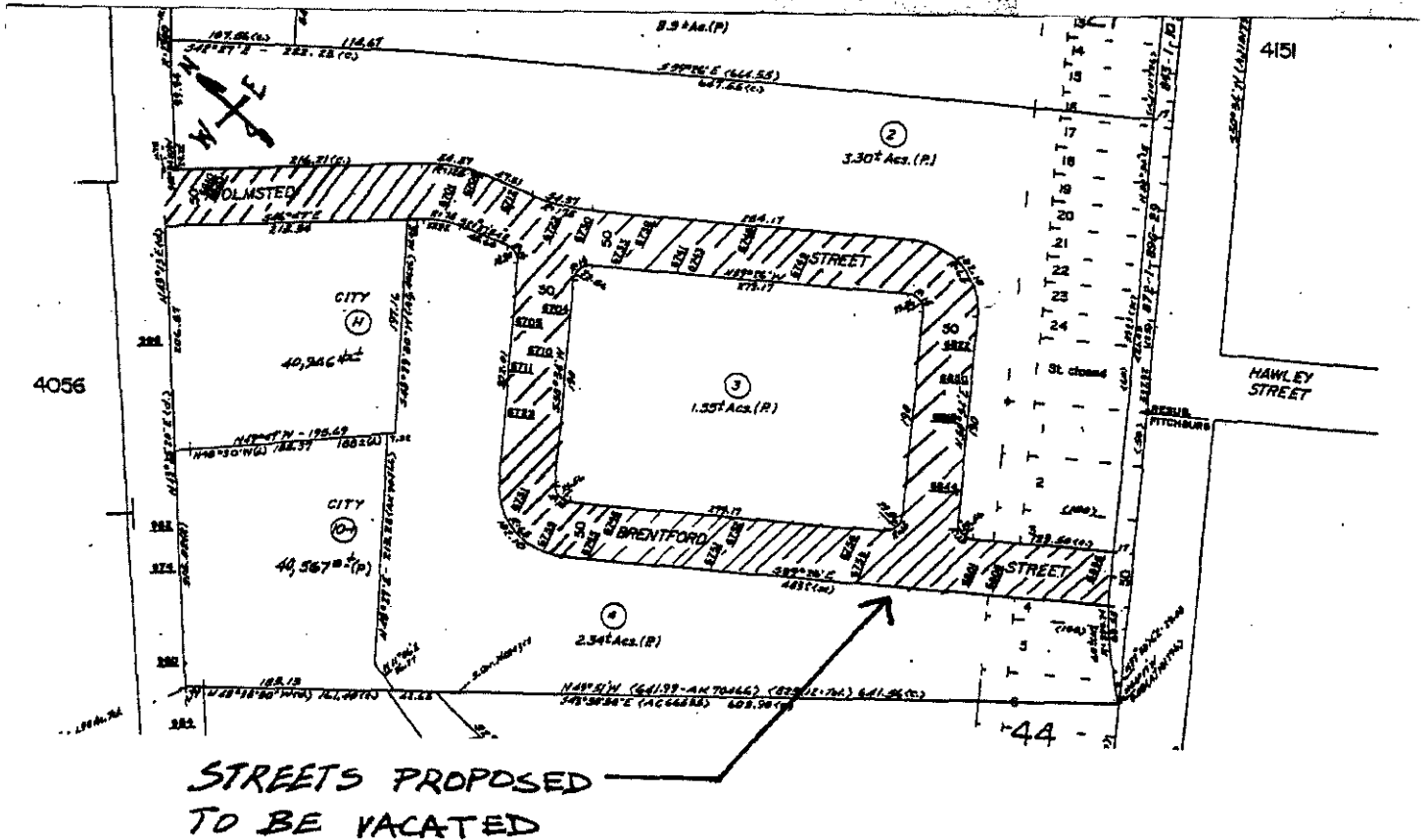
ABSTENTION- 0

ATTEST. 
CEDA FLOYD
City Clerk and Clerk of the Council
Of the City of Oakland, California

Introduction Date: JUN 1 7 2003

NOTICE OF PROPOSED STREET VACATION

*NOTE: ALL PROCEEDINGS FOR THE VACATION HEREIN PROPOSED SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF PART 3, OF DIVISION 9, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.



Notice is hereby further given that the _____ day of _____ at _____ P.M. is the time, and the Council Chamber at _____ is the place, for hearing all persons interested in or objecting to the proposed vacation.

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE:

SUCH AN ACT IS PUNISHABLE BY A FINE OF NOT MORE THAN FIVE HUNDRED DOLLARS (\$500.00), OR BY IMPRISONMENT IN THE CITY JAIL FOR NOT MORE THAN SIX(6) MONTHS, OR BY BOTH FINE AND IMPRISONMENT. (SECTION 3-8.03 O.M.C.)

CALVIN N. WONG
 Director of Building Services
 City of Oakland

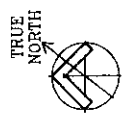
**ATTACHMENT B:
COLISEUM GARDENS MASTER PLAN ILLUSTRATIVE SITE PLAN**

COLISEUM GARDENS

MASTER PLAN AND PHASE 1

OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

PYATOK ARCHITECTS, INC.

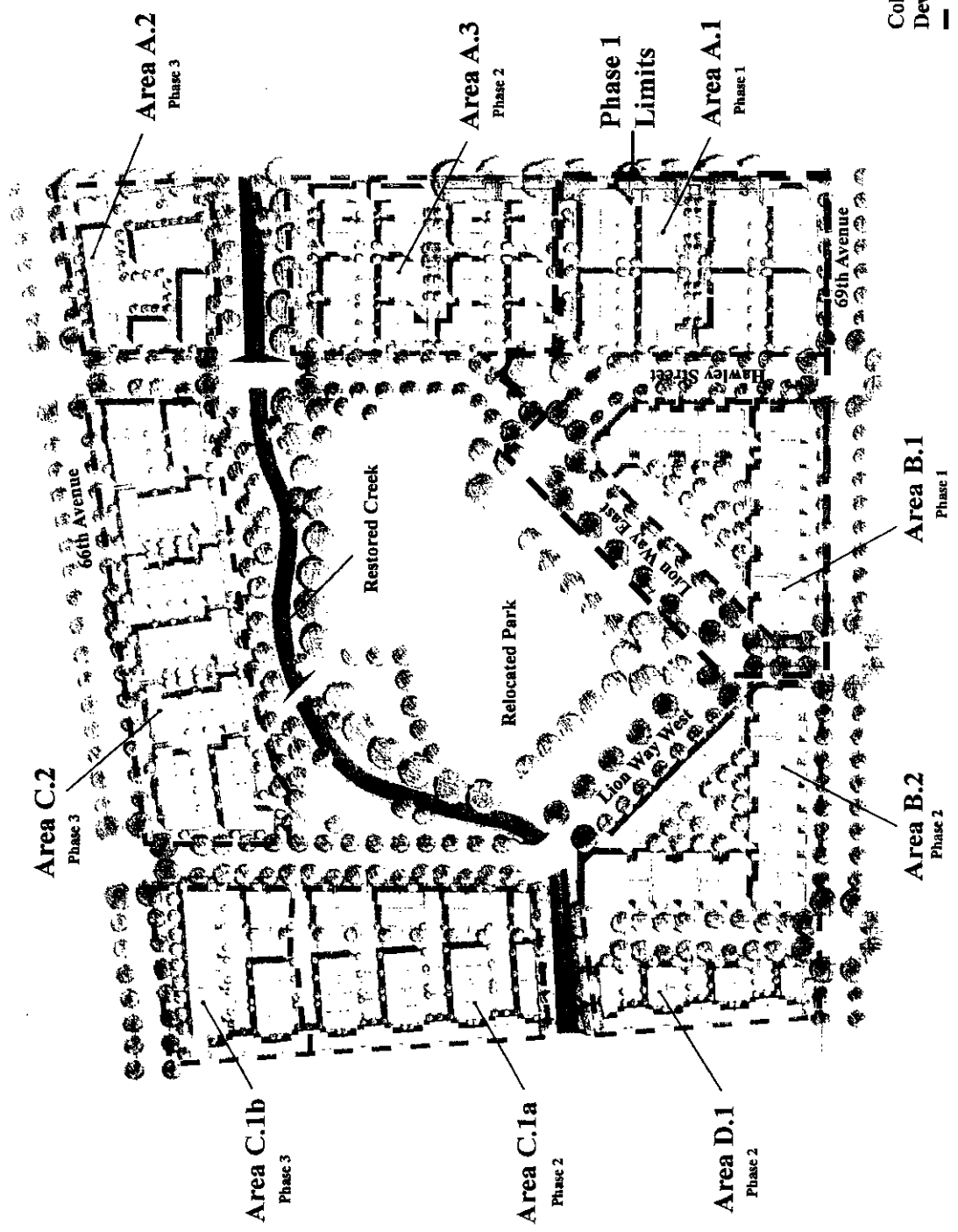


MASTERPLAN



4

SHEET 4 OF 32
1 APRIL 2003



Coliseum Gardens
Development Area

Phase 1

**ATTACHMENT C:
MEMORANDUM FROM LESLIE GOULD,
CITY OF OAKLAND PLANNING DIRECTOR,
DATED MAY 15, 2003**



CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Services Division
250 Frank H. Ogawa Plaza, Suite 3330, Oakland, California, 94612-2032

MEMORANDUM

May 15, 2003

TO: Oakland Housing Authority
1805 Harrison Street
Oakland, CA 94612
Attn. Steve Hoppe

FROM: Leslie Gould, Planning Director 

RE: **Proposed Vacation of Olmstead and Brentford Streets between 66th and 69th Avenues in Oakland, California**

The Planning Department supports the proposed vacation of Olmstead and Brentford Streets between 66th and 69th Avenues as part of redevelopment of the Oakland Housing Authority Coliseum Gardens housing complex and finds the proposed street vacation to comply with the City of Oakland General Plan. The proposed Coliseum Gardens redevelopment project involves demolition of residential and industrial buildings, removal of the streets which are the subject of the proposed vacation, development of up to 480 units of affordable housing, relocation and renovation of the existing Coliseum Gardens Park including restoration of Lion Creek, and the construction of new streets to access the proposed development.

Vacation of the existing streets will facilitate development of the proposed project. Redevelopment of Coliseum Gardens will provide increased density and improved site planning and community facilities near a BART station and intermodal mass transit center. The City of Oakland adopted the Land Use and Transportation Element of the General Plan (LUTE) in 1998. The LUTE includes the guiding land use policies for Oakland. The LUTE identifies the Coliseum area as a "Showcase District" (LUTE, p. 6) where growth and community and economic development are encouraged (LUTE, p. 200). More specifically, the Coliseum area is identified as a Transit-Oriented District that should provide a transition between the surrounding low-density neighborhoods and the BART station transit hub, and provide new development that capitalizes on proximity to transit and is compatible with nearby residential and industrial uses. Redevelopment of Coliseum Gardens implement the objectives identified in the LUTE.

cc: file