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OFFICE OF THE CITY CLERK
OAKLAND

2013 AUG 29 AM 10:16

AGENDA REPORT

TO: DEANNA J. SANTANA
CITY ADMINISTRATOR

FROM: Rachel Flynn

SUBJECT: 2901 Broadway, Encroachment Permit

DATE: August 19, 2013

City Administrator
Approval

Date

8/28/13

COUNCIL DISTRICT: 3

RECOMMENDATION

Staff recommends that the City Council adopt:

A Resolution Granting Gab Associates LLC A Conditional And Revocable Permit To Allow 12 Canopy Columns And An Entry Element For The Building Located At 2901 Broadway To Encroach Into The Public Right- Of-Way Along Broadway And 29th Street

OUTCOME

The resolution will authorize the City Engineer to issue an encroachment permit (no. ENMJ 13053) for the proposed canopy columns and the entry element

BACKGROUND/ LEGISLATIVE HISTORY

The property owner, Gab Associates LLC, has applied for a permit (no. B 1202429) to renovate the building located at 2901 Broadway. The Permittee as part of said building permit will construct the proposed encroachments.

ANALYSIS

Oakland Municipal Code Section 12.08.030 requires that permanent encroachments in the public right-of-way, such as foundations and basements, receive approval of the City Council before a permit may be issued. The encroaching canopy columns and entry element will not interfere with the use by the public of the roadway or sidewalk or buried utilities. The City Council has previously approved similar existing encroachments throughout Oakland.

Item: _____
Public Works Committee
September 10, 2013

PUBLIC OUTREACH/ INTEREST

This item did not require any additional public outreach other than the required posting on the City's website.

COORDINATION

The Office of the City Attorney has reviewed the resolution for form and legality, and the City Budget Office has reviewed this report.

COST SUMMARY/ IMPLICATIONS

Staff costs for processing the proposed encroachment permit are covered by fees set by the Master Fee Schedule and have been paid by the property owner and were 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.

SUSTAINABLE OPPORTUNITIES

Economic – The remodeling project will provide opportunities for construction related jobs for the Oakland community.

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 encroachment of this building into the public right-of-way will have no adverse impact on the economic revitalization of Oakland. Construction permits for building remodeling and right-of-way improvements require that the permittee comply with State and City requirements for handicapped accessibility.

CEQA

This report is not a project under CEQA (exemption: Section 15301 existing facilities).

For questions regarding this report, please contact David Harlan, Engineering Manager, at 510/238-6320.

Respectfully submitted,



Rachel Flynn, Director
Department of Planning and Building

Reviewed by: Deborah Sandercock, City Engineer

Prepared by: Shahram Aghamir, Civil Engineer
Department of Planning and Building

Item: _____
Public Works Committee
September 10, 2013

Introduced By

2013 AUG 29 AM 10:17

Approved as to Form and Legality


Office of the City Attorney

Councilmember

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION GRANTING A CONDITIONAL AND REVOCABLE MAJOR ENCROACHMENT PERMIT TO GAB ASSOCIATES LLC TO ALLOW 12 CANOPY COLUMNS AND AN ENTRY ELEMENT TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY AT 2901 BROADWAY

WHEREAS, Gab Associates LLC, a California Limited Liability Company (no. 201208910169) ("Permittee"), the owner of real property known as 2901 Broadway and described in a grant deed recorded June 4, 2012, series no. 2012181659, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 009-701-008-00, and more particularly described in *Exhibit A*, attached hereto and incorporated herein, has filed an application with the City Engineer of the City of Oakland for a conditional and revocable major encroachment permit (no. ENMJ 13053) to allow the encroachment of 12 canopy columns and an entry element into the public right-of-way along Broadway and 29th Street; and

WHEREAS, the Permittee has also filed an application with the Building Official of the City of Oakland for approval of a building permit (no. B1202429) to renovate the building located at 2901 Broadway; and

WHEREAS, the proposed encroachments will be constructed by the Permittee as part of said building permit; and

WHEREAS, the limits of said encroachments are delineated in *Exhibit B*, attached hereto and incorporated herein; and

WHEREAS, staff has determined, based on review of the plans and investigation of the site of the proposed encroachment, said encroachments in the public right-of-way and their locations will not interfere with public use of the roadway, sidewalk or buried utilities, and will not endanger the public welfare and convenience during said public use; and

WHEREAS, each as a separate and independent basis, this action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15268(b) (ministerial projects), 15301 (existing facilities), 15303 (new construction of small structures), 15311 (accessory structures), 15183 (projects consistent with General Plan and Zoning), and 15061(b)(3) (no significant effect on the environment); now, therefore, be it

RESOLVED: That the City Council has reviewed all relevant documents relating to its grant of the encroachment permit that is the subject of this resolution; and be it

FURTHER RESOLVED: That the City Council finds and determines that the decision made hereby is made in conformance with the requirements of CEQA; and be it

FURTHER RESOLVED: That the City Council hereby grants to the Permittee a conditional revocable major encroachment permit to allow 12 canopy columns and an entry element to encroach into the public right-of-way along Broadway and 29th Street as set forth in *Exhibits B, C and D*, attached hereto and incorporated herein, and according to the permit conditions set forth below; and be it

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

1. This agreement may be voided and the associated permit for encroachments may be revoked at any time and for any reason, at the sole discretion of the City Council, expressed by resolution as being in the City's best interest, or the associated permit may be suspended at any time, at the sole discretion of the City Engineer, upon failure of the Permittee to comply fully and continuously with each and all of the conditions set forth herein and in the associated permit.
2. The Permittee hereby disclaims any right, title, or interest in or to any portion of the public right-of-way, including the sidewalk and street, and agrees that the encroachment is granted for an indeterminate period of time and that the use and occupancy by the Permittee of the public right-of-way is temporary and does not constitute an abandonment, whether expressed or implied, by the City of Oakland of any of its rights associated with the statutory and customary purpose and use of and operations in the public right-of-way.
3. The Permittee shall maintain fully in force and effect, at its own expense, at all times during the period for which the permit is in effect, good and sufficient public liability insurance in a face amount not less than \$2,000,000.00 for each occurrence, and property damage insurance in a face amount not less than \$1,000,000.00 for each occurrence, both including contractual liability, insuring the City of Oakland, its officers, agents, employees, and volunteers against any and all claims arising out of the existence of the encroachment in the public right-of-way, as respects liabilities assumed under this permit. The policy shall contain an endorsement declaring the policy as primary coverage on said liabilities. The Permittee shall submit a written certificate of such insurance or copy of the policy to the City Engineer showing that insurance is in effect in compliance with this section, and shall file subsequent notices of the renewal thereof with the City Engineer. Such certificate shall state that the insurance coverage shall not be canceled, amended or be permitted to lapse without thirty (30) days' prior written notice to the City Engineer. The Permittee also agrees that the City Engineer, at his or her sole discretion, may review the type and amount of insurance required of the Permittee annually and may require the Permittee to increase the amount of and/or change the type of insurance coverage required as circumstances warrant.

4. The Permittee shall be solely and fully liable and responsible for the repair, replacement, removal, reconstruction, and maintenance of any portion or all of the private improvements constructed or installed in the public right-of-way, whether by cause, neglect, or negligence of the Permittee or others, and for the associated costs and expenses necessary to restore or remove the encroachment to the satisfaction of the City Engineer, and shall not allow the encroachment to become a blight or a menace or a hazard to the health and safety of the general public.
5. The Permittee acknowledges and agrees that the encroachment is out of the ordinary and does not comply with City of Oakland standard installations. The Permittee further acknowledges and agrees that the City of Oakland and public utility agencies will periodically conduct work in the public right-of-way, including excavation, trenching, and relocation of its facilities, all of which may damage the encroachment. The Permittee further acknowledges and agrees that the City and public utility agencies take no responsibility for repair or replacement of the encroachment which may be damaged by the City or its contractors or public utility agencies or their contractors. The Permittee further acknowledges and agrees that upon notification by and to the satisfaction of the City Engineer, Permittee shall immediately repair, replace, or remove, at the sole expense of the Permittee, all damages to the encroachment that are directly or indirectly attributable to work by the City or its contractors or public utility agencies or their contractors.
6. The Permittee shall remain liable for and shall immediately reimburse the City of Oakland for all costs, fee assessments, penalties, and accruing interest associated with the City's notification and subsequent abatement action for required maintenance, repairs, or removal, whether in whole or in part, of the encroachment or of damaged City infrastructure made necessary by the failure, whether direct or indirect, of the Permittee to monitor the encroachment effectively and accomplish preventative, remedial, or restorative work expeditiously. The City reserves the unqualified right to collect all monies unpaid through any combination of available statutory remedies, including recordation of Prospective Liens and Priority Liens/ Special Assessments with the Alameda County Recorder, inclusion of non-reimbursed amounts by the Alameda County Assessor with the annual assessment of the general levy, and awards of judgments by a court of competent jurisdiction.
7. Upon revocation of the encroachment permit, the Permittee shall immediately, completely, and permanently remove the encroachment from the public right-of-way, repair any damage resulting therefrom, and restore the public right-of-way to its original conditions existing before the construction or installation of the encroachment, to the satisfaction of the City Engineer and all at the sole expense of the Permittee.
8. This agreement and the associated permit for an encroachment shall become effective upon filing of this agreement with the Alameda County Recorder for recordation as an encumbrance of the property and its title.
9. The Permittee acknowledges that the City makes no representations or warranties as to the conditions beneath said encroachment. By accepting this revocable permit, 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 safety of itself and any of its personnel in connection with its entry under this revocable permit.

10. The Permittee acknowledges that the City is unaware of the existence of any hazardous substances beneath the encroachment area, and Permittee hereby waives and fully releases and forever discharges the City and its officers, directors, employees, agents, servants, representatives, assigns and successors 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 of 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 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401, 1450), the 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 Sections 253000 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.).
11. 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." The Permittee recognizes that by waiving the provisions of this section, Permittee will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to agree to these encroachment terms and conditions, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause.
12. The Permittee shall, and by the acceptance of this revocable permit agrees and promises:
 - (a) to indemnify, defend, save and hold harmless the City of Oakland, its officers, agents, employees, and volunteers, to the maximum extent permitted by law, from any and all suits, claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs) (collectively referred to as "claims"), whether direct or indirect, known or unknown, foreseen or unforeseen, brought by any person for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under the permit or arising out of the Permittee's failure to perform the obligations with respect to the use and occupancy of the public right-of-way by virtue of the permit, to the extent that such claims were either (1) caused by the Permittee, its agents, employees, contractors or representatives, or (2) in the case of environmental contamination, the claim is a result of environmental contamination that

emanates or emanated from 2901 Broadway, Oakland, California site, or was otherwise caused by the Permittee, its agents, employees, contractors or representatives; and

(b) if any contamination is discovered below or in the immediate vicinity of the encroachment, and the contaminants found are of the type used, housed, stored, processed or sold on or from 2901 Broadway, Oakland, California site, such shall amount to a rebuttable presumption that the contamination below, or in the immediate vicinity of, the encroachment was caused by the Permittee, its agents, employees, contractors or representatives; and

(c) the Permittee shall comply with all applicable federal, state, county and local laws, rules, and regulations governing the installation, maintenance, operation and abatement of the encroachment.

13. The encroachment permit and accompanying indenture agreement shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City Engineer, and shall become null and void upon the failure of the Permittee to comply with all conditions.

14. The Indenture Agreement alone does not allow work to be done which requires permitting and/or inspection, and the Permittee shall obtain any and all required permits before beginning work.

15. The hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; and be it

FURTHER RESOLVED: That the City 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 have been complied with to the satisfaction of the City Engineer 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 is hereby authorized to file a certified copy of this resolution for recordation by the Alameda County Clerk-Recorder as an encumbrance of the title of the property identified above.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF and PRESIDENT KERNIGHAN

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 2901 Broadway

Parcel no. 009-0701-008-00

Deed no. 2012181659

Recorded June 4, 2012

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows:

Lots 34 and 36, Map of the Property of the Oakland Homestead Association, filed August 3, 1866, Map Book 7, Page 4, Alameda County Records, described as follows:

Beginning at the intersection of the Northern line of 29th Street, formerly Prospect Avenue as said avenue is shown on said map, with the Western line of Broadway; thence North $77^{\circ} 57'$ West along said line of 29th Street 73 feet, more or less, to the Western line of said lot 34; thence along said line of Lot 34 North $12^{\circ} 07'$ East 63.05 feet; thence South $77^{\circ} 57'$ East 88.87 feet to said Western line of Broadway; thence along said line of Broadway South $26^{\circ} 15'$ West 65.03 feet to the point of beginning.

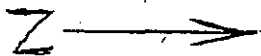
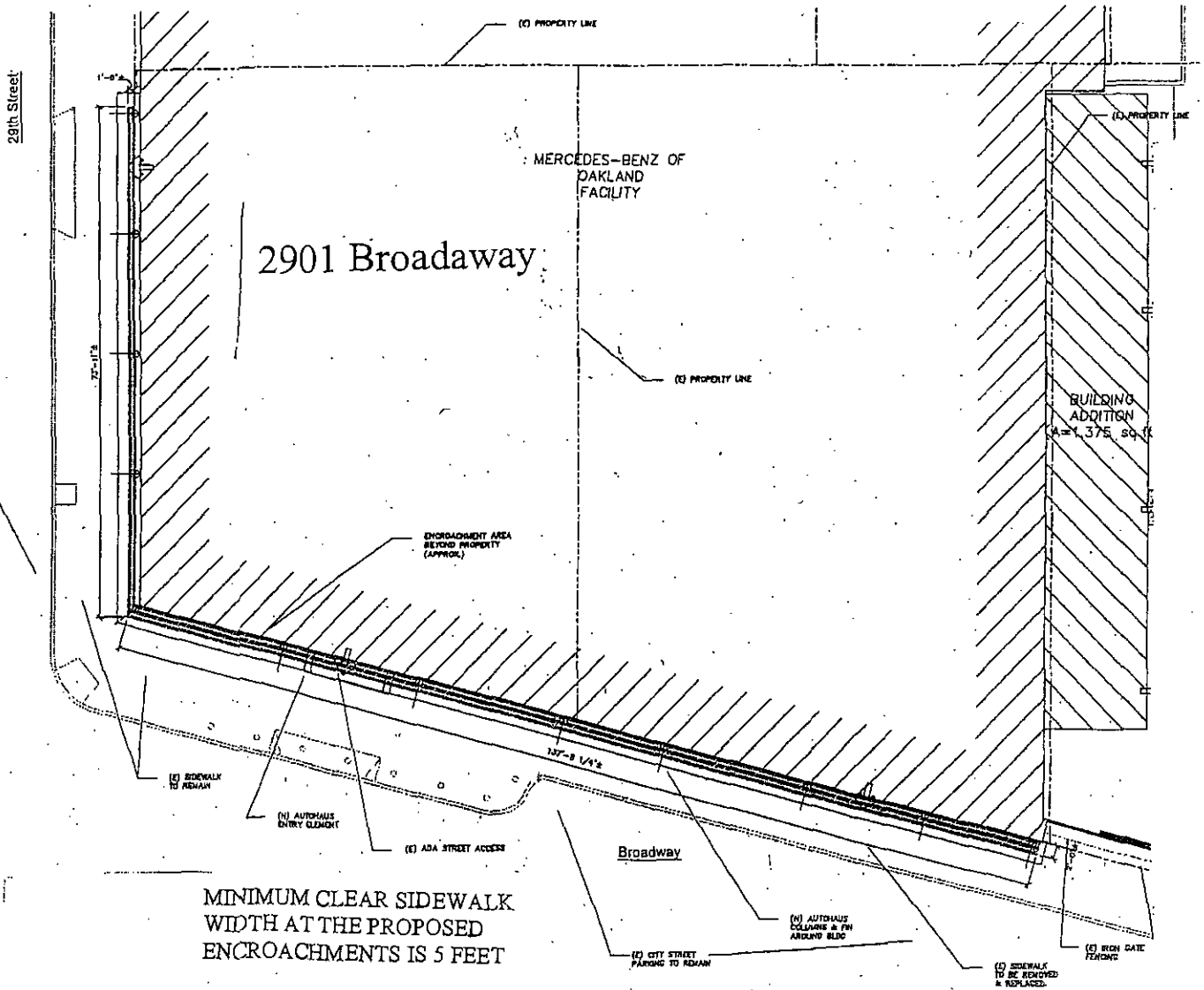
A.P. No. 9-701-8

EXHIBIT B

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

Address 2901 Broadway

Parcel no. 009-0701-008-00



A more legible copy is available at the
Office of the City Engineer
250 Frank Ogawa Plaza - 2nd floor
Oakland, CA 94612

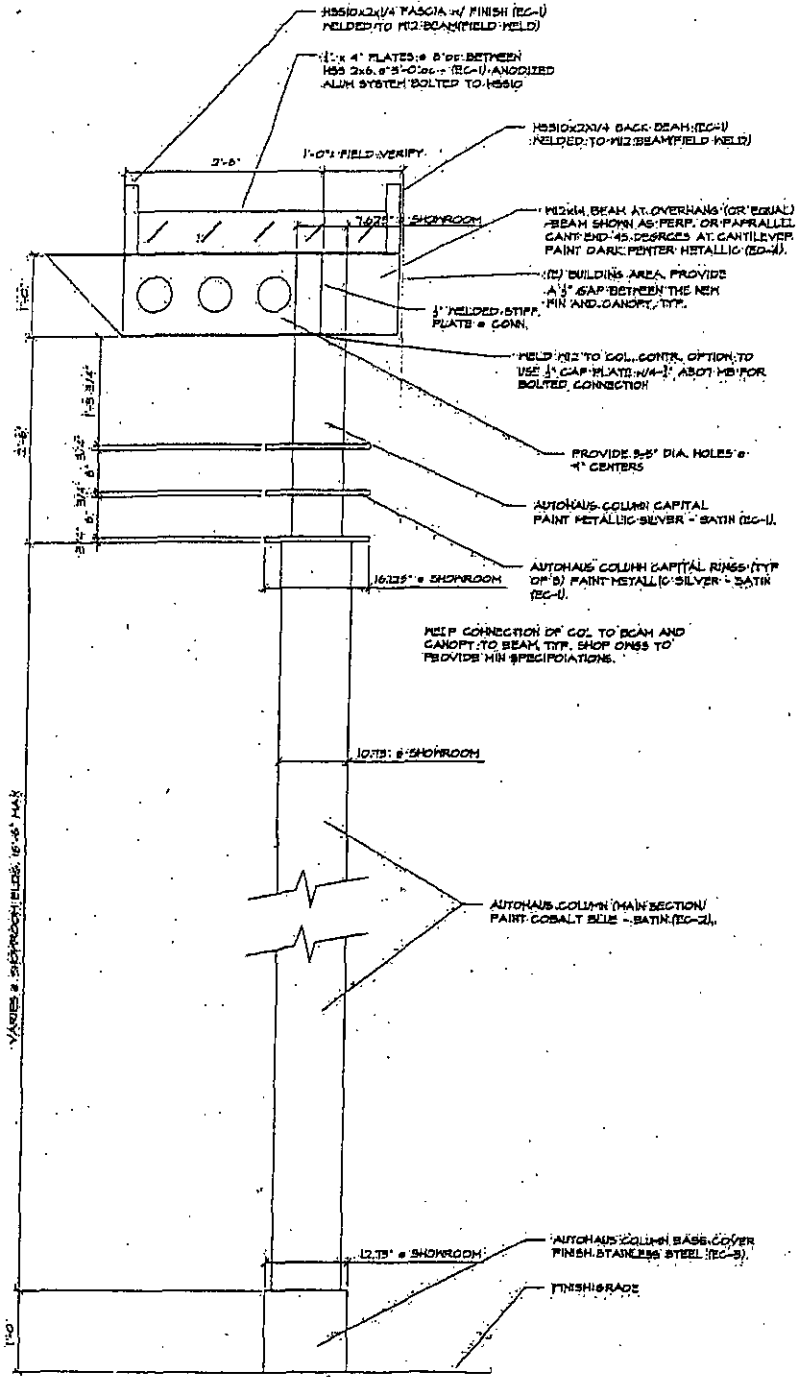
Not to scale

EXHIBIT C

Detail of the Canopy Columns Encroaching into the Public Right-Of-Way

Address 2901 Broadway

Parcel no. 009-0701-008-00



1
 FACE OF BLDG.
COLUMN DETAIL
 SEE A321 FOR FOUNDATION
 DETAIL TYP.

A more legible copy is available at the
 Office of the City Engineer
 250 Frank Ogawa Plaza - 2nd floor
 Oakland, CA 94612

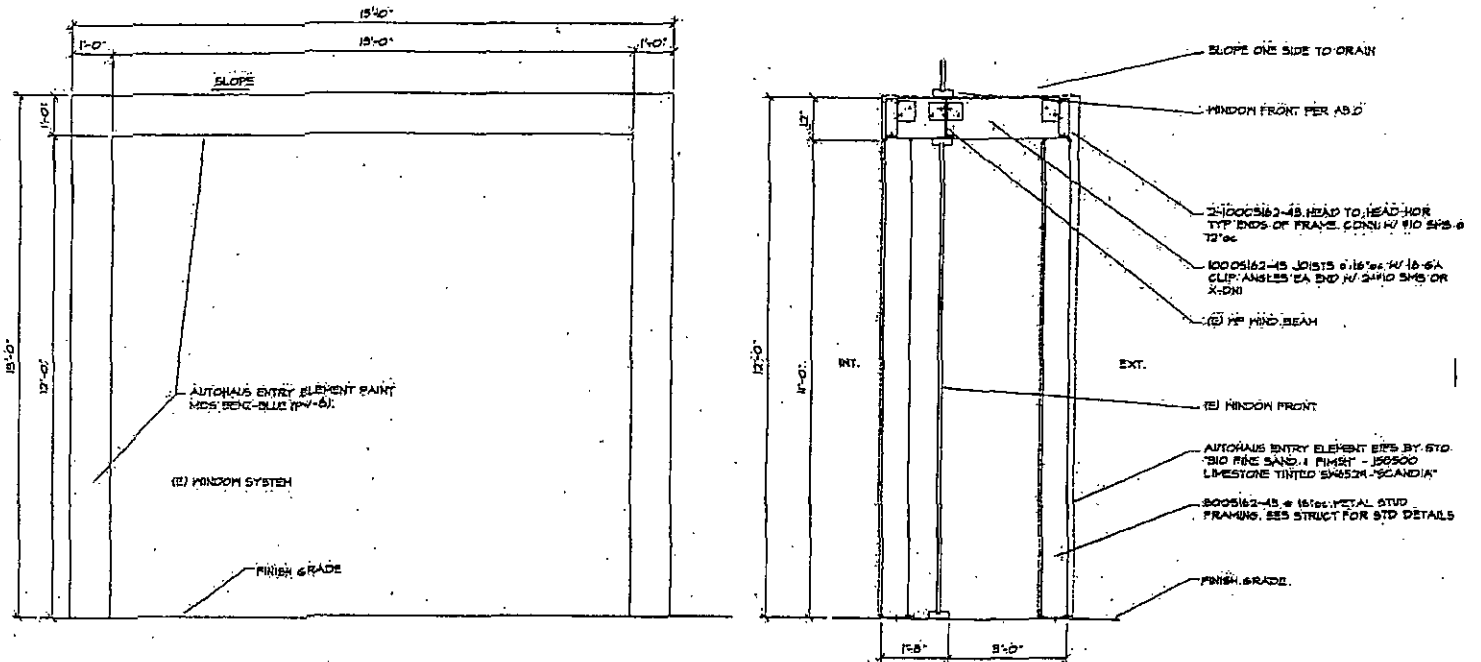
Not to scale

EXHIBIT D

Detail of the Entry Element Encroaching into the Public Right-Of-Way

Address 2901 Broadway

Parcel no. 000-0701-008-00



ELEVATION

SECTION

2 ENTRY DETAIL
A2.0

A more legible copy is available at the
Office of the City Engineer
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Oakland, CA 94612

Not to scale