

# CITY OF OAKLAND

## Agenda Report

2010 FEB 10 AM 9:59

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: February 23, 2010

RE: **A Report And A Resolution Granting A Conditional And Revocable Permit To Lancaster Lofts LLC To Allow A Second Story Bedroom For A New Residence Located At 610 Lancaster Street To Encroach Over The Public Right-Of-Way**

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### SUMMARY

A resolution has been prepared granting the property owner, Lancaster Lofts LLC, a conditional and revocable permit (EMNJ 100051) to allow a second story bedroom for a new residence to encroach two (2) feet over 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), 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.

### KEY ISSUES AND IMPACTS

The two (2) story building is located near the intersection of Lancaster Street and Chapman Street. The owner is constructing a second residence (permit RB0900231) on the 2,500 square feet lot (APN 025-0661-012-03). Oakland Municipal Code Section 12.08.030 requires that these types of encroachments receive approval of the City Council.

The second story has more than eleven (11) feet of clearance above the landscaped strip of right-of-way abutting the building. The adjoining sidewalk is two (2) feet beyond the projecting edge of the cantilevered bedroom. The overhead obstruction will not interfere with pedestrian access. The City Council has previously approved similar encroachments throughout Oakland.

### SUSTAINABLE OPPORTUNITIES

#### Economic

The project will provide home ownership opportunities for Oakland residents.

**Environmental**

Permits for building construction require that the contractor comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and pollutant runoff.

**Social Equity**

The project will enhance the housing stock for Oakland residents and the neighborhood.

**DISABILITY AND SENIOR CITIZEN ACCESS**

Single family residential construction is not required to conform to State and City requirements for handicapped accessibility.

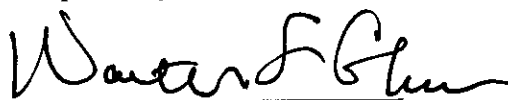
**RECOMMENDATIONS**

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving the encroachment.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council accept this report and adopt the proposed resolution granting Lancaster Lofts LLC a conditional and revocable permit to allow the second story of a new residence located at 610 Lancaster Street to encroach over the public right-of-way.

Respectfully submitted,



WALTER S. COHEN, Director  
Community and Economic Development Agency

Prepared by:

Raymond M. Derania  
City Engineer  
Building Services Division

APPROVED AND FORWARDED TO  
THE PUBLIC WORKS COMMITTEE




Office Of The City Administrator

Item No. \_\_\_\_\_  
Public Works Committee  
February 23, 2010

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
Introduced By  
2010 FEB 10 AM 9:59

\_\_\_\_\_  
Councilmember

Approved For Form And Legality



\_\_\_\_\_  
City Attorney

## OAKLAND CITY COUNCIL

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

**RESOLUTION GRANTING A CONDITIONAL AND REVOCABLE PERMIT TO LANCASTER LOFTS LLC TO ALLOW A SECOND STORY BEDROOM FOR A NEW RESIDENCE AT 610 LANCASTER STREET TO ENCROACH OVER THE PUBLIC RIGHT-OF-WAY**

**WHEREAS**, Lancaster Lofts LLC (Permittee), a California limited liability company (no. 200908910072) and owner of the property described in a grant deed, recorded September 28, 2009, series no. 2009306791, by the Alameda County Recorder, and identified by the Alameda County Assessor as APN 025-0661-012-03, and identified by the City of Oakland as 610 Lancaster Street 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 (ENMJ 100051) to allow a portion of a second story bedroom to encroach two (2) feet over the public right-of-way; and

**WHEREAS**, the new two (2) story residence is being constructed near the intersection of Lancaster Street and Chapman Street (permit no. RB0900231); and

**WHEREAS**, the second story cantilevered portion of the building has more than eleven (11) feet of vertical clearance above the landscaped strip of public right-of-way adjoining the residence; and

**WHEREAS**, the adjoining public sidewalk has approximately two (2) feet of horizontal clearance beyond the projecting edge of the overhead obstruction; and

**WHEREAS**, the limit of said encroachment is delineated in *Exhibit B* attached hereto; and

**WHEREAS**, the City Engineer has determined that the encroachment and its location will not interfere with pedestrian access or the maintenance of utilities in 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 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, 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 second story bedroom for a new residence located at 610 Lancaster Street to encroach over the public right-of-way; and be it

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

1. the Permittee (Lancaster Lofts 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, volunteers, representatives, and agents from any and all claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the installation, existence, 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 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 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 Clerk of the City of Oakland is hereby directed to file a certified copy of this resolution for recordation by the Alameda County Clerk-Recorder.

**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**

**Metes And Bounds Of The Lands Of Lancaster Lofts LLC, As Described In A Grant Deed,  
Recorded September 28, 2009, Series No. 2009306791, By The Alameda County Clerk Recorder**

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

BEING PORTIONS OF LOTS 6 AND 7, BLOCK 2, BREED AND BANCROFTS  
SUBDIVISION OF A PORTION OF THE NORTH AMERICAN TRACT, FORMERLY  
SHOWN AS LOTS 9 AND 10, BLOCK 2, VALDEZ AND GLASSCOCK TRACT, FILED  
APRIL 29, 1907, BOOK 22, PAGE 85, ALAMEDA COUNTY RECORDS. PARCEL B WAS  
CREATED BY PARCEL MAP WAIVER MAP NO. 03-018, CITY OF OAKLAND,  
RECORDED DECEMBER 18, 2006, INSTRUMENT NO. 2006460606, AND IS DESCRIBED  
MORE ACCURATELY AS FOLLOWS:

BEGINNING AT A POINT OF EASTERLY LINE OF LANCASTER STREET  
DISTANT THEREON NORTH 28° 20' 00" EAST 50.00 FEET FROM THE INTERSECTION  
THEREOF WITH THE NORTHERLY LINE OF CHAPMAN STREET, AS SAID STREETS  
ARE SHOWN ON THE AFOREMENTIONED MAPS; RUNNING THENCE  
NORTHEASTERLY ALONG SAID EASTERLY LINE OF LANCASTER STREET NORTH  
28° 20' 00" EAST 50.00 FEET; THENCE AT A RIGHT ANGLE AND SOUTHEASTERLY  
SOUTH 61° 40' 00" EAST 50.00 FEET; THENCE AT A RIGHT ANGLE AND  
SOUTHWESTERLY SOUTH 28° 20' 00" WEST 50.00 FEET; THENCE AT A RIGHT  
ANGLE AND NORTHWESTERLY NORTH 61° 40' 00" WEST A DISTANCE OF 50.00  
FEET TO THE POINT OF BEGINNING.

APN: PORTIONS OF 025-0661-011 AND 025-0661-012



# EXHIBIT B

## Limits Of The Encroachment In The Public Right-Of-Way

