

**CITY OF OAKLAND**  
*Agenda Report*

2010 SEP 30 PM 5:16  
TO: The City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: October 12, 2010

**RE: A Report And A Resolution Granting Stanford Triangle Company A Conditional And Revocable Permit to Allow A Portion Of An Existing Building And A Retaining Wall Located At 967 Stanford Avenue To Encroach Into The Public Right-Of-Way Along Lowell Street**

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**SUMMARY**

A resolution has been prepared granting the property owner, Stanford Triangle LLC, a conditional and revocable permit (EMNJ 10057) to allow existing portions of a seventy (70) year old industrial building to encroach approximately one (1) foot into the public right-of-way.

**FISCAL IMPACT**

Staff costs for processing the proposed encroachment permit 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.

**PROJECT DESCRIPTION**

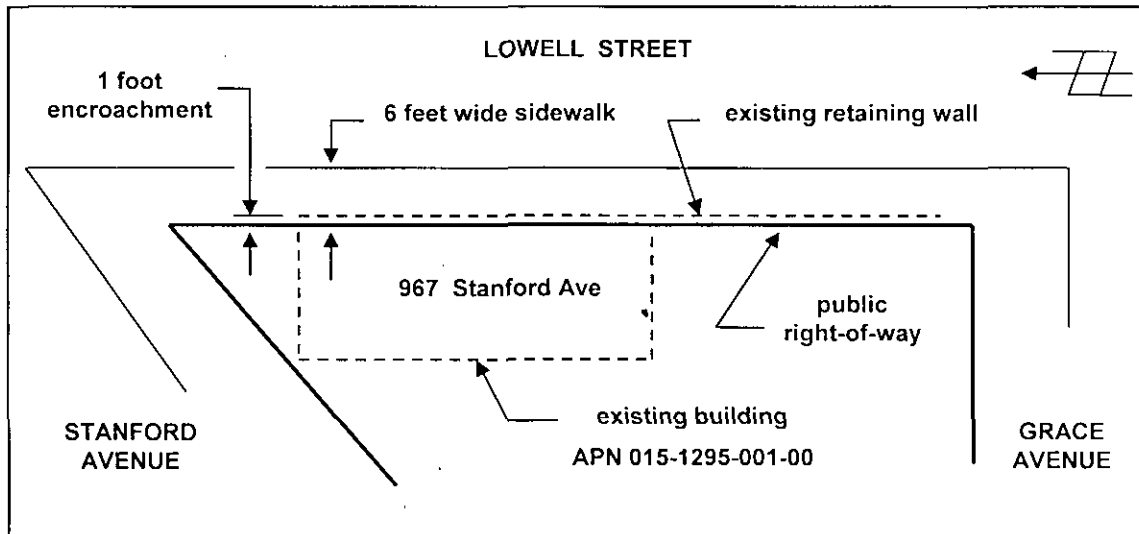
The one (1) story industrial building was originally constructed in 1941 on a corner lot located at the intersection of Stanford Avenue and Lowell Street (APN 015-1295-001-00). The owner recently re-filed an application (REV 10009) to convert a portion of the building to three (3) commercial condominiums.

**KEY ISSUES AND IMPACTS**

A required boundary survey for the condominium subdivision map (TPM 9706) indentified that the corner of the building and its supporting retaining wall encroach approximately one (1) foot into the Lowell Street right-of-way. Oakland Municipal Code Section 12.08.030 requires that these types of encroachments receive approval of the City Council.

The adjoining sidewalk is six (6) feet wide. The encroachment has not interfered with pedestrian access or buried utilities for more than seventy (70) years. The City Council has previously approved similar encroachments throughout Oakland.

Item No. \_\_\_\_\_  
Public Works Committee  
October 12, 2010



## SUSTAINABLE OPPORTUNITIES

### Economic

The condominium conversion will provide commercial ownership opportunities for Oakland businesses.

### Environmental

Required permits for interior remodeling will comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and pollutant runoff.

### Social Equity

The commercial condominium conversion will provide local employment opportunities for small businesses.

## DISABILITY AND SENIOR CITIZEN ACCESS

Interior remodeling 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 encroachment.

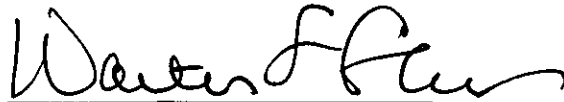
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**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council accept this report and adopt the proposed resolution granting Stanford Triangle LLC, a conditional and revocable permit to allow a portion of the existing building and its supporting retaining wall located at 967 Stanford Avenue to encroach into the Lowell Street right-of-way.

Respectfully submitted,

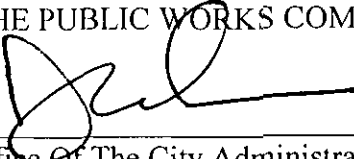


**Walter S. Cohen**, Director  
Community and Economic Development Agency

Prepared by:

Raymond M. Derania  
Deputy Director - Building Services

APPROVED AND FORWARDED TO  
THE PUBLIC WORKS COMMITTEE:



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Office Of The City Administrator

Introduced By

\_\_\_\_\_  
Councilmember

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2010 SEP 30 PM 5:16

Approved For Form And Legality

K. Jain  
City Attorney

## OAKLAND CITY COUNCIL

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

### RESOLUTION GRANTING STANFORD TRIANGLE LLC A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW A PORTION OF AN EXISTING BUILDING AND ITS SUPPORTING RETAINING WALL AT 967 STANFORD AVENUE TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY ALONG LOWELL STREET

**WHEREAS**, Stanford Triangle LLC ("Permittee"), a California limited liability company (no. 200030610144) and the owner of a property identified in a grant deed, recorded July 16, 2001, series no. 2001-252518, by the Alameda County Recorder, and identified by the Alameda County Assessor as parcel number 015-1295-001-00, and identified the City of Oakland as 967 Stanford Avenue, and more particularly described in *Exhibit A* attached hereto, has filed an application with the City Engineer of the City of Oakland for a permit (ENMJ 10057) to allow a portion of an existing building and its supporting retaining wall to encroach into the public right-of-way along Lowell Street; and

**WHEREAS**, the Permittee has filed a revised application (REV 100009) with the Director of Planning of the City of Oakland for a tentative map (TPM 099706) which was approved on June 30, 2008, to allow the conversion of the existing warehouse to three (3) commercial condominiums, one of which would be a Joint Work/Live Quarters unit (Oakland Municipal Code section 15.04.696 - F 7 Commercial Industrial occupancy with living space); and

**WHEREAS**, as a condition of approval of said tentative map and encroachment, the Permittee employed a qualified licensed Land Surveyor to perform a boundary survey of the public right-of-way, which established that the existing warehouse (constructed circa 1941) and its supporting retaining wall encroach approximately one (1) foot into the public right-of-way along Lowell Street; and

**WHEREAS**, said boundary survey also established that said existing encroachment provides approximately five (5) feet of sidewalk width beyond the planer edge of the building for clear passage of pedestrians; and

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

**WHEREAS**, the encroachment into the public right-of-way and its location has not interfered with the use by the public of the roadway or sidewalk or buried utilities along Lowell Street for seventy (70) years; and

**WHEREAS**, the encroachment is categorically exempted from the requirements of the California Environmental Quality Act (CEQA) in accordance with, but not limited to, each of the following California Code of Regulations: Section 15332 (Class 32: Infill Projects), Section 15301 (minor alteration to existing structures), and Section 15304 (minor alterations to land); now, therefore, be it

**RESOLVED**: That the encroachment complies with the requirements of 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 the existing encroachment of a portion of said warehouse building and its supporting retaining wall into the public right-of-way along Lowell Street; and be it

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

1. the Permittee (Stanford Triangle 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; and that 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, that it is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workmen operating within the encroachment area, and that it is responsible for its own safety and the safety of 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 be 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 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 to the satisfaction of 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 with the Alameda County Clerk-Recorder as an encumbrance of the title of the parcels identified above.

**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



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

EXHIBIT A

Metes and bounds of the Lands of Stanford Triangle LLC, as shown in a Grant Deed, recorded July 16, 2001, series no. 2001-252518, by the Alameda County Clerk-Recorder

CITY OF OAKLAND

BEGINNING AT THE INTERSECTION OF THE NORTHERN LINE OF GRACE AVENUE WITH THE EASTERN LINE OF LOS ANGELES STREET, AS SAID AVENUE AND STREET ARE SHOWN ON THE "MAP OF THE GOLDEN GATE TRACT" HEREINAFTER REFERRED TO, RUNNING THENCE EASTERLY ALONG SAID LINE OF GRACE AVENUE TO THE WESTERN LINE OF LOWELL STREET, AS SAID STREET IS SHOWN ON SAID MAP, THENCE NORTHERLY ALONG SAID LINE OF LOWELL STREET AND ALONG THE WESTERN LINE OF LOT 10 OF THE DUNNIGAN TRACT, AS SHOWN ON THE "MAP OF E W WOODWARDS SUBDIVISION OF LOT 10, OF THE DUNNIGAN TRACT", FILED MAY 28, 1890, IN BOOK 9 OF MAPS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, TO THE SOUTHEASTERN LINE OF STANFORD AVENUE, AS SAID AVENUE IS SHOWN ON SAID "MAP OF THE GOLDEN GATE TRACT", THENCE SOUTHWESTERLY ALONG SAID LINE OF STANFORD AVENUE TO SAID EASTERN LINE OF LOS ANGELES STREET, AND THENCE SOUTHERLY ALONG SAID LINE OF LOS ANGELES STREET, 13 4 FEET TO THE POINT OF BEGINNING

BEING ALL OF BLOCK "M", AS SAID BLOCK IS SHOWN ON THE "MAP OF THE GOLDEN GATE TRACT", FILED APRIL 28, 1890, IN BOOK 10 OF MAPS, PAGE 66, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, ALSO A TRIANGULAR SHAPED PARCEL OF LAND SITUATED TO THE NORTH THEREOF TOGETHER WITH THE BUILDING AND IMPROVEMENTS THEREON

APN 015-1295-001

# EXHIBIT B

## Limits of the Encroachment into the Public Right-Of-Way along Lowell Street

