

CITY OF OAKLAND
Agenda Report

OFFICE OF THE CITY CLERK
11/15/05

2005 NOV -3 PM 3:23

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: November 15, 2005

**RE: A RESOLUTION GRANTING BOND CC OAKLAND, LLC, A REVOCABLE AND
CONDITIONAL PERMIT TO ALLOW A TEMPORARY SOIL SHORING SYSTEM FOR
A NEW BUILDING AT 230 BAY PLACE TO ENCROACH UNDER VERNON STREET**

SUMMARY

A resolution has been prepared granting Bond CC Oakland, LLC, a Delaware corporation doing business in California (limited liability company no. 200326510046), and owner of the property at 230 Bay Street, a conditional and revocable permit that will allow a temporary soil shoring system to encroach under the public right-of-way along Vernon Street. The site is being developed for a new Whole Foods grocery store and will include the restoration of the historic Cox Cadillac building. The shoring will provide temporary support of Vernon Street during excavation of the project's parking garage. Vertical steel beams will be installed beneath the sidewalk, and connecting horizontal cables (tie-backs) will be anchored under the street and underground public utilities. Once construction of the permanent concrete retaining wall for the garage is completed, the tie-backs will be disconnected from the beams and the shoring will be abandoned in place. The beams and tie-backs will not interfere with the public's use of the right-of-way nor with maintenance of underground public utilities.

FISCAL IMPACT

Staff costs for processing the proposed encroachment permit will be covered by fees set by the Master Fee Schedule and paid by the developer and will be deposited in the General Purpose Fund (1010), Engineering Services organization (88432), Encroachment Permits account (42314), Engineering and Architectural 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 on the policy.

KEY ISSUES AND IMPACTS

The site is bounded by Bay Street, Harrison Street, and Vernon Street. Vernon Street ascends from Bay Street toward the rear of project where the entrance ramp into the parking garage will be located. The garage floor elevation below the sidewalk varies from zero feet near Bay Street to nineteen feet near the entrance ramp. The excavation for the garage will be temporarily supported by steel beams and cable tie-backs until the permanent concrete retaining wall is constructed. The permanent wall will be designed to support the soil pressure and vehicle surcharges (fire apparatus outriggers, delivery truck wheel loads, etc.) independently from the shoring system. After the retaining wall is built, the tie-backs will be disconnected from the beams, and the shoring system will be abandoned in place beneath the sidewalk, street, and underground utilities.

SUSTAINABLE OPPORTUNITIES

Economic

The Whole Foods grocery project will provide opportunities for professional services and construction

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related jobs for the Oakland community. An additional 44,300 square feet of commercial space will be added to the downtown tax base.

Environmental

Land use approvals and construction permits for real property improvements and new buildings 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 Whole Foods grocery inventory will provide a variety of organically grown products that will promote healthier dietary choices for the community.

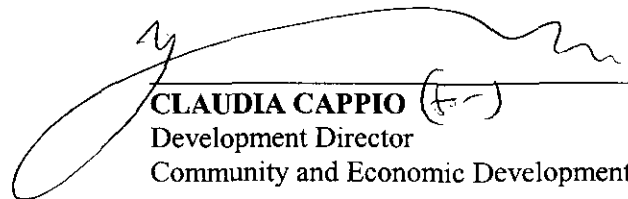
DISABILITY AND SENIOR CITIZEN ACCESS

Construction permits for new buildings will conform with State and City requirements for handicapped accessibility.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolution approving a conditional and revocable encroachment permit for Bond CC Oakland, LLC, to install a temporary soil shoring system beneath the public right-of-way along Vernon Street and abandon it in place after the permanent retaining wall is constructed.

Respectfully submitted,



CLAUDIA CAPPIO (f-)
Development Director
Community and Economic Development Agency

Prepared by:

Raymond M. Derania
Interim City Engineer
Building Services

APPROVED FOR FORWARDING
TO THE CITY COUNCIL



Cheryl P. Thompson
OFFICE OF THE CITY ADMINISTRATOR

Introduced by

OFFICE OF THE CITY CLERK
OAKLAND

Approved for Form and Legality

Farimah Faiz

Councilmember

2005 NOV -3 PM 5:45

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION GRANTING BOND CC OAKLAND, LLC, A REVOCABLE AND
CONDITIONAL PERMIT TO ALLOW A TEMPORARY SOIL SHORING SYSTEM FOR
A NEW BUILDING AT 230 BAY PLACE TO ENCROACH UNDER VERNON STREET

Whereas, Bond CC Oakland, LLC, a Delaware corporation doing business in California (limited liability company no. 200326510046), and owner of the property described in the Grant Deed, recorded October 8, 2003, Series No. 2003597341, at the Office of the County Recorder, Alameda County, California, commonly known as 230 Bay Place (APN: 010-0795-027-01) and more particularly described in Exhibit A attached hereto, has made application to the Council of the City of Oakland for a conditional and revocable permit to allow the installation of a temporary soil shoring system under the public sidewalk and roadway along Vernon Street to support the excavation for a parking garage for a new building; and

Whereas, the locations of the encroachments are delineated in Exhibits B and C attached hereto; and

Whereas, the encroachments will not interfere with the use by the public of the roadway or sidewalk, and

Whereas, the requirements of the California Environmental Quality Act (CEQA) of 1970, 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 Section 15332 (Class 32: Infill Projects) and Section 15301 (Minor alteration to existing structure) of the California Code of Regulations this project is categorically exempt from the provisions of the California Environmental Quality Act.

Now, therefore, be it resolved by the Council of the City of Oakland:

Resolved, that the encroachment permit, 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 Exhibits B and C, is hereby granted for a revocable permit to allow the installation and abandonment of a temporary soil shoring system under the public sidewalk and roadway along Vernon Street for a new building at 230 Bay Place; and be it further

Resolved, that the encroachment permit 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 sidewalk area, good and sufficient commercial general insurance in the amount of \$2,000,000 for each occurrence, and property damage insurance in the amount of \$250,000 for each occurrence both including contractual liability insuring 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 or be permitted to lapse without thirty (30) days' written notice to said Director of Building Services. The Permittee also agrees that the City of Oakland may review the type and amount of insurance required every one (1) year and may require the Permittee to increase the amount of and/or change the type of insurance coverage required, if such is reasonably necessary as determined by the City of Oakland; and

5. the Permittee, by the acceptance of this conditional permit agrees and promises to defend and hold harmless and indemnify the City of Oakland, its directors, agents, officers, employees, 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. The liability insurance referred to in the preceding paragraph shall cover this contractual liability, provided that nothing herein shall be interpreted as limiting the Permittee's defense, hold harmless and indemnification obligations to the amount set forth in the preceding paragraph; 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 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, and shall repair any damage resulting there from 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 Exhibits B and C; 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, representatives, 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.). Notwithstanding the above provisions of this Paragraph 12, Permittee shall not be liable to the City of Oakland for any hazardous substances on, in or beneath the encroachment area that were not caused by the Permittee, his or her agents, employees, tenants or service providers; 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 Permittee, by the acceptance of this revocable permit, agrees and promises to indemnify, defend, and hold harmless the City of Oakland, its directors, officers, agents, employees, representatives, and volunteers to the maximum extent permitted by law, 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 be in any way connected with the Permittee's use, installation or maintenance of the encroachment, 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

16. the hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; 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 with the Office of the Alameda County Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005.

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

Exhibit A

APN: 010 - 0795 - 027 - 01

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF OAKLAND, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF BLOCK D, AS SAID BLOCK IS SHOWN ON THE "MAP OF THE LANDS OF THE OAKLAND VIEW HOMESTEAD ASSOCIATION, BEING A PORTION OF THE WALSWORTH TRACT OF 100 ACRES, REDIVIDED MARCH 1869", FILED APRIL 14, 1871, IN BOOK 17 OF MAPS AT PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE DIRECT EXTENSION SOUTHWESTERLY OF THE NORTHWESTERN LINE OF LOT 38 IN SAID BLOCK "D", WITH THE NORTHEASTERN LINE OF BAY PLACE, AS SAID PLACE IS DESCRIBED IN THE DEED BY PACIFIC STATES INVESTMENT CORPORATION TO CITY OF OAKLAND, DATED SEPTEMBER 14, 1949, RECORDED APRIL 1, 1949 IN BOOK 5764 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 453 (AD/22577); AND RUNNING THENCE ALONG SAID EXTENDED LINE AND ALONG SOUTHEASTERN LINE OF HARRISON STREET, FORMERLY OAKLAND AVENUE, AS SAID AVENUE IS SHOWN ON SAID MAP NORTH 35 DEGREES 43 MINUTES EAST 338.72 FEET TO A POINT ON SAID LINE OF HARRISON STREET, DISTANT THEREON NORTH 35 DEGREES 43 MINUTES EAST 83.67 FEET FROM THE SOUTHWESTERN LINE OF LOT 36 IN SAID BLOCK "D"; THENCE SOUTH 53 DEGREES 40 MINUTES EAST 97.89 FEET; THENCE SOUTH 35 DEGREES 43 MINUTES WEST 1.09 FEET TO A LINE DRAWN PARALLEL WITH AND DISTANT AT RIGHT ANGLES 75 FEET SOUTHWESTERLY FROM THE NORTHEASTERN LINE OF LOT 32 IN SAID BLOCK "D"; THENCE ALONG SAID PARALLEL LINE SOUTH 52 DEGREES 17 MINUTES EAST 32.05 FEET TO THE NORTHWESTERN LINE OF THE TRACT OF LAND SHOWN ON THE "MAP OF VERNON TERRACE TRACT, OAKLAND, CALIFORNIA", FILED JANUARY 29, 1908, IN BOOK 23 OF MAPS, PAGE 67, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; THENCE ALONG THE LAST NAMED LINE SOUTH 35 DEGREES 43 MINUTES WEST 75 FEET TO THE SOUTHWESTERN LINE OF SAID TRACT OF LAND SHOWN ON SAID "MAP OF VERNON TERRACE TRACT"; THENCE ALONG THE LAST NAMED LINE SOUTH 52 DEGREES 17 MINUTES EAST 152.64 FEET TO THE NORTHWESTERN LINE OF LOT 8, AS SAID LOT IS SHOWN ON SAID "MAP OF VERNON TERRACE TRACT"; THENCE ALONG THE DIRECT EXTENSION OF THE NORTHWESTERN LINE OF SAID LOT 8 SOUTH 37 DEGREES 43 MINUTES WEST 34.63 FEET TO A LINE DRAWN PARALLEL WITH THE SOUTHWESTERN LINE OF SAID LOT 8, AND DISTANT SOUTHWESTERLY 35 FEET THEREFROM MEASURED ALONG THE NORTHWESTERN LINE OF VERNON STREET, FORMERLY LEE STREET, AS SHOWN ON SAID FIRST ABOVE MENTIONED MAP; THENCE ALONG SAID PARALLEL LINE SOUTH 52 DEGREES 17 MINUTES EAST 81.32 FEET TO SAID LINE OF VERNON STREET; THENCE ALONG THE LAST NAMED LINE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 990 FEET, A DISTANCE OF 56.99 FEET; THENCE CONTINUING ALONG SAID LINE OF VERNON STREET SOUTHWESTERLY ON A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 253 FEET, A DISTANCE OF 213.89 FEET TO THE MOST EASTERN CORNER OF SAID PARCEL OF LAND DESCRIBED IN SAID DEED TO CITY OF OAKLAND; THENCE ALONG THE NORTHEASTERN LINE OF SAID PARCEL OF LAND DESCRIBED IN SAID DEED TO CITY OF OAKLAND, SAID LAST MENTIONED LINE BEING THE NORTHEASTERN LINE OF BAY PLACE, WESTERLY ON A COMPOUND CURVE TO THE RIGHT WITH A RADIUS OF 150 FEET, A DISTANCE OF 86.72 FEET; THENCE CONTINUING ALONG SAID LINE OF BAY PLACE, TANGENT WITH THE LAST NAMED COURSE NORTH 48 DEGREES 03 MINUTES 48 SECONDS WEST 136.09 FEET TO

THE POINT OF BEGINNING

PARCEL TWO:

PORTION OF BLOCK "D", AS SAID BLOCK IS SHOWN ON THE "MAP OF THE LANDS OF THE OAKLAND VIEW HOMESTEAD ASSOCIATION, BEING A PORTION OF THE WALSWORTH TRACT OF 100 ACRES, REDIVIDED MARCH 1869", FILED APRIL 14, 1871, IN BOOK 17 OF MAPS AT PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERN LINE OF BAY PLACE, AS SHOWN ON SAID MAP, WITH THE DIRECT EXTENSION SOUTHWESTERLY OF THE NORTHWESTERN LINE OF LOT 38 IN SAID BLOCK "D"; RUNNING THENCE ALONG SAID LINE OF BAY PLACE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 836.90 FEET, A DISTANCE OF 90.58 FEET TO THE NORTHWESTERN LINE OF LOT 41 IN SAID BLOCK "D"; THENCE ALONG THE LAST NAMED LINE, AND ALONG THE NORTHWESTERN LINE OF LOT 40 IN SAID BLOCK "D" NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 165 FEET, A DISTANCE OF 179.22 FEET TO THE DIRECT EXTENSION SOUTHWESTERLY OF THE NORTHWESTERN LINE OF SAID LOT 38; THENCE ALONG SAID EXTENDED LINE SOUTH 35 DEGREES 43 MINUTES WEST 166.61 FEET TO THE POINT OF BEGINNING. TOGETHER, WITH ALL OF THE RIGHTS, TITLE AND INTEREST, IF ANY, OF TRUSTORS, TO ANY LAND BEING IN THE BED OF ANY STREET, ROAD, AVENUE OR ALLEY, OPEN OR PROPOSED, IN FRONT OF OR ADJOINING SAID PREMISES.

Exhibit B

Plan View

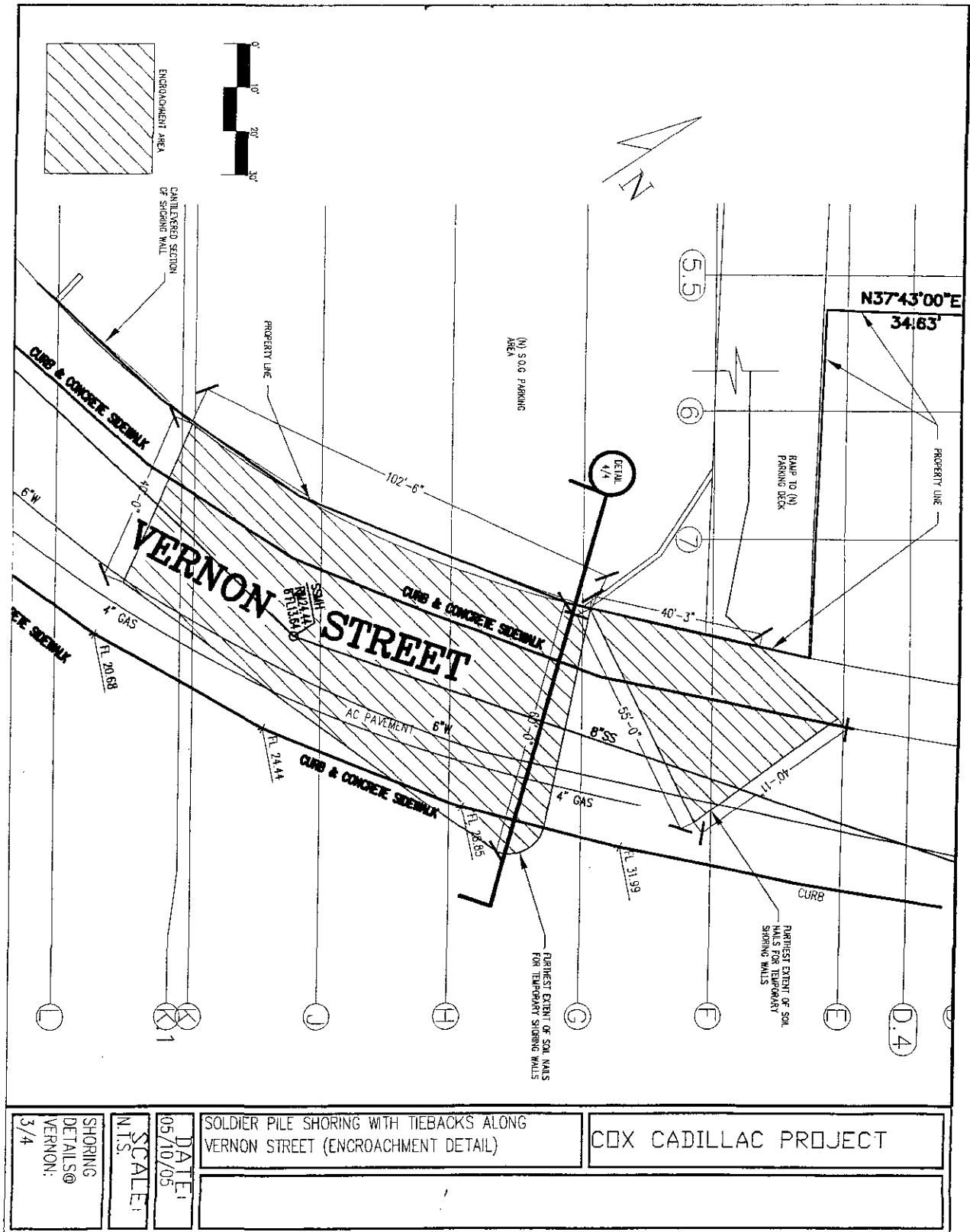
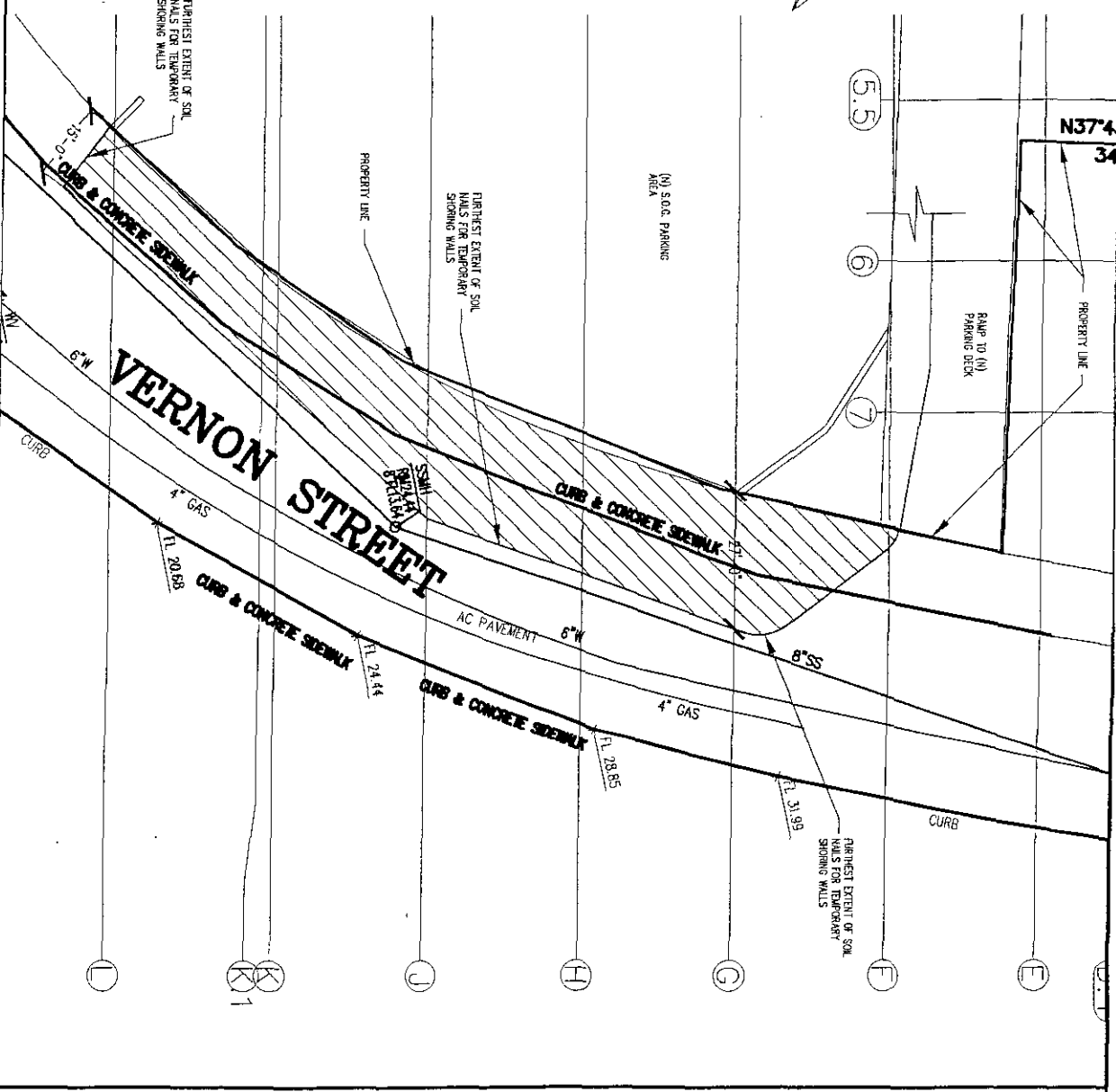
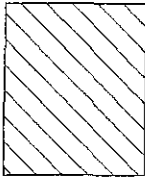
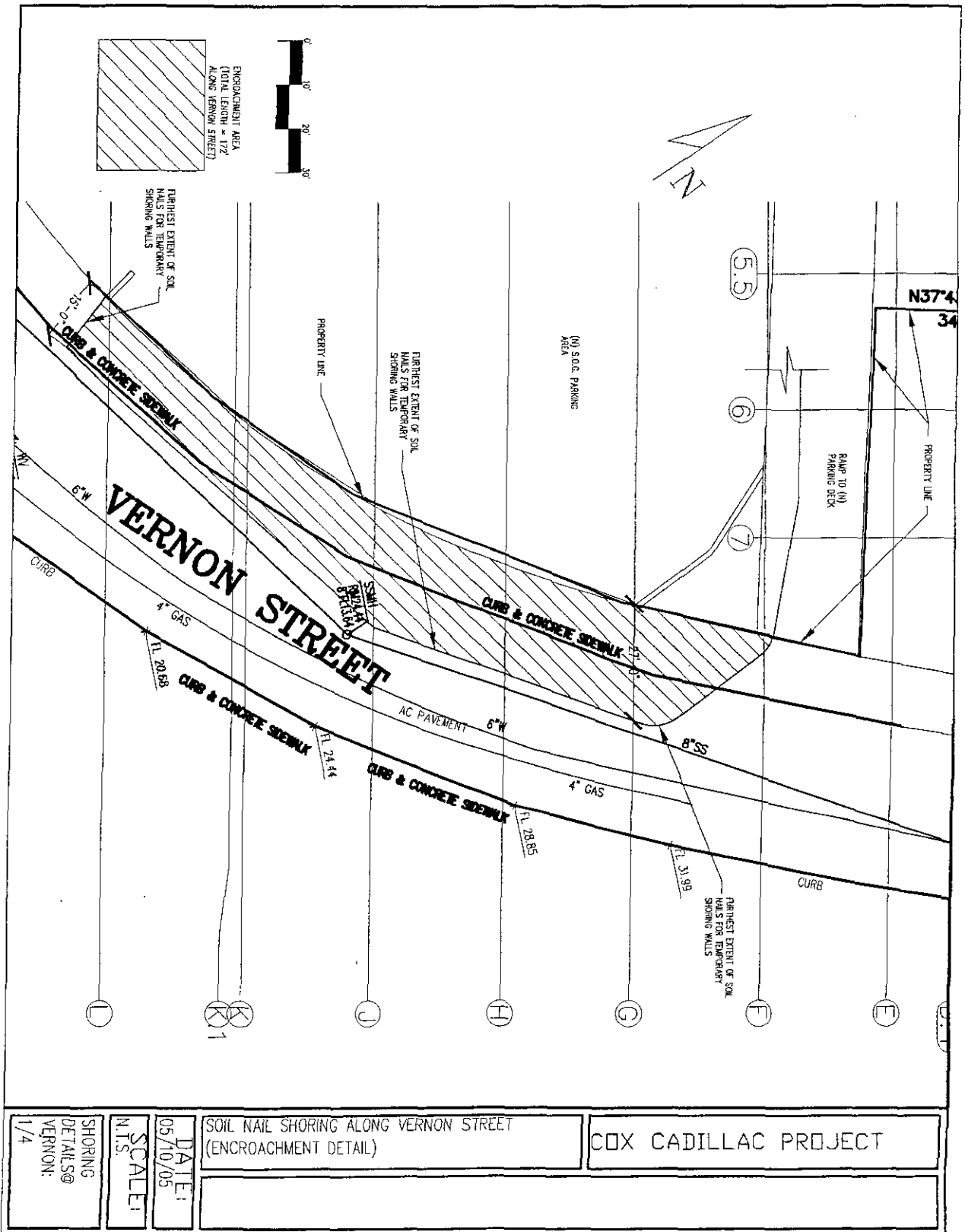


Exhibit B

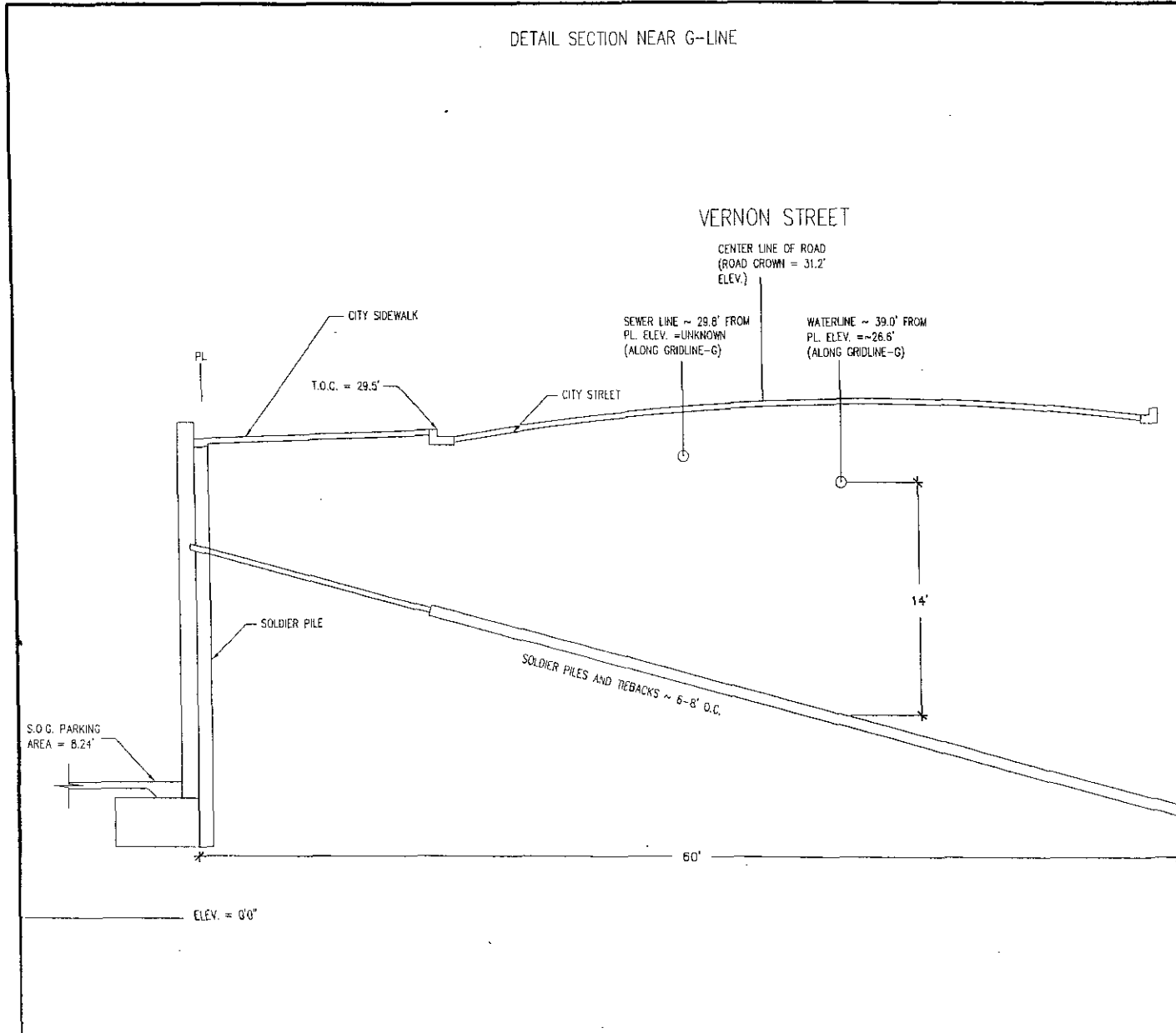
Plan View



SHORING DETAILS@ VERNON: 1/4	DATE: 05/10/05	SOIL NAIL SHORING ALONG VERNON STREET (ENCROACHMENT DETAIL)	CDX CADILLAC PROJECT
	SCALE: 1/4		

Exhibit C

Elevation View



COX CADILLAC PROJECT

SOLDIER PILE SHORING WITH TIEBACKS ALONG VERNON STREET (DETAIL SECTION AT G-LINE)

DATE: 05/10/05

SCALE: 1/8" = 1'

SHORING DETAILS@ VERNON: 4/4

Exhibit C
Elevation View

