

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2005 DEC -1 PM 6:44

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: December 13, 2005

RE: **A REPORT AND RESOLUTIONS AUTHORIZING:**

- 1) **A RESOLUTION GRANTING CATHOLIC CATHEDRAL CORPORATION OF THE EAST BAY A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW A TEMPORARY SOIL SHORING SYSTEM FOR A BUILDING AT 2121 HARRISON STREET TO ENCROACH UNDER GRAND AVENUE, HARRISON STREET, AND 21st STREET**
- 2) **A RESOLUTION GRANTING CATHOLIC CATHEDRAL CORPORATION OF THE EAST BAY A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW A VAULT AND ELECTRICAL TRANSFORMERS FOR A BUILDING AT 2121 HARRISON STREET TO ENCROACH UNDER THE PUBLIC SIDEWALK ALONG 21st STREET**

SUMMARY

Resolutions have been prepared granting Catholic Cathedral Corporation of the East Bay, a California non-profit religious corporation (number C242348) and owner of the property at 2121 Harrison Street, two conditional and revocable permits that will allow a concrete vault and three electrical transformers to be installed under the public sidewalk along 21st Street and allow a temporary soil shoring system to be installed under Grand Avenue, Harrison Street, and 21st Street. The site is being developed for a new cathedral and rectory for the Archdiocese of Oakland and will include offices, a café, bookstore, and an underground parking garage and mausoleum.

The below-sidewalk vault will be approximately eleven feet wide by sixty-seven feet long. The transformers will be maintained by the Pacific Gas and Electric Company (PG&E) and will be accessed through removable covers set flush with the pedestrian walking surface. The shoring will provide temporary support of the adjoining right-of-way during excavation of the project's parking garage and mausoleum. After construction of the basement concrete walls is completed, the tie-backs will be disconnected from the beams, and the shoring will be abandoned in place. The encroachments will not interfere with the public's use of the sidewalk or the roadway.

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 as a named insured on the policy.

Item: _____
Public Works Committee
December 13, 2005

KEY ISSUES AND IMPACTS

The site is bounded by Grand Avenue, Harrison Street, and 21st Street. The project will include a cathedral, public plaza, parish and diocesan offices, rectory, meeting facility, café, bookstore, and underground parking garage and mausoleum. The limits of the vault encroachment and shoring encroachment are shown in Exhibits B and C of the attached resolutions.

Electrical Transformer Vault

The vault dimensions were specified by PG&E to provide safe working clearances around the transformers for maintenance. The below-sidewalk vault will abut the basement wall of the parking garage, and the enclosed transformers will connect high voltage electrical cables that are buried in the street with the project's electrical service equipment that will be installed in the adjoining basement.

Soil Shoring System

The excavation for the basement parking garage and mausoleum will be temporarily supported by steel shoring until the permanent concrete walls are constructed. Vertical beams will be installed beneath the sidewalk, and connecting horizontal cables (tie-backs) will be anchored under the street and underground utilities. The basement walls will be designed to support the soil pressure and vehicle surcharges (fire apparatus outriggers, delivery truck wheel loads, etc.) independent of the shoring system. After the basement walls are 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 cathedral center project will anchor the downtown district with a architecturally significant and structurally unique landmark building. The public conference center, retail area, and underground parking will enhance the gross receipts and sales tax base for the City.

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 cathedral center project will be provide an administrative center for the Catholic Archdiocese and a public social center for civic gatherings, concerts, exhibits, and lectures. The center will create publicly accessible open space that connects the adjacent Kaiser Plaza with Lake Merritt.

DISABILITY AND SENIOR CITIZEN ACCESS

Construction permits for new buildings will conform with State and City requirements for handicapped accessibility. The walking surfaces of the vault and access covers will conform with State and City requirements for handicapped use of the public right-of-way. The shoring will be installed below the new sidewalk and the existing roadway.

RECOMMENDATION AND RATIONALE

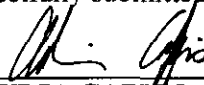
Staff recommends that the Committee accept this report and forward it to the City Council to adopt the two proposed resolutions authorizing conditional and revocable permits for the electrical transformer vault and the soil shoring to encroach under the public right-of-way.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept the report and adopt the two proposed resolutions approving conditional and revocable encroachment permits for a new building at 2121 Harrison Street that will allow the Catholic Cathedral Corporation of the East Bay to:

- install a concrete vault and electrical transformers under the sidewalk along 21st Street and
- install a temporary soil shoring system under the sidewalk and roadway along Grand Avenue, Harrison Street, and 21st Street.

Respectfully submitted,



CLAUDIA CAPRIO

Development Director
Community and Economic Development Agency

Prepared by:

Raymond M. Derania
Interim City Engineer
Building Services

APPROVED AND FORWARDED TO
THE PUBLIC WORKS COMMITTEE


OFFICE OF THE CITY ADMINISTRATOR

Introduced by

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved for Form and Legality

F. Faiz

Councilmember

2005 DEC -1 PM 6:44

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION GRANTING CATHOLIC CATHEDRAL CORPORATION OF THE EAST BAY A CONDITIONAL AND REVOCABLE PERMIT TO ALLOW A VAULT AND ELECTRICAL TRANSFORMERS FOR A NEW BUILDING AT 2121 HARRISON STREET TO ENCROACH UNDER THE PUBLIC SIDEWALK ALONG 21st STREET

Whereas, Catholic Cathedral Corporation of the East Bay, a California non-profit religious corporation number C2423348 ("Permittee") and owner of the property described in the Grant Deed, recorded December 5, 2003, Series No. 2003710021, at the Office of the County Recorder, Alameda County, California, commonly known as 2121 Harrison Street (APN: 008-0653-024-00) and more particularly described in Exhibit A attached hereto, has made an application to the Council of the City of Oakland for a conditional and revocable permit to allow the installation of a concrete vault and electrical transformers under the public sidewalk along 21st Street; and

Whereas, the transformers are necessary to provide electrical power for the new building and will be maintained by the Pacific Gas And Electric Company (PG&E); and

Whereas, the location of the encroachment has been approved by PG&E; and

Whereas, the limit of the encroachment is delineated in Exhibits A and B attached hereto; and

Whereas, the encroachment 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) 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 A and B, is hereby granted for a revocable permit to allow the installation of a concrete vault and electrical transformers under the public sidewalk along 21st Street for a new building at 2121 Harrison Street; 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 right-of-way, valid and sufficient 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 insureds 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 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, its directors, agents, officers, employees, representatives, assigns, successors, and volunteers from any and all claims, demands, lawsuits and judgments 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. 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 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 A, B, C, and D; 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 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

Plan View

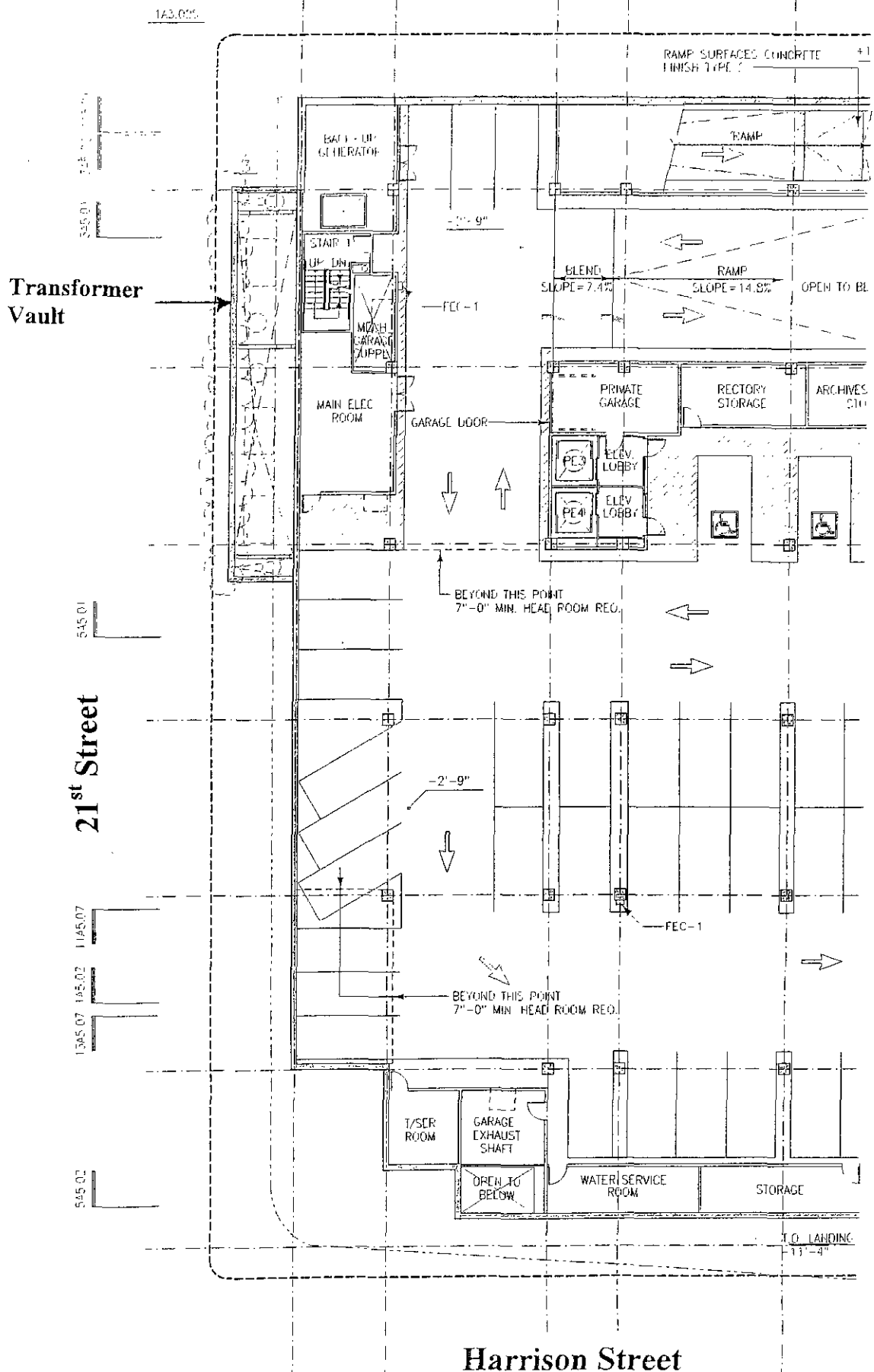
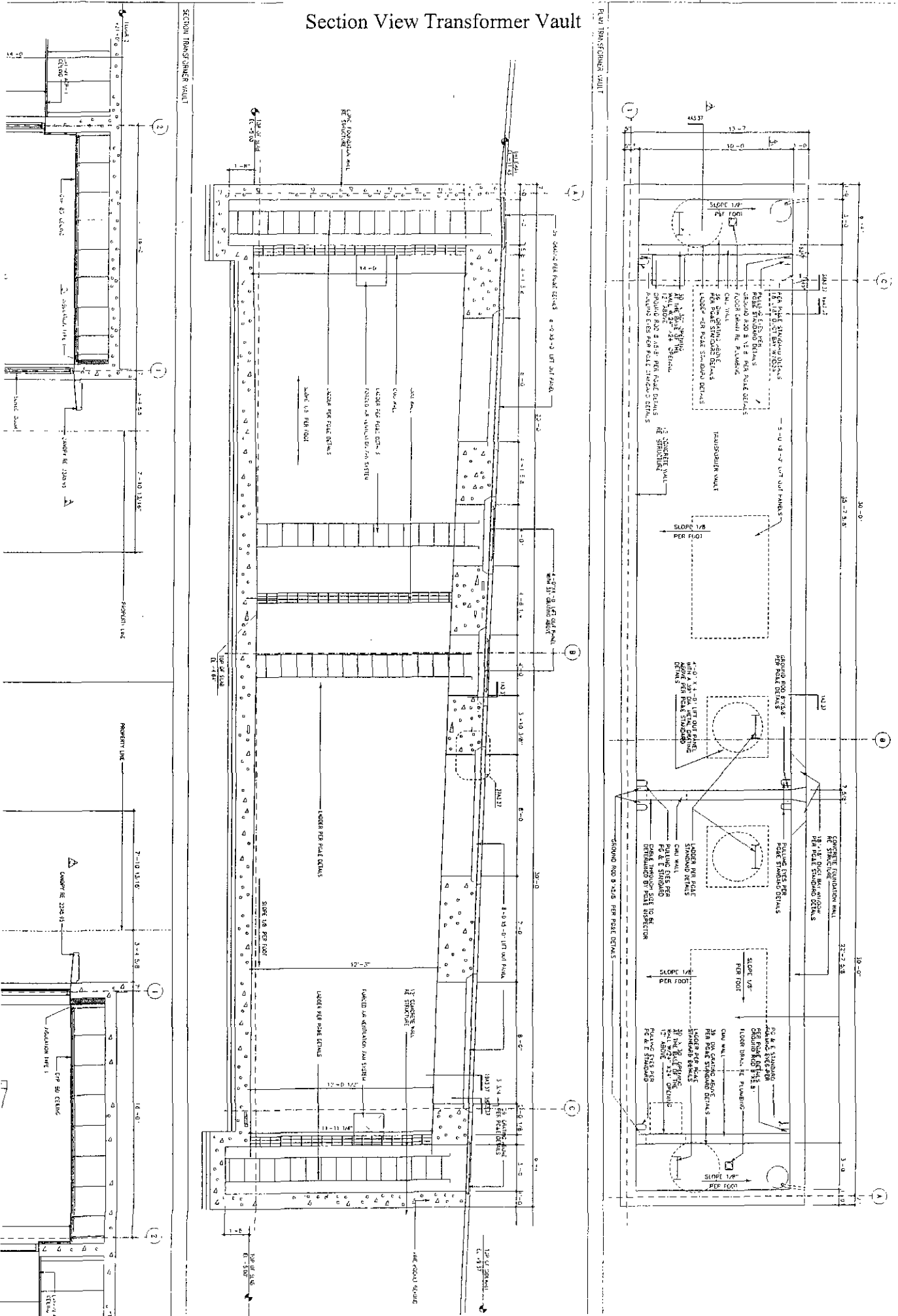


EXHIBIT B

Section View Transformer Vault



Introduced by

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved for Form and Legality

Councilmember

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F. Faiz

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

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Whereas, Catholic Cathedral Corporation of the East Bay, a California non-profit religious corporation number C2423348 ("Permittee") and owner of the property described in the Grant Deed, recorded December 5, 2003, Series No. 2003710021, at the Office of the County Recorder, Alameda County, California, commonly known as 2121 Harrison Street (APN: 008-0653-024-00) and more particularly described in Exhibit A attached hereto, has made an 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 Grand Avenue, Harrison Street, and 21st Street to support the excavation of a basement for a new building; and

Whereas, the location of the encroachment is delineated in Exhibits A and B attached hereto; and

Whereas, the encroachment 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 A and B, 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 Grand Avenue, Harrison Street, and 21st Street for a new building at 2121 Harrison Street; 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 right-of-way, valid and sufficient General Liability insurance in an amount not less than \$1,000,000.00 for each occurrence/\$2,000,000.00 annual aggregate 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 insureds 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 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, its directors, agents, officers, employees, representatives, assigns, successors, and volunteers from any and all claims, demands, lawsuits and judgments 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. 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 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 A, B, C, and D; 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.).

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

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15. 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.

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NOES -

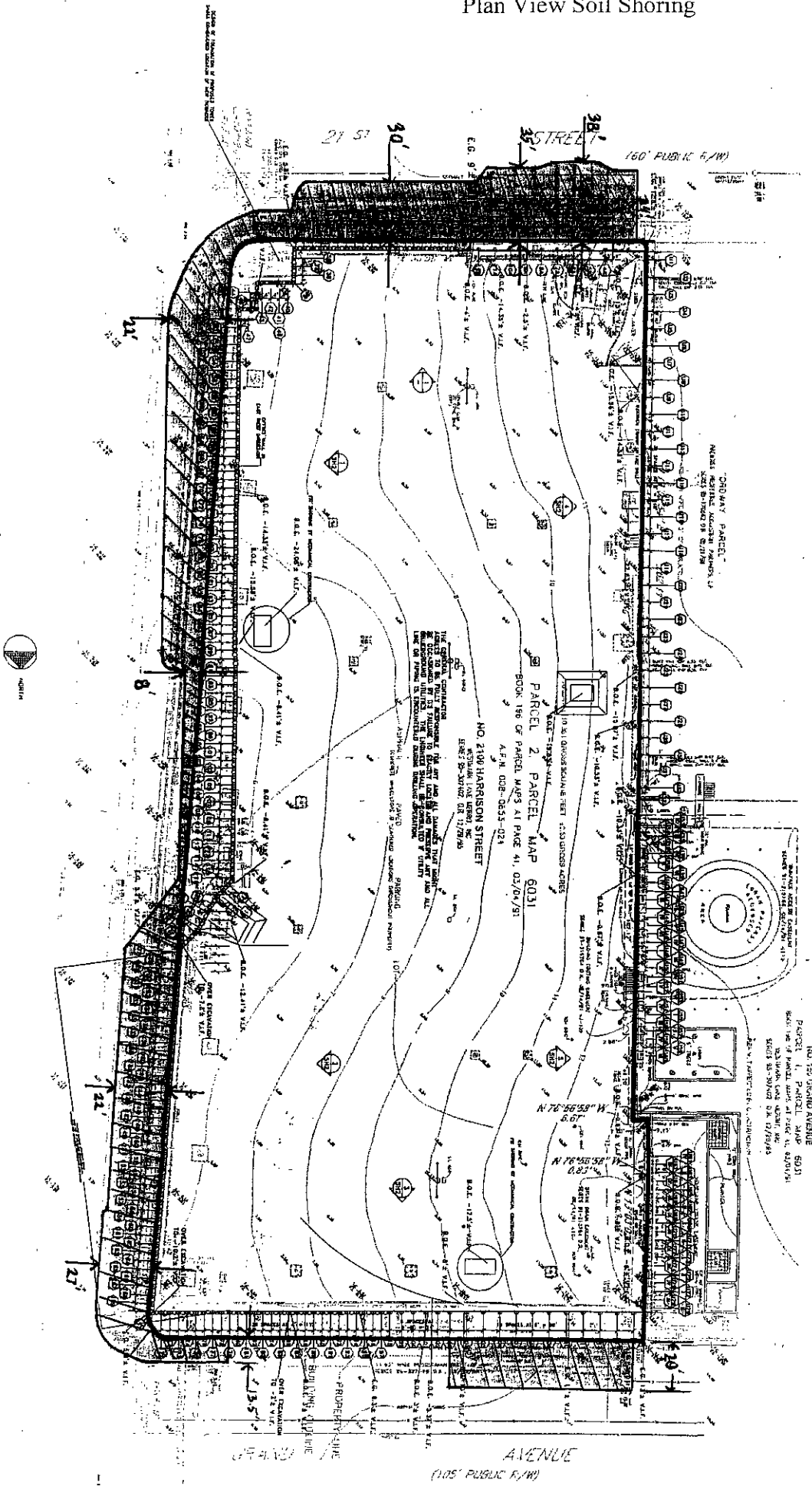
ABSENT -

ABSTENTION -

ATTEST: _____

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

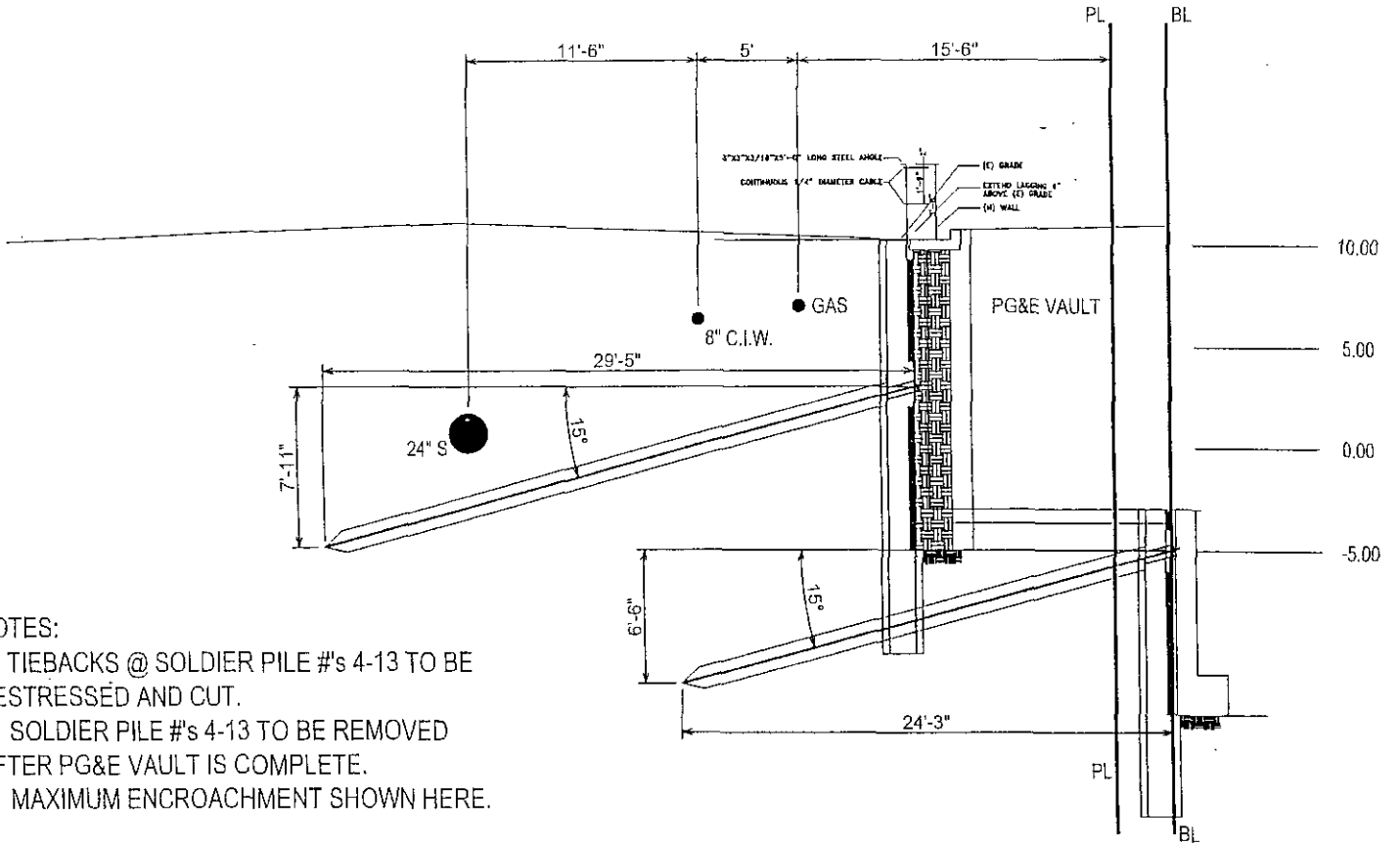
Plan View Soil Shoring



— Property Line
 Zone of Encroachment

Exhibit B

Elevation View Vault & Shoring



NOTES:

- 1) TIEBACKS @ SOLDIER PILE #'s 4-13 TO BE DESTRESSED AND CUT.
- 2) SOLDIER PILE #'s 4-13 TO BE REMOVED AFTER PG&E VAULT IS COMPLETE.
- 3) MAXIMUM ENCROACHMENT SHOWN HERE.

21st STREET GRIDLINE B