

CITY OF OAKLAND
Agenda Report

OFFICE OF THE CITY CLERK
CITY OF OAKLAND
2007 JUN 12 11:38:19

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: June 12, 2007

RE: **A Report and Resolution Granting A Revocable And Conditional Permit To The Oakland Unified School District To Allow Portable Classroom Buildings For Lincoln Elementary School At 225 11th Street To Encroach Into A Closed Section Of Alice Street**

SUMMARY

A resolution has been prepared granting the Oakland Unified School District, owner of the property at 225 11th Street (APN 002-0073-001-00), a conditional and revocable permit (EMNJ 07080) that will allow portable classrooms to be installed temporarily in a closed section of Alice Street during construction of a building addition at Lincoln Elementary School.

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 property owner and have been 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

Lincoln Elementary School and the Lincoln Square Recreation Center are bounded by 10th Street, 11th Street, Harrison Street, and Jackson Street. The two facilities share the use of a one (1) block section of Alice Street, which separates the adjoining parcels and which was closed by the City Council in 1975 (Resolution No. 54671 C.M.S.). Currently, half of the closed public right-of-way is used for staff parking (accessed from 11th Street) for both facilities and half is used for playground activities for both facilities.

The Oakland Unified School District (OUSD) will begin construction this summer of a two (2) story building for permanent classrooms at Lincoln Elementary to relieve the chronic overcrowding for the expanding student population and free some of the school's open space that has been occupied by portable classroom building for years. Four (4) of the portable buildings currently are located within the new building footprint, and OUSD has applied for an encroachment permit to relocate these buildings into the full area of Alice Street during construction (completion scheduled for winter 2008). Without the interim overflow space that Alice Street will provide for eight (8) classrooms, students and faculty will be re-assigned to other schools during construction. Oakland Municipal Code Section 12.08.030 requires that the requested encroachment be considered by the City Council for approval or denial.

Item No. _____
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SUSTAINABLE OPPORTUNITIES

Economic

The construction of the school addition will provide opportunities for professional services and construction related jobs for the Oakland community.

Environmental

Standard conditions of the encroachment permit require that the permittee comply with City ordinances for reducing nuisance noise, dust, construction debris disposal, and pollutant runoff.

Social Equity

The construction of a permanent building addition will relieve longstanding overcrowding for the surrounding community whose children attend Lincoln Elementary School.

DISABILITY AND SENIOR CITIZEN ACCESS

Access to portable classroom buildings is regulated by the California Office of the State Architect.

RECOMMENDATIONS

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution authorizing an encroachment into the Alice Street right-of-way.

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 OUSD to allow portable classrooms for Lincoln Elementary School to encroach into a closed section of Alice Street.

Respectfully submitted,



CLAUDIA CAPPIO

Development Director

Community and Economic Development Agency

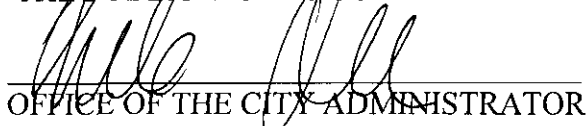
Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING TO
THE PUBLIC WORKS COMMITTEE



OFFICE OF THE CITY ADMINISTRATOR

Introduced by

OFFICE OF THE CITY CLERK
2007 MAY 01 PM 3:20

Approved for Form and Legality

F. Faiz

Councilmember

City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A Report and Resolution Granting A Revocable And Conditional Permit To The Oakland Unified School District To Allow Portable Classroom Buildings For Lincoln Elementary School At 225 11th Street To Encroach Into A Closed Section Of Alice Street

WHEREAS, the Oakland Unified School District ("Permittee"), owner of the property identified by the District as Lincoln Elementary School, and by the Alameda County Assessor as APN 002-0073-001-00, and by the City of Oakland as 225 11th Street, 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 (ENMJ07080) to allow the encroachment for a limited duration of four (4) portable classroom buildings within the public right-of-way of Alice Street adjoining the north-westerly property boundary of the school between 10th Street and 11th Street; and

WHEREAS, the Council of the City of Oakland closed the one (1) block section of Alice Street between 10th Street and 11th Street to vehicle traffic in 1975 by Resolution 54671 C.M.S., attached hereto as Exhibit C, for the purpose of increasing usable space for the students at Lincoln Elementary School and the public at Lincoln Square Recreation Center; and

WHEREAS, said Resolution expressly reserved for the City of Oakland all of the rights for public right-of-way set forth in the California Streets and Highways Code; and

WHEREAS, the City of Oakland issued an encroachment permit in 1997 to the Oakland School District to allow the faculty for Lincoln Elementary School to share the parking lot within the northerly half of the closed section of Alice Street with the staff at Lincoln Square Recreation Center; and

WHEREAS, the Oakland Unified School District will begin construction in the summer of 2007 at Lincoln Elementary School for a new permanent classroom building to relieve severe longstanding overcrowding; and

WHEREAS, construction of the permanent classroom building will continue through the winter of 2008; and

WHEREAS, the Lincoln Elementary School currently has portable classroom buildings located with the proposed foundation of the new building and the proposed staging area for its construction; and

WHEREAS, the Oakland Unified School District will assign students and faculty from Lincoln Elementary School to other schools if the portable classroom buildings cannot be relocated during construction to the adjoining closed section of Alice Street; and

WHEREAS, said reassignment would severely disrupt the school's academic program; and

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

WHEREAS, the encroachment and its location within the public right-of-way will not interfere with pedestrian access by the public to Lincoln Elementary School or Lincoln Square Recreation Center or maintenance access and repair or replacement by the City of Oakland of undergrounded sanitary sewer and storm water piping mains; and

WHEREAS, the portable classroom buildings and their proposed installation in the closed section of Alice Street, including structural support and electrical service, would be approved by the California Office of the State Architect; 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 15305 (Minor Alterations in Land Use Limitations) this project is categorically exempt from the provisions of the California Environmental Quality Act; now, therefore, be it

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 Exhibit B, is hereby granted for a revocable permit to allow portable classroom buildings for Lincoln Elementary School at 225 11th Street to encroach temporarily in a closed section of Alice 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 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 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, 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 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, is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workers operating within the encroachment area and for 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 Permittee further acknowledges that it understands and agrees that the City of Oakland and utility agencies will periodically conduct work within the public right-of-way, including excavation, trenching, repair, and relocation of its above and below ground facilities, all of which may damage the encroachment and require the permittee to remove the encroachment; and

16. the Permittee further acknowledges that it understands and agrees that the City of Oakland and utility agencies shall not be responsible for the repair or replacement of the encroachment that may be damaged by the City of Oakland or the public utility agencies and their contractors and authorized agents; and

17. the hereinabove conditions shall be binding upon the Permittee and the successive 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 Clerk of the City of Oakland is hereby directed to file a certified copy of this resolution for recordation with the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007.

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

*Lincoln Elementary School, 225 11th Street, APN 002-0073-001-00
closed section of Alice Street*

EXHIBIT A

Lincoln Elementary School, 225 11th Street, APN 002-0073-001-00

closed section of Alice Street

ASSESSOR'S MAP 2

73

Scale: 1" = 50'

(a) OAKLAND (KELLERSBERGER'S) (BK. 7Pg. 3)
(e) T.R. 5574.1st/71

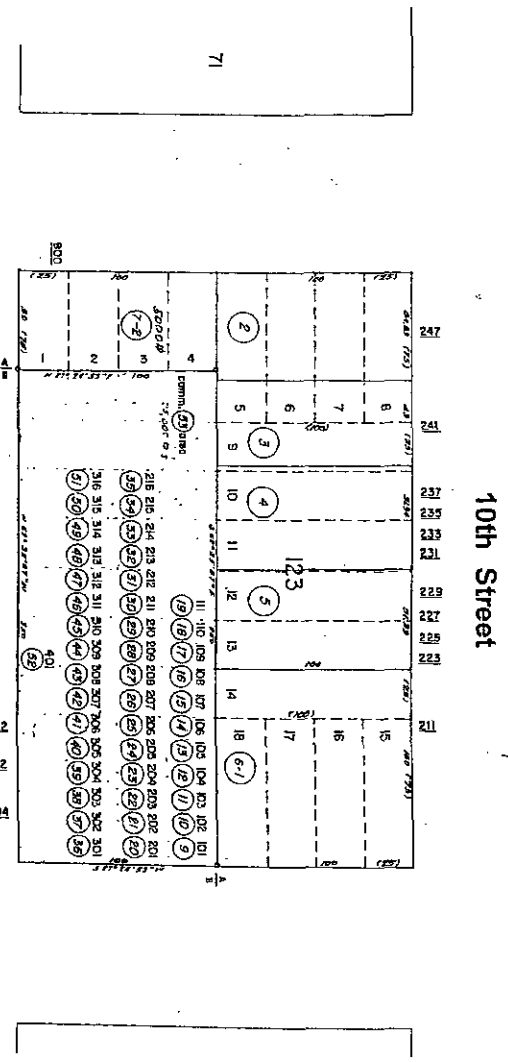
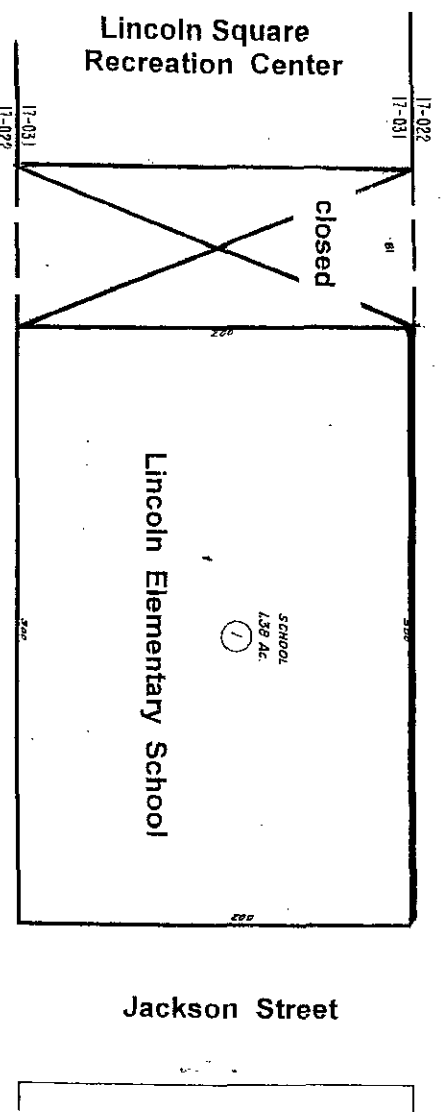
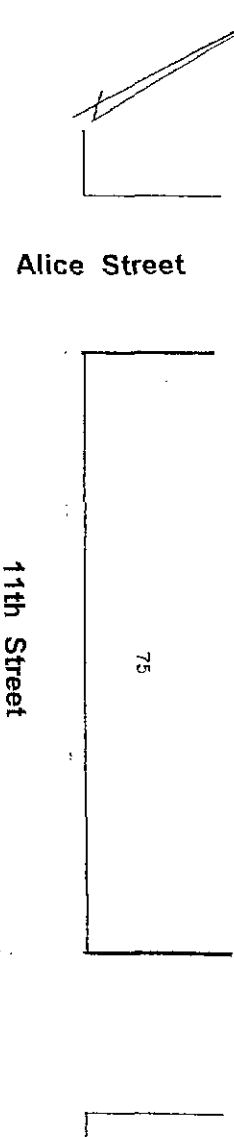


EXHIBIT B

Oakland Unified School District encroachments into closed section of Alice Street

EXHIBIT C

closed section of Alice Street

EXHIBIT C

closed section of Alice Street

Resolution 54671 C.M.S.

