

**CITY OF OAKLAND**  
*Agenda Report*

OFFICE OF THE CITY CLERK

2007 JAN 23 11:14:08

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: January 23, 2007

**RE: A Report And Resolution Granting RP Bayrock I LLC A Revocable And Conditional Permit For A New Building At 620 Broadway To Allow Vaults and Electrical Transformers To Encroach Under The Public Sidewalk Along 6th Street For The 8 Orchids Project**

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**SUMMARY**

A resolution has been prepared granting RP Bayrock I LLC, a California limited liability company (no. 200511510156) and owner of a building being constructed at 620 Broadway (8 Orchids), a conditional and revocable permit (ENMJ06462) that will allow three (3) concrete vaults and electrical transformers to encroach under the public sidewalk along 6th Street.

**FISCAL IMPACT**

Staff costs for processing the proposed encroachment permits will be covered by fees set by the Master Fee Schedule and paid by the developer and will be 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 new eleven (11) story building is located on a 0.75 acre parcel (APN 001-0197-007-01) bounded by Broadway, 6th Street, and 7th Street. The Planning Commission approved the Conditional Use Permit on January 31, 2005 (CMDV04430) and the Tentative Parcel Map for residential condominiums on September 14, 2005 (TPM8770). The mixed use building will have one-hundred fifty-seven (157) living units and six thousand six-hundred sixty (6,600) square feet of ground-floor retail sales space.

**KEY ISSUES AND IMPACTS**

Oakland Municipal Code Section 12.08.030 requires that the City Council approve encroachments that intrude beneath the sidewalk (basements, vaults, earth retaining structures,

etc.). Pacific Gas and Electric requires new electrical transformers which the utility company will maintain to be installed in under-sidewalk vaults.

Each of the proposed vaults will be approximately six (6) feet wide and ten (10) feet long and will encroach into the public right-of-way approximately seven (7) feet. The transformers will be accessed through removable covers set flush with the pedestrian walking surface. The subsurface encroachments will not interfere with the public's use of the right-of-way nor with the maintenance of underground public utilities. The City Council has previously approved similar underground encroachments for other buildings throughout the City.

## **SUSTAINABLE OPPORTUNITIES**

### **Economic**

The project will provide opportunities for professional services and construction related jobs for the Oakland community.

### **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 addition of residential living units and commercial retail space will assist the economic revitalization of the downtown district.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

Construction permits for building alterations will conform with 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 a conditional and revocable permit for a below-sidewalk encroachment into 6th Street.

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**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 RP Bayrock I LLC to allow electrical transformers and concrete vaults to encroach under the public right-of-way along 6th Street for a new building at 620 Broadway.

Respectfully submitted,



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**CLAUDIA CAPRIO**  
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



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OFFICE OF THE CITY ADMINISTRATOR

Introduced by

OFFICE OF THE CITY CLERK

Approved for Form and Legality

2007 JUN 14 PM 4:08

F. Faiz

Councilmember

City Attorney

### OAKLAND CITY COUNCIL

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

**RESOLUTION GRANTING RP BAYROCK I LLC A REVOCABLE AND  
CONDITIONAL PERMIT TO ALLOW VAULTS AND ELECTRICAL TRANSFORMERS  
FOR A NEW BUILDING AT 620 BROADWAY TO ENCROACH UNDER THE PUBLIC  
SIDEWALK ALONG 6th STREET FOR THE 8 ORCHIDS PROJECT**

**WHEREAS**, RP Bayrock I LLC ("Permittee"), a California limited liability company (no. 200511510156) and owner of the property described in a Grant Deed, recorded May 4, 2005, Series No. 2005175968, by the Alameda County Recorder, and identified by the Alameda County Assessor as APN 001-0197-007-01, and identified by the City of Oakland as 620 Broadway, and by the Permittee as 8 Orchids 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 (ENMJ06462) to allow the encroachment of concrete vaults and electrical transformers under the public sidewalk along 6th Street; and

**WHEREAS**, the transformers are necessary to provide electrical power for a 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 limits of the encroachment are delineated in *Exhibit B* attached hereto; and

**WHEREAS**, the encroachment and its location beyond the property boundaries and construction beneath the public right-of-way will not interfere with the use by the public of the roadway or sidewalk or buried utilities; and

**WHEREAS**, the requirements of the California Environmental Quality Act (CEQA), the Guidelines as prescribed by the Secretary of Resources, and the provisions of the Statement of Objectives, Criteria and Procedures for Implementation of the California Environmental Quality Act: City of Oakland, have been satisfied, and that in accordance with CEQA Guideline Section 15332 (Class 32: Infill Projects) 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 three (3) concrete vaults and electrical transformers serving a new building at 620 Broadway to encroach under the public sidewalk along 6th 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 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 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 workmen 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 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, \_\_\_\_\_, 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-1**

Lands of RP Bayrock I LLC

CITY OF OAKLAND

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF 7TH STREET, DISTANT THEREON EASTERLY 125 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE EASTERN LINE OF BROADWAY; AND RUNNING THENCE EASTERLY ALONG SAID LINE OF 7TH STREET, 25 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 100 FEET; THENCE AT RIGHT ANGLES WESTERLY 25 FEET; AND THENCE AT RIGHT ANGLES NORTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING LOT 11 IN BLOCK 65, AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED KELLERSBERGER'S MAP OF OAKLAND, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

PARCEL 2:

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO STATE OF CALIFORNIA, RECORDED JANUARY 24, 1950, IN BOOK 5999, PAGE 369, OFFICIAL RECORDS OF ALAMEDA COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID STATE'S PARCEL, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF 6TH STREET; THENCE ALONG LAST SAID LINE, NORTH 62° 35' 24" WEST, 134.32 FEET; THENCE FROM A TANGENT THAT BEARS NORTH 22° 01' 47" WEST, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 125 FEET, THROUGH AN ANGLE OF 36° 51' 38", AN ARC DISTANCE OF 80.42 FEET TO THE SOUTHEASTERLY LINE OF BROADWAY; THENCE ALONG LAST SAID LINE, NORTH 27° 24' 36" EAST, 32.26 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL; THENCE ALONG LAST SAID LINE, SOUTH 62° 35' 24" EAST, 175.04 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL; THENCE ALONG LAST SAID SOUTHEASTERLY LINE, SOUTH 27° 24' 36" WEST, 100.00 FEET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF BLOCK 65, ACCORDING TO KELLERSBERGER'S MAP OF OAKLAND.





Exhibit A-3

Lands of RP Bayrock I LLC

PARCEL 5:

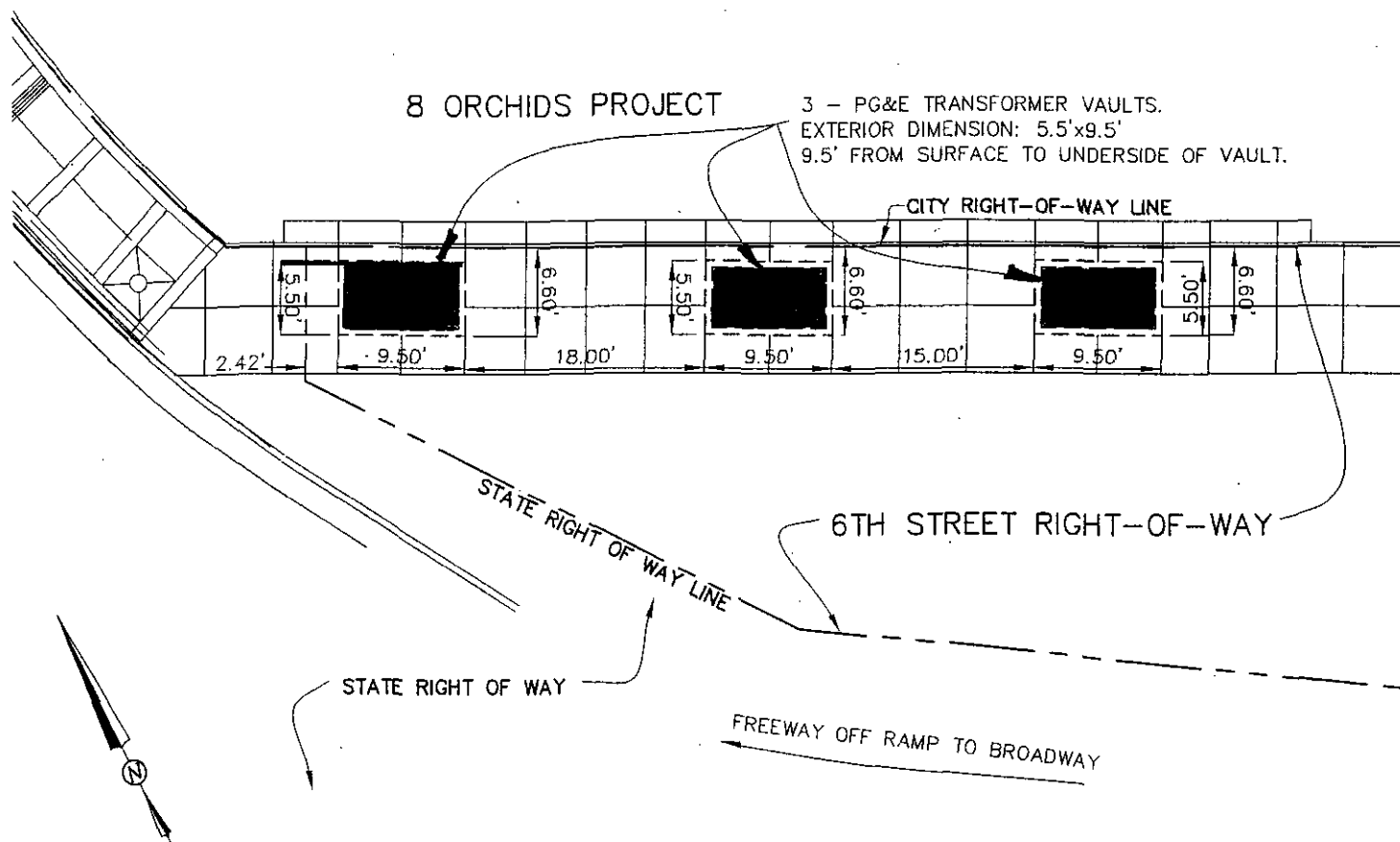
THE FOLLOWING PORTION OF 6TH STREET, AS SHOWN ON KELLERSBERGER'S MAP OF OAKLAND, FILED SEPTEMBER 2, 1853, IN BOOK 7 OF MAPS, PAGE 3, WHICH LIES NORTHWESTERLY OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 25 OF BLOCK 65 OF SAID MAP:

A PORTION OF 6TH STREET, WHICH INCLUDES A PORTION OF A FRONTAGE ROAD, A PEDESTRIAN SIDEWALK AND A PORTION OF A CONNECTING STREET CONNECTING HARRISON STREET TO WEBSTER AND FRANKLIN STREETS, SAID PORTIONS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTHEASTERLY LINE OF SAID 6TH STREET AT THE MOST WESTERLY CORNER OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED NO. 8885, RECORDED SEPTEMBER 12, 1952, IN VOLUME 6823, AT PAGE 423, OFFICIAL RECORDS OF ALAMEDA COUNTY; THENCE FROM A TANGENT WHICH BEARS SOUTH 51° 48' 58" WEST, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 80 FEET, THROUGH AN ANGLE OF 27° 36' 05", AN ARC LENGTH OF 38.54 FEET TO A POINT DISTANT NORTH 27° 24' 36" EAST, 150.01 FEET FROM ENGINEER'S STATION 117+65.66 ON THE "F1" LINE MENTIONED IN PARCEL 2 OF THE RELINQUISHMENT DEED FROM THE STATE OF CALIFORNIA, RECORDED FEBRUARY 17, 1960, REEL 36, IMAGE 975, OFFICIAL RECORDS; THENCE FROM A TANGENT WHICH BEARS NORTH 54° 37' 57" WEST, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1220 FEET, THROUGH AN ANGLE OF 10° 33' 28", AN ARC LENGTH OF 224.81 FEET; THENCE NORTH 65° 11' 25" WEST, 110.21 FEET; THENCE NORTH 3° 54' 40" EAST, 12.54 FEET TO A LINE PARALLEL WITH AND DISTANT 167.00 FEET NORTHEASTERLY, AT RIGHT ANGLES FROM SAID "F1" LINE; THENCE ALONG SAID PARALLEL LINE, NORTH 62° 35' 24" WEST, 305.00 FEET; THENCE NORTH 68° 22' 54" WEST, 62.00 FEET; THENCE FROM A TANGENT WHICH BEARS SOUTH 49° 38' 50" WEST, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50 FEET, THROUGH AN ANGLE OF 34° 42' 30", AN ARC LENGTH OF 30.29 FEET; THENCE NORTH 64° 31' 00" WEST, 357.18 FEET TO A LINE PARALLEL WITH AND DISTANT 125.75 FEET NORTHEASTERLY, AT RIGHT ANGLES FROM SAID "F1" LINE; THENCE ALONG LAST SAID PARALLEL LINE, NORTH 62° 35' 24" WEST, 360.41 FEET; THENCE NORTH 57° 00' WEST, 266.52 FEET TO A POINT DISTANT NORTH 27° 24' 36" EAST, 151.71 FEET FROM ENGINEER'S STATION 134+73.33 ON SAID "F1" LINE; THENCE NORTH 36° 10' 56" WEST, 41.12 FEET; THENCE NORTH 27° 24' 36" EAST, 10.00 FEET TO SAID NORTHEASTERLY LINE OF 6TH STREET; THENCE ALONG LAST SAID LINE, SOUTH 62° 35' 24" EAST, 1768.11 FEET TO THE POINT OF COMMENCEMENT.

# Exhibit B

## Locations of Electrical Transformer Vaults



SCALE: 1" = 10'

DECEMBER 2006

MAJOR ENCROACHMENT PERMIT PLAT  
FOR PG&E TRANSFORMER VAULTS IN 6TH STREET  
FOR THE 8 ORCHIDS PROJECT  
A CONDOMINIUM & RETAIL DEVELOPMENT  
OAKLAND, CA