

# CITY OF OAKLAND

## AGENDA REPORT

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 JUL 10 PM 6:05

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: July 22, 2008

RE: **A Report And Resolution Granting PCL Associates LLC A Revocable And Conditional Permit To Allow Portions Of Residential Units In A New Building At 1199 Pine Street To Encroach Over The Public Sidewalk**

---

### SUMMARY

A resolution has been prepared granting PCL Associates LLC, a California limited liability company (no. 20041240256) and developer of a new residential condominium project at 1199 Pine Street (Pacific Cannery Lofts), a conditional and revocable permit (EMNJ 08053) that will allow twenty (20) square feet portions of the living rooms in fifteen (15) units of a new building to cantilever over the Pine Street sidewalk.

### 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 developer and were deposited in the special revenue Development Service Fund (2415), Engineering Services organization (88432), right-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 developer is constructing a four (4) story building with an adjoining parking garage for forty-nine (49) residential condominiums (permit B0504485). The building fronts on Pine Street at its intersection with 12th Street (APN 006-0029-002-01) and is located north of the Pulte Homes condominium project on Wood Street (Zepher Gate). The front façade has five (5) units on each of the upper three (3) stories. A twenty (20) square feet triangular portion of the living room in fifteen (15) units projects approximately four (4) feet over the Pine Street sidewalk, which is twelve (12) feet wide. The second story has ten (10) feet of clearance above the sidewalk.

On July 18, 2006, the City Council approved underground encroachments in Pine Street and 12th Street for electrical transformers serving the project (Resolution No. 80036 C.M.S.).

### KEY ISSUES AND IMPACTS

- **General**

Approval of encroachments in a public easement or the public right-of-way is a discretionary

Item: \_\_\_\_\_  
Public Works Committee  
July 22, 2008

action by the City Council. The permit, which is revocable by the Council, is issued by staff with “boilerplate” conditions related to indemnity for the City and maintenance by the property owner. Permit processing fees are prescribed in the Master Fee Schedule. In general, the City Council may

- approve or deny an encroachment as proposed, or
- approve the encroachment subject to modification of its type, location, and/ or extent.

Conditions imposed on ministerial and discretionary permits must have an associated relationship (nexus) with the permitted project and are typically based on public health, safety, and welfare.

- **Oakland Municipal Code**

Section 12.08.040 requires that major encroachments into the public right-of-way (basements, foundations, vaults, etc.) receive approval of the City Council. The overhead encroachment will not interfere with the public’s use of the right-of-way and easements or maintenance of buried utilities. The City Council has previously approved similar encroachments throughout the City.

## **SUSTAINABLE OPPORTUNITIES**

### ***Economic***

The new residential building and parking garage will provide opportunities for professional services and construction related jobs for the Oakland community.

### ***Environmental***

Building permits require that contractors comply with City ordinances and regional Best Management Practices for reducing noise, dust, debris disposal, and pollutant runoff.

### ***Social Equity***

The condominium project will provide home ownership opportunities for Oakland residents.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

The design and construction of new buildings are required to conform to State and City requirements for handicapped accessibility.

## **RECOMMENDATIONS**

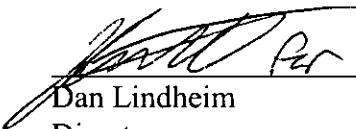
Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving the encroachment over the public right-of-way.

---

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council accept this report and adopt the proposed resolution granting PCL Associates LLC a conditional and revocable permit to allow a portions of living space in residential condominiums to encroach over the sidewalk along Pine Street.

Respectfully submitted,

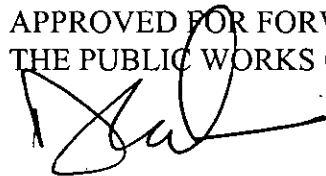


Dan Lindheim  
Director  
Community and Economic Development Agency

Prepared by:

Raymond M. Derania  
Interim City Engineer  
Building Services Division

APPROVED FOR FORWARDING TO  
THE PUBLIC WORKS COMMITTEE:



Office of the City Administrator

Item: \_\_\_\_\_  
Public Works Committee  
July 22, 2008

Introduced By  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 JUL 10 PM 6:05

**DRAFT**

Approved For Form And Legality

Councilmember

City Attorney

## OAKLAND CITY COUNCIL

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

### **A Resolution Granting PCL Associates LLC A Revocable And Conditional Permit To Allow Portions Of Residential Units In A New Building At 1199 Pine Street To Encroach Over The Public Sidewalk**

**WHEREAS**, PCL Associates LLC, a California limited liability company (no. 200412410256) and owner of a property described in a Grant Deed, recorded June 23, 2004, series no. 2004283143, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 006-0029-002-01, and identified by the City of Oakland as 1199 Pine Street, and identified by the property owner as Pacific Cannery Lofts, and more particularly described in Exhibit A attached hereto, has made an application to the Council of the City of Oakland for a conditional permit (ENMJ 08053) to allow a portions of the living space in residential units in a new building (permit B0504485) to encroach over the public sidewalk along Pine Street near its intersection with 12th Street; 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 over the public right-of-way will not interfere with the use by the public of the roadway, sidewalk, or buried utilities; and

**WHEREAS**, pursuant to Oakland Municipal Code Section 12.08.040, the City Council has previously approved similar encroachments elsewhere in the City for enclosed and occupied floor space which cantilevers over the public right-of-way; and

**WHEREAS**, on March 16, 2005, the Planning Commission of the City of Oakland certified the Environmental Impact Report (EIR), adopted California Environmental Quality Act (CEQA) Findings and a Statement Of Overriding Considerations in connection with the approval of the Wood Street project, which EIR certification, Findings, and Statement Of Overriding Considerations were affirmed and adopted by the City Council on May 17, 2005; and

**WHEREAS**, the City Council hereby finds and determines on the basis of substantial evidence in the record that the EIR fully analyzes the potential environmental effects of the project, including the encroachment permit as conditioned herein, and incorporates mitigation measures to substantially lessen or avoid any potentially significant impacts in accordance with CEQA. None of the circumstances necessitating preparation of additional CEQA review as specified in CEQA and

the CEQA Guidelines, including without limitation Public Resources Code Section 21166 and CEQA Guidelines Section 15162, are present in that (1) there are no substantial changes proposed

in the project or the circumstances under which the project is undertaken that would require major revisions of the EIR due to the involvement of new environmental effects or a substantial increase in the severity of previously identified significant effects; and (2) there is "no new information of substantial importance" as described in CEQA Guidelines Section 15162(a)(3); and

**RESOLVED:** That the action of the Council of the City of Oakland approving the encroachment permit, as conditioned herein, complies 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 portions of the living space in residential units to encroach over the public sidewalk along Pine Street; and be it

**FURTHER RESOLVED:** That the encroachment 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, 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 installation, existence, 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 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 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 the Council of the City of Oakland, at its sole discretion and at a future date not yet determined, may impose additional and continuing fees as prescribed in the Master Fee Schedule for occupancy and use of the public right-of-way; and be it

**FURTHER RESOLVED:** That this resolution shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City 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 by the Alameda County Clerk-Recorder.

**IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008**

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

### Description of the Private Property Abutting the Encroachment

address 1199 Pine Street

parcel no. 006 -0029-002-01

Deed no. 2004283143

Recorded June 23, 2004

REAL PROPERTY IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

#### PARCEL ONE:

THAT PORTION OF PARCEL A, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN CERTIFICATION FOR PARCEL MAP WAIVER CASE NO. PMW03-036, APPROVED BY THE CITY OF OAKLAND, RECORDED OCTOBER 13, 2004 AS INSTRUMENT NO. 2004460155 OF OFFICIAL RECORDS (THE "WAIVER"), WHICH IS MORE PARTICULARLY DESCRIBED IN SAID WAIVER AS PARCEL 1.

EXCEPTING THEREFROM, ALL THAT PORTION INCLUDED WITHIN THE BOUNDS OF PARCEL A, AS SHOWN ON PARCEL MAP RECORDED JUNE 19, 2007 IN BOOK 298 OF MAPS, PAGES 82 AND 83, ALAMEDA COUNTY RECORDS (THE "MAP").

BEING THE PROPERTY DESIGNATED ON THE MAP AS "LANDS OF PCL ASSOCIATES, LLC".

#### PARCEL TWO:

PARCEL A, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP NO. 9013" FILED IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, ON JUNE 19, 2007, IN BOOK 298 OF PARCEL MAPS, PAGES 82 AND 83, ALAMEDA COUNTY RECORDS.

APN: 006-0029-002-01

EXHIBIT B

Limits Of The Encroachment In The Public Right-Of-Way

address 1199 Pine Street

parcel no. 006-0029-0002-01

