

AGENDA REPORT

TO: DEANNA J SANTANA
CITY ADMINISTRATOR

FROM: Rachel Flynn

SUBJECT: Coliseum Gardens, Phase V
Major Encroachment Permit

DATE: January 9 2014

City Administrator

Date

Approval

1/27/14

COUNCIL DISTRICT: 1

RECOMMENDATION

Staff recommends that the City Council adopt

A RESOLUTION GRANTING A CONDITIONAL AND REVOCABLE MAJOR ENCROACHMENT PERMIT TO LION CREEK SENIOR HOUSING PARTNERS, L.P. TO ALLOW PERMEABLE PAVERS, DRAINAGE FACILITIES, LANDSCAPING AND IRRIGATION TO ENCROACH ONTO CITY-OWNED REAL PROPERTY ADJACENT TO 6710 LION WAY

OUTCOME

The resolution will authorize the Building Official to issue a Major Encroachment Permit (ENMJ 13054) to allow the encroachment of permeable pavers, drainage facilities, landscaping, and irrigation on City owned land to provide access by emergency vehicles and emergency personal to 6710 Lion Way

BACKGROUND/ LEGISLATIVE HISTORY

On May 2, 2012 the City Planning Commission approved and adopted the CEQA Findings for the Lion Creek Crossings Phase V, and approved the revision to the PUD (case files REV120005 and PUD03638) and a Final Development Permit (PUDF12030) subject to findings and conditions of approval including the Standard Conditions of Approval, and Mitigation and Monitoring and Reporting Program (SCAMMRP)

The Permittee has obtained a building permit (no B1300583) to construct a new building at 6710 Lion Way and an infrastructure permit (no PZ1300063) for construction of infrastructure improvements for 6710 Lion Way including fold-down bollards, permeable pavers with base

Item _____
Public Works Committee
February 11, 2014

material support, drainage lines with appurtenances, landscaping, and irrigation facilities which encroach into the City property

ANALYSIS

Staff has determined, based on review of the plans and investigation of the site of the Proposed Encroachments, that said Proposed Encroachments on the City owned land and their locations will not interfere with City use of the property, and will not endanger the public welfare and convenience

The City Council's resolution constitutes a conditional revocable permit for encroachment, which shall take effect upon compliance of all conditions set forth therein. Such permit shall remain in effect as long as the Permittee complies with all conditions established for the granting of such permit, and shall become null and void upon the failure of the Permittee to comply with such conditions, or upon a termination by resolution of the City Council as being in the City's best interest

PUBLIC OUTREACH/ INTEREST

This item does not require any additional public outreach other than the required posting on the City's website

COORDINATION

The Office of the City Attorney has reviewed the resolution for form and legality, and the City Budget Office has reviewed this report

COST SUMMARY/ IMPLICATIONS

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 were deposited in the special revenue Development Service Fund (2415), Engineering Services Organization (88432), Encroachment Permits Account (42314), Engineering and Architectural Plan Approval (PS30) Pursuant to OMC section 12 08 120, the standard conditions of the encroachment permit require Permittee, at its own expense, to maintain liability and property damage insurance at all times during the period for which the permit is in effect, and to include the City as a named insured

SUSTAINABLE OPPORTUNITIES

Economic Construction of the Proposed Encroachments will provide opportunities for construction related jobs for the Oakland community

Environmental Construction permits for public right-of-way improvements require that 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 Proposed Encroachments into the public right-of-way will have no adverse impact on the economic revitalization of Oakland Construction permits for improvements in the public right-of-way require that Permittee comply with State and City requirements for handicapped accessibility

CEQA

At the duly noticed June 4, 2003 Planning Commission Meeting, the Commission independently reviewed and considered a Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI) for the Coliseum Gardens project, together with comments received on the MND/FONSI and (1) determined that there was no substantial evidence that the project, as mitigated by adopted mitigation measures, would have a significant effect on the environment, (2) adopted the MND/FONSI, and (3) adopted a Mitigation and Monitoring Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines

In addition, the CEQA Guidelines exempt specific types of projects from environmental review The following CEQA exemptions apply to this project, each of which provides a separate and independent basis for CEQA clearance CEQA Guidelines sections 15268(b) (ministerial projects), 15301 (existing facilities), 15303 (new construction of small structures), 15311 (accessory structures), 15183 (projects consistent with General Plan and Zoning), and 15061(b)(3) (no significant effect on the environment)

For questions regarding this report, please contact David Mog, Civil Engineer, at 510- 238-3892

Respectfully submitted,



Rachel Flynn, Director
Department of Planning and Building

Reviewed by
David Harlan, Engineering Manager

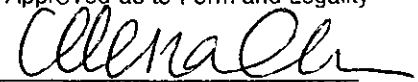
Prepared by David Mog, Civil Engineer
Department of Planning and Building

FILED
OFFICE OF THE CITY CLERK
Introduced By: D

2014 JAN 30 AM 10:00

Councilmember

Approved as to Form and Legality



Office of the City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION GRANTING A CONDITIONAL AND REVOCABLE MAJOR ENCROACHMENT PERMIT TO LION CREEK SENIOR HOUSING PARTNERS, L.P. TO ALLOW PERMEABLE PAVERS, DRAINAGE FACILITIES, LANDSCAPING AND IRRIGATION TO ENCROACH ONTO CITY-OWNED REAL PROPERTY ADJACENT TO 6710 LION WAY

WHEREAS, Lion Creek Senior Housing Partners, L P , a California limited partnership (No 201129900007) (“Permittee”), is the ground lease holder of the real property known as 6710 Lion Way, delineated as Lot 3 on Tract Map 7488, recorded November 17, 2004, Book 279, Pages 1 through 4, and map of Coliseum Gardens Amended Tract 7488, filed November 9, 2009, in Book 305 of Maps, Pages 35 through 39 by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as APN 041-4212-06, and known as Coliseum Gardens, Phase V, and more particularly delineated diagrammatically in Exhibit A, attached hereto and incorporated herein, and

WHEREAS, Permittee has obtained a building permit (no B1300583) to construct a new building at 6710 Lion Way and an infrastructure permit (no PZ1300063) for construction of infrastructure improvements for 6710 Lion Way including fold-down bollards, permeable pavers with base material support, drainage lines with appurtenances, landscaping, and irrigation facilities, which encroach onto City-owned real property adjacent to 6710 Lion Way, and

WHEREAS, as part of said building and infrastructure permits, Permittee has constructed fold-down bollards, permeable pavers with base material support, drainage lines with appurtenances, landscaping, and irrigation facilities, which encroach into the City property identified as Assessor’s Parcel no 041-4212-003, the limits of which are delineated in Exhibit A, and

WHEREAS, Permittee has filed an application with the Building Official of the City of Oakland for a conditional and revocable major encroachment permit (ENMJ 13054) to allow permeable pavers, drainage facilities, landscaping and irrigation to encroach onto City-owned real property, and

WHEREAS, the limits of said encroachments are delineated in Exhibit A, and

WHEREAS, staff has determined, based on review of the plans and investigation of the

site of the proposed encroachments, said proposed encroachments on the City-owned land and their locations will not interfere with public use of the property, and will not endanger the public welfare and convenience during said public use, and

WHEREAS, the City previously prepared a Mitigated Negative Declaration/Finding of No Significant Impact (“MND/FONSI”) for the Coliseum Gardens, Phase V project, and (1) determined that there was no substantial evidence that the project, as mitigated by adopted mitigation measures, would have a significant effect on the environment, (2) adopted the MND/FONSI, and (3) adopted a Mitigation and Monitoring Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, and

WHEREAS, this action (1) implements actions previously approved by the Oakland City Council, (2) is within the scope of the already approved Coliseum Gardens, Phase V project, (3) is adequately described in the MND/FONSI, and (4) does not require further CEQA review, as none of the circumstances necessitating CEQA review are present, and

WHEREAS, each as a separate and independent basis, this action is exempt from CEQA pursuant to CEQA Guidelines sections 15301 (existing facilities), 15302 (replacement or reconstruction), 15183 (projects consistent with General Plan and Zoning), and 15061(b)(3) (no significant effect on the environment), now, therefore, be it

RESOLVED That the City Council has reviewed all relevant documents relating to its grant of the encroachment permit that is the subject of this resolution, and be it

FURTHER RESOLVED That the City Council finds and determines that the decision made hereby is made in conformance with the requirements of CEQA, and be it

FURTHER RESOLVED: That the City Council hereby grants to the Permittee a conditional revocable major encroachment permit to allow permeable pavers, drainage facilities, landscaping and irrigation to encroach onto City-owned real property as set forth in Exhibit A, and according to the permit conditions set forth below, and be it

FURTHER RESOLVED: That said major 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
2. This agreement may be voided and the associated permit for encroachments may be revoked at any time and for any reason, at the sole discretion of the City Council, expressed by resolution as being in the City’s best interest, or the associated permit may be suspended at any time, at the sole discretion of the Building Official, upon failure of the Permittee to comply fully and continuously with each and all of the conditions set forth herein and in the associated permit

3. The Permittee hereby disclaims any right, title, or interest in or to any portion of the City-owned property, including the sidewalk and street, and agrees that the encroachment is granted for an indeterminate period of time and that the use and occupancy by the Permittee of the City-owned property is temporary and does not constitute an abandonment, whether expressed or implied, by the City of Oakland of any of its rights associated with the statutory and customary purpose and use of and operations on the City-owned property
4. The Permittee shall maintain fully in force and effect, at its own expense, at all times during the period for which the permit is in effect, good and sufficient public liability insurance in a face amount not less than \$2,000,000.00 for each occurrence, and property damage insurance in a face amount not less than \$1,000,000.00 for each occurrence, both including contractual liability, insuring the City of Oakland, its officers, agents, employees, and volunteers against any and all claims arising out of the existence of the encroachment in the public right-of-way, as respects liabilities assumed under this permit. The policy shall contain an endorsement declaring the policy as primary coverage on said liabilities. The Permittee shall submit a written certificate of such insurance or copy of the policy to the Building Official showing that insurance is in effect in compliance with this section, and shall file subsequent notices of the renewal thereof with the Building Official. Such certificate shall state that the insurance coverage shall not be canceled, amended or be permitted to lapse without thirty (30) days' prior written notice to the Building Official. The Permittee also agrees that the Building Official, at his or her sole discretion, may review the type and amount of insurance required of the Permittee annually and may require the Permittee to increase the amount of and/or change the type of insurance coverage required as circumstances warrant.
5. The Permittee shall be solely and fully liable and responsible for the repair, replacement, removal, reconstruction, and maintenance of any portion or all of the private improvements constructed or installed on the City-owned property, whether by cause, neglect, or negligence of the Permittee or others, and for the associated costs and expenses necessary to restore or remove the encroachment to the satisfaction of the Building Official, and shall not allow the encroachment to become a blight or a menace or a hazard to the health and safety of the general public.
6. The Permittee acknowledges and agrees that the encroachment is out of the ordinary and does not comply with City of Oakland standard installations. The Permittee further acknowledges and agrees that the City of Oakland and public utility agencies will periodically conduct work in the public right-of-way, including excavation, trenching, and relocation of its facilities, all of which may damage the encroachment. The Permittee further acknowledges and agrees that the City and public utility agencies take no responsibility for repair or replacement of the encroachment which may be damaged by the City or its contractors or public utility agencies or their contractors. The Permittee further acknowledges and agrees that upon notification by and to the satisfaction of the Building Official, Permittee shall immediately repair, replace, or remove, at the sole expense of the Permittee, all damages to the encroachment that are directly or indirectly attributable to work by the City or its contractors or public utility agencies or their contractors.
7. The Permittee shall remain liable for and shall immediately reimburse the City of Oakland

for all costs, fee assessments, penalties, and accruing interest associated with the City's notification and subsequent abatement action for required maintenance, repairs, or removal, whether in whole or in part, of the encroachment or of damaged City infrastructure made necessary by the failure, whether direct or indirect, of the Permittee to monitor the encroachment effectively and accomplish preventative, remedial, or restorative work expeditiously. The City reserves the unqualified right to collect all monies unpaid through any combination of available statutory remedies, including recordation of Prospective Liens and Priority Liens/Special Assessments with the Alameda County Recorder, inclusion of non-reimbursed amounts by the Alameda County Assessor with the annual assessment of the general levy, and awards of judgments by a court of competent jurisdiction.

8. Upon revocation of the encroachment permit, the Permittee shall immediately, completely, and permanently remove the encroachment from the City-owned property, repair any damage resulting therefrom, and restore the City-owned property to its original conditions existing before the construction or installation of the encroachment, to the satisfaction of the Building Official and all at the sole expense of the Permittee.
9. This agreement and the associated permit for an encroachment shall become effective upon filing of this agreement with the Alameda County Recorder for recordation as an encumbrance of the property and its title.
10. The Permittee acknowledges that the City makes no representations or warranties as to the conditions beneath said encroachment. By accepting this revocable permit, 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 safety of itself and any of its personnel in connection with its entry under this revocable permit.
11. The Permittee acknowledges that the City is unaware of the existence of any hazardous substances beneath the encroachment area, and Permittee hereby waives and fully releases and forever discharges the City and its officers, directors, employees, agents, servants, representatives, assigns and successors from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, 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 of 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 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401, 1450), the 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 Sections 253000 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.).
12. 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 " The Permittee recognizes that by waiving the provisions of this section, Permittee will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to agree to these encroachment terms and conditions, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause

13. The Permittee shall, and by the acceptance of this revocable permit agrees and promises
 - (a) to indemnify, defend, save and hold harmless the City of Oakland, its officers, agents, employees, and volunteers, to the maximum extent permitted by law, from any and all suits, claims, demands, liabilities, damages, actions, causes of action, penalties, fines, costs, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs) (collectively referred to as "claims"), whether direct or indirect, known or unknown, foreseen or unforeseen, brought by any person for or on account of any bodily injuries, disease or illness or damage to persons and/or property sustained or arising in the construction of the work performed under the permit or arising out of the Permittee's failure to perform the obligations with respect to the use and occupancy of the public right-of-way by virtue of the permit, to the extent that such claims were either (1) caused by the Permittee, its agents, employees, contractors or representatives, or (2) in the case of environmental contamination, the claim is a result of environmental contamination that emanates or emanated from the property identified as Assessor's Parcel no 041-4212-003 and as shown on attachments, or was otherwise caused by the Permittee, its agents, employees, contractors or representatives, and
 - (b) if any contamination is discovered below or in the immediate vicinity of the encroachment, and the contaminants found are of the type used, housed, stored, processed or sold on or from as Assessor's Parcel no 041-4212-003 and as shown on attachments, such shall amount to a rebuttable presumption that the contamination below, or in the immediate vicinity of, the encroachment was caused by the Permittee, its agents, employees, contractors or representatives, and
 - (c) the Permittee shall comply with all applicable federal, state, county and local laws, rules, and regulations governing the installation, maintenance, operation and abatement of the encroachment
14. The encroachment permit and accompanying indenture agreement shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the Building Official, and shall become null and void upon the failure of the Permittee to comply with all conditions
15. The Indenture Agreement alone does not allow work to be done which requires permitting and/or inspection, and the Permittee shall obtain any and all required permits before beginning

work

16. The hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof, and be it

FURTHER RESOLVED: That the City 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 use and occupancy of the public right-of-way, and be it

FURTHER RESOLVED: That this resolution shall take effect when all the conditions hereinabove set forth have been complied with to the satisfaction of the Building Official 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 Building Official is hereby authorized to file a certified copy of this resolution for recordation by the Alameda County Clerk-Recorder as an encumbrance of the title of the property identified above

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE

AYES - BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF and PRESIDENT KERNIGHAN

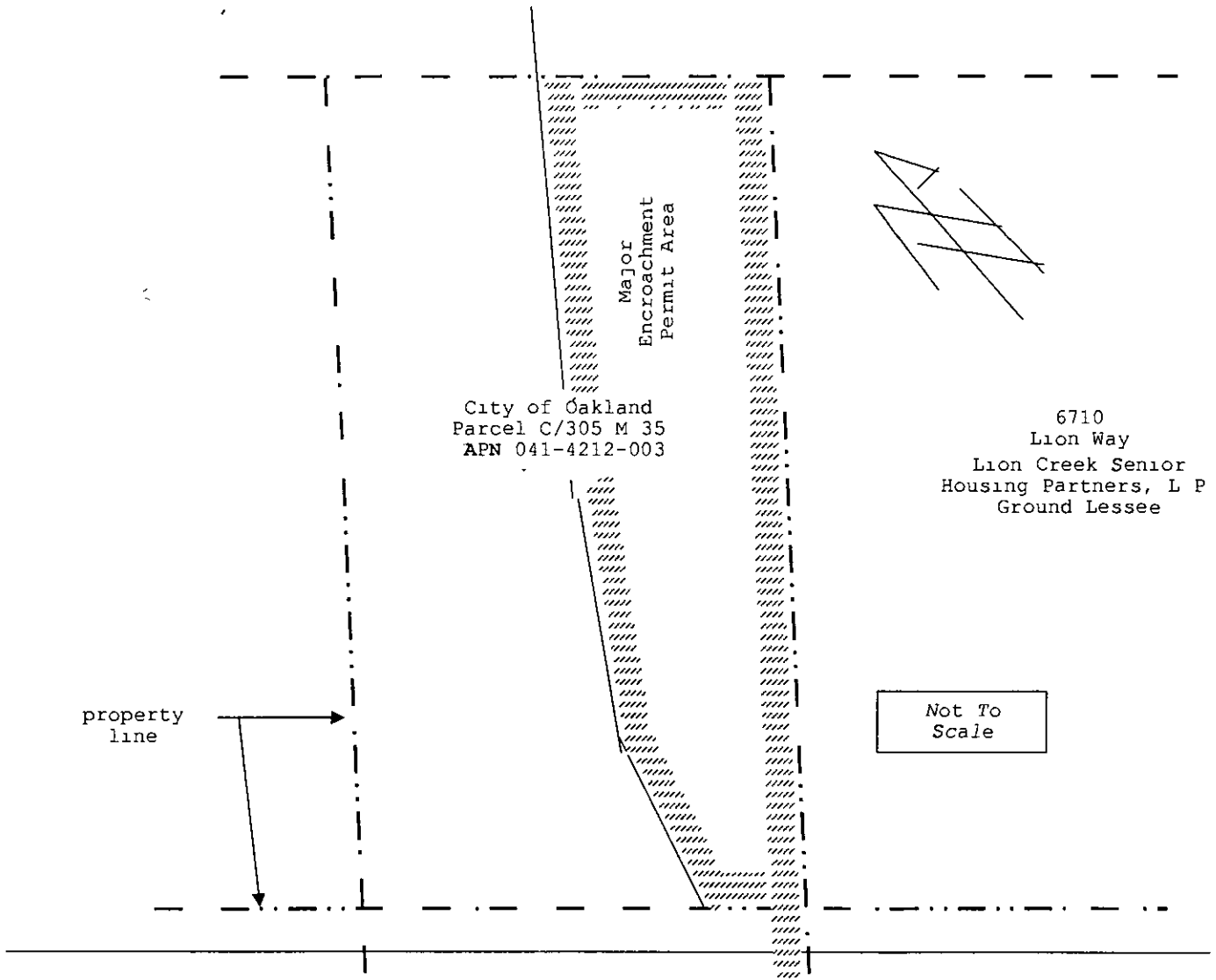
NOES -

ABSENT -

ABSTENTION -

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

Exhibit A



LION WAY