

CITY OF OAKLAND

AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: May 13, 2008

2008 MAY -1 PM 2:40

RE: **A Report And Resolution Granting David Underwood, Gregory Greer, and Jill Jaffe A Revocable And Conditional Permit To Allow Oriel Windows For An Existing Building At 2100 23rd Avenue To Encroach Over the Public Sidewalk Along 23rd Avenue and E 21st Street**

SUMMARY

A resolution has been prepared granting David Underwood, Gregory Greer, and Jill Jaffe, owners of a corner lot located at the intersection of 23rd Avenue and E 21st Street, a conditional and revocable permit (ENMJ 08052) that will allow oriel windows on the second story of an existing commercial building (constructed in 1912) to cantilever two (2) feet over the public sidewalk with ten (10) feet clearance.

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), 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 owners have filed a subdivision application (PM 9678) to split the corner lot (APN parcel 021-0292-018-01 and 018-02) and provide separate ownership of a pair of existing buildings on the lot - a commercial building (future "live/work" residential conversion) and a two-family dwelling. The boundary survey for the subdivision map determined that oriel windows on the upper floor of the commercial building, which was constructed in 1912, encroach two (2) feet over the public sidewalk along 23rd Avenue and E 21st Street. The projecting windows have ten (10) feet of clearance above the ten (10) feet wide sidewalks.

KEY ISSUES AND IMPACTS

Oakland Municipal Code Section 12.08.040 requires that applications for major encroachments in the public right-of-way (below-ground, surface, above-ground) receive approval from the City Council as a condition of permit issuance. The existing encroachments do not interfere with the public's use of the right-of-way, maintenance of buried utilities, or traffic sight-lines. The City Council has previously approved similar encroachments for residential and non-residential buildings in the City.

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SUSTAINABLE OPPORTUNITIES

Economic: The subdivision and live/ work conversion will provide future opportunities for professional services and construction related jobs for the Oakland community.

Environmental: Land use approvals and construction permits for real property and building improvements require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and pollutant runoff.

Social Equity: The subdivision will assist with the economic revitalization of the San Antonio district.

DISABILITY AND SENIOR CITIZEN ACCESS

Construction permits will conform with State and City requirements for handicapped accessibility.

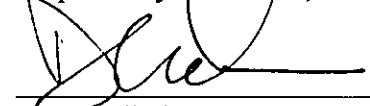
RECOMMENDATIONS

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

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council accept this report and adopt the proposed resolution granting David Underwood, Gregory Greer, and Jill Jaffe a revocable and conditional permit to allow oriel windows to encroach over the public sidewalk along 23rd Avenue and E 21st Street.

Respectfully submitted,



Dan Lindheim

Director

Community and Economic Development Agency

Prepared by:

Raymond M. Derania
Interim City Engineer
Building Services Division

APPROVED AND FORWARDED TO
THE PUBLIC WORKS COMMITTEE:


Office of the City Administrator

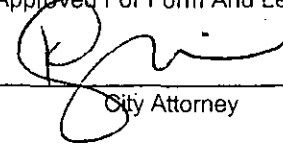
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OFFICE OF THE CITY CLERK
Introduced By

2008 MAY -1 PM 2:41

Councilmember

Approved For Form And Legality



City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

**RESOLUTION GRANTING DAVID UNDERWOOD, GREGORY GREER, AND JILL
JAFFE A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW ORIEL
WINDOWS FOR AN EXISTING BUILDING AT 2100 23rd AVENUE TO
ENCROACH OVER THE PUBLIC SIDEWALK ALONG 23rd AVENUE
AND E 21st STREET**

WHEREAS, David S. Underwood, trustee of the David S. Underwood Revocable Trust, and Gregory C. Greer and Jill F. Jaffe, trustees of the Gregory C. Greer and Jill F. Jaffe Revocable Trust, ("Permittee"), owners of a corner property described in a Grant Deed recorded August 18, 2004, series no. 2004377114, and Trust Transfer Deeds recorded June 12, 2006, series nos. 2006226477 and 2006226478, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as parcel nos. 021-0292-018-01 and 021-0292-018-02, and identified by the City of Oakland as 2100 23rd Avenue (existing commercial building) and 2310 E 21st Street (existing two-family dwelling), and more particularly described in Exhibit A attached hereto, have made an application to the Council of the City of Oakland for a conditional and revocable permit (ENMJ 08052) to allow existing oriel (cantilevered) windows on the second story of said two (2) commercial building (APN 021-0292-018-02) to encroach beyond the property lines adjoining the public right-of-way and over the public sidewalk along 23rd Avenue and E 21st Street; and

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

WHEREAS, the Permittee has also applied for a Parcel Map (PM 9678) to divide the existing lot between said existing buildings; and

WHEREAS, Oakland Municipal Code Section 16.24.100 requires that a boundary survey of the property be performed as a condition of approval of the Parcel Map; and

WHEREAS, said boundary survey by a California licensed land surveyor did confirm said encroachments of approximately two (2) feet into the public right-of-way; and

WHEREAS, said sidewalk is approximately ten (10) feet wide, and the encroachments have approximately ten (10) feet of clearance above said sidewalk; and

WHEREAS, the encroachments and their locations have not interfered with the use by the public of the roadway or sidewalk or buried utilities since their construction in 1912; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA), the CEQA 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 Guidelines Section 15301 (existing facilities) this project is categorically exempted; now, therefore, be it

RESOLVED: That the encroachments, as conditioned herein and delineated in Exhibit B, are hereby granted for a revocable permit to allow existing oriel (cantilevered) windows to encroach over the public sidewalk along 23rd Avenue and E 21st Street; and be it

FURTHER RESOLVED: That the encroachments are 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 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 resulting damage to the satisfaction of the City Engineer; and
9. 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
10. 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

11. 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
12. 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
13. 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 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 2100 23rd Avenue

Parcel Number 021-0292-018-02 / 018-01

Deed numbers 2004377114.
2006226477. 2006226478

Recorded August 18, 2004.
June 12, 2006

A PORTION OF LOT 3, BLOCK G, SUBDIVISION OF FIFTH ASSOCIATES TRACT, FILED MARCH 25, 1885, MAP BOOK 7, PAGE 72, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST LINE OF 23RD AVENUE WITH THE NORTHEAST LINE OF EAST 21ST STREET, AS SAID AVENUE AND STREET ARE SHOWN ON THE MAP HEREIN REFERRED TO; THENCE SOUTHEAST ALONG THE SAID LINE OF EAST 21ST STREET 118 FEET 9-1/2 INCHES; THENCE AT RIGHT ANGLES NORTHEAST 100 FEET; THENCE AT RIGHT ANGLES NORTHWEST 20 FEET 9-1/2 INCHES; THENCE AT RIGHT SOUTHWEST 50 FEET THENCE AT RIGHT ANGLES NORTHWEST 98 FEET TO THE SOUTHEAST LINE OF 23RD AVENUE THENCE SOUTHWEST ALONG THE LAST NAMED LINE 50 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

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

Address 2100 23rd Street

Parcel No. 021-0292-018-02

ASSESSOR'S MAP 21 Code Area No. 17-001 17-045 21
292 Map showing subdivision of Fifty Associates Tract (Bk. 7 P. 72)
Scale 1" = 50'

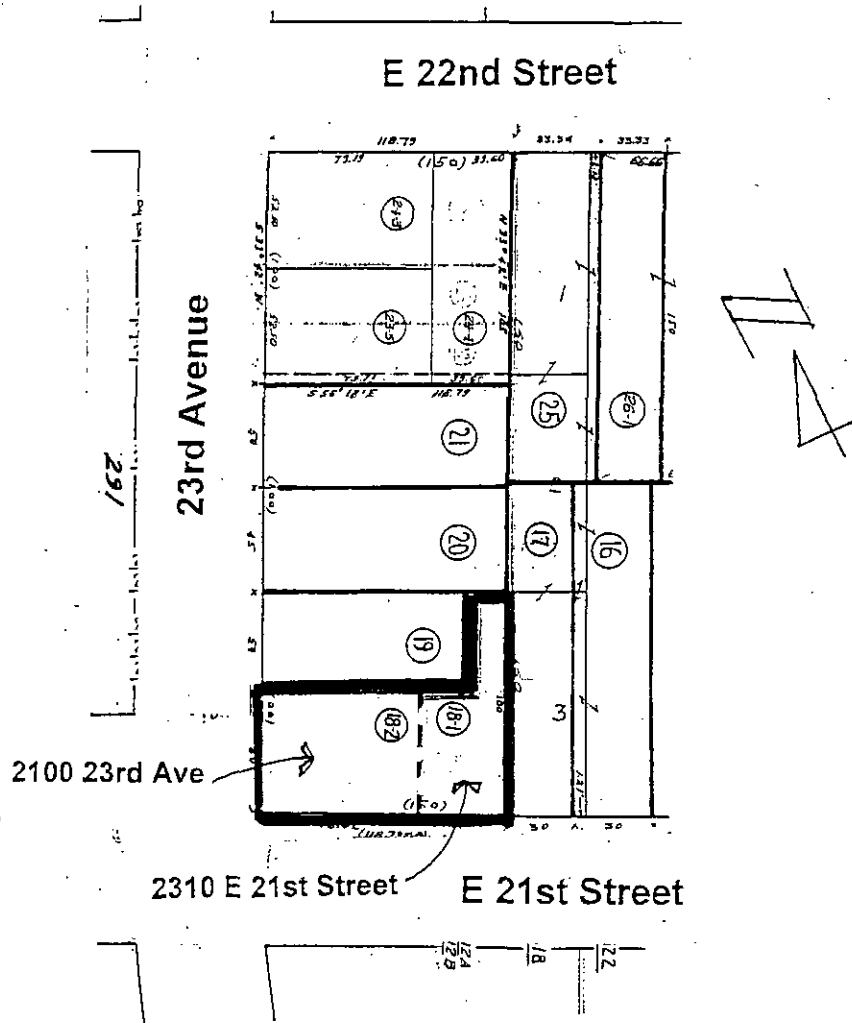


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