

**CITY OF OAKLAND**  
*Agenda Report*

2008 DEC -4 AM 9:52

TO: Office of the City Administrator  
ATTN: Dan Lindheim  
FROM: Community and Economic Development Agency  
DATE: December 16, 2008  
  
RE: **A Report And Resolution Granting Randal M. Lee, et al., A Revocable And Conditional Permit To Allow An Existing Building At 2400 Webster Street To Encroach Into The Public Right-Of-Way**

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**SUMMARY**

A resolution has been prepared granting Randal M. Lee, et al., who are the owners of a one-story commercial building, a conditional and revocable permit (ENMJ 08059) that will allow the front façade and foundation of the ninety (90) year old structure to encroach approximately five (5) inches into the public right-of-way along Webster Street. The encroachment was identified during a boundary survey for a commercial condominium map (PM9118).

**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 permits require the property owner to maintain liability and property damage insurance and to include the City as a named insured.

**PROJECT DESCRIPTION**

▪ General

The 6,000 square feet corner lot (APN 008-0672-015-00) is located at the intersection of 24th Street and Webster Street in the C-40 and S-19 zones. The property owners are completing the process for converting the building to condominium ownership. The California Subdivision Map Act and the Oakland Municipal Code require that the owners prepare a parcel map and complete a boundary survey of the lot lines. The land surveyor identified that the building encroaches nominally into the Webster Street right-of-way.

▪ Future Encroachments

The owners are not required to upgrade the building's electrical or structural systems for a condominium conversion.

▪ Public Right-Of-Way Use

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The proposed resolution includes a condition allowing the City Council to assess fees in the future for continuing occupancy of the public right-of-way.

## **KEY ISSUES AND IMPACTS**

### **▪ General**

Approval of encroachments in a public easement or the public right-of-way is a discretionary 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 12.08.030 requires that major encroachments into the public right-of-way (basements, foundations, vaults, enclosed occupied space, etc.) receive approval of the City Council. The nominal encroachment of the building façade and foundation 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 conversion of the existing building to commercial condominiums 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 project will provide business improvement opportunities for the commercial district.

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**DISABILITY AND SENIOR CITIZEN ACCESS**

The remodeling of existing buildings is required to conform to State and City requirements for handicapped accessibility.

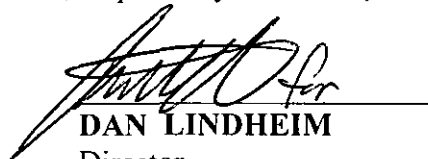
**RECOMMENDATIONS**

Staff recommends that the Committee accept this report and forward it to the City Council to adopt the proposed resolution approving the encroachment into 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 Randal M. Lee, et al., a conditional and revocable permit to allow a portion of an existing building to encroach into the public right-of-way along Webster 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

Introduced By

\_\_\_\_\_  
Councilmember

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 DEC -4 AM 9: 52

Approved For Form And Legality

  
City Attorney

## OAKLAND CITY COUNCIL

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

### RESOLUTION GRANTING RANDAL M. LEE, ET AL., A REVOCABLE AND CONDITIONAL PERMIT TO ALLOW AN EXISTING BUILDING AT 2400 WEBSTER STREET TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY

**WHEREAS**, Randal M. Lee, Kathy M. Katanolee Trustee, and John Loh, et. al. ("Permittee"), are the owners of a property described in a grant deed recorded November 16, 2006, series no. 2006-426649, by the Alameda County Clerk-Recorder, and identified by the Alameda County Assessor as parcel no. 008-0672-015-00, and identified by the City of Oakland as 2400 Webster Street, 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 08059) to allow a nominal portion of the façade and foundation of the existing building to encroach beyond the property line adjoining the public right-way along Webster Street; and

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

**WHEREAS**, the Planning Department of the City of Oakland approved a Tentative Parcel Map (TPM9118) on November 10, 2006, for the ninety (90) year old, one-story, non-residential building (Group M occupancy) to convert its ownership to condominiums; and

**WHEREAS**, as a condition for approving said Tentative Parcel Map, the property owners were required to provide a boundary survey of said corner lot, which was performed by a licensed land surveyor; and

**WHEREAS**, said survey conclusively identified that a portion of the façade and supporting foundation of said building encroaches approximately five (5) inches beyond the property line of said corner lot, which is located at the intersection of 24th Street (formerly Elm Street) and Webster Street, along its Webster Street frontage; and

**WHEREAS**, as a condition for approving the Parcel Map (PM9118) for said condominium conversion, the property owners are required to obtain said encroachment permit; and

**WHEREAS**, the City Engineer of the City of Oakland has determined that said encroachment and its location have not and 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 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 City Council's action approving the encroachment, as conditioned herein, complies with the California Environmental Quality Act; and be it

**FURTHER RESOLVED**: That the encroachments, as conditioned herein and delineated in *Exhibit B*, are hereby granted for a revocable permit to allow a portion of the existing building to encroach into the public right-of-way along Webster 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 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 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 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, \_\_\_\_\_, 20\_\_\_\_\_

**PASSED BY THE FOLLOWING VOTE:**

AYES - BROOKS, BRUNNER, KAPLAN, 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 2400 Webster Street

parcel no. 008 -0672-015-00

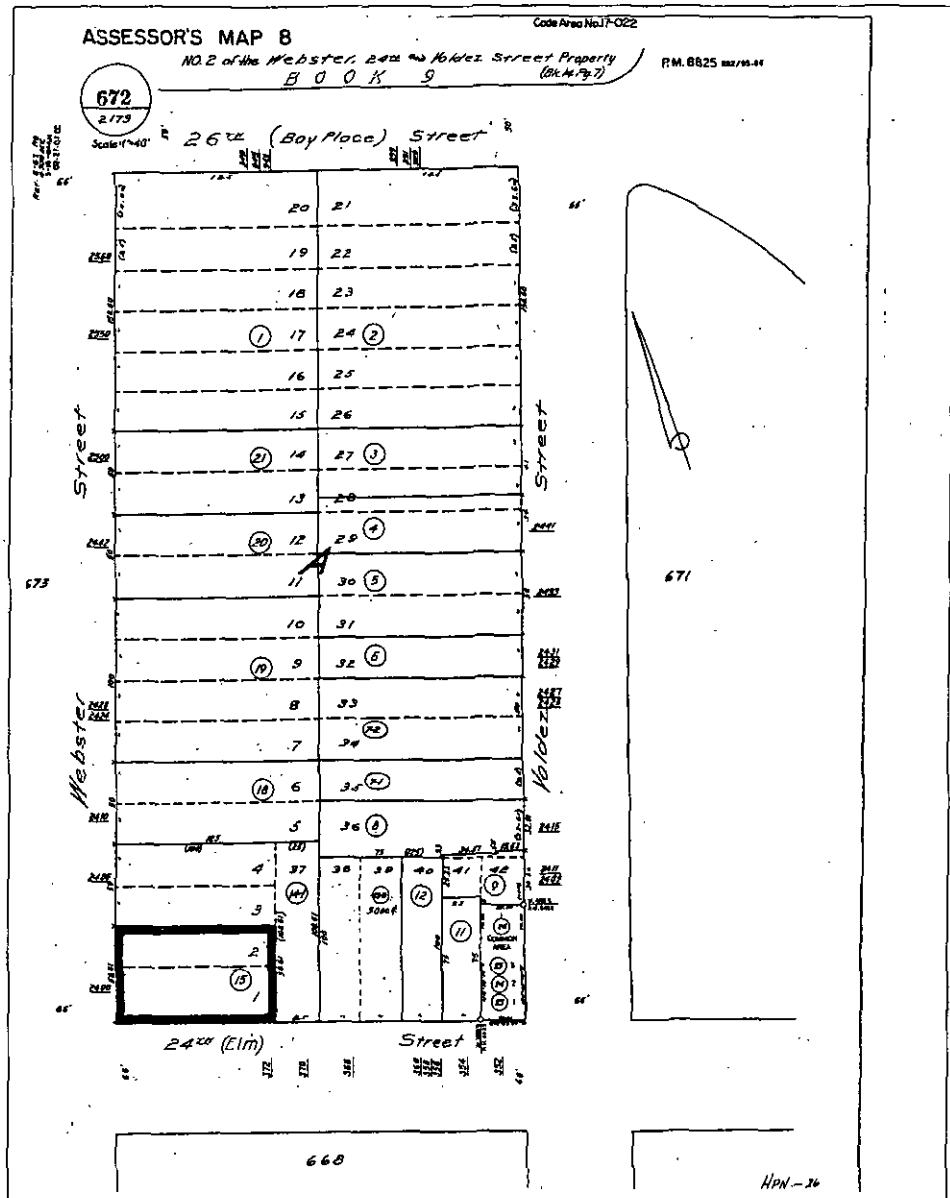
Deed no. 2006426649

Recorded November 16, 2006

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

Lots 1 and 2, Block A, Map Subdivision of Webster, 24<sup>th</sup> and Valdez Street Property, filed September 23, 1891 in  
Book 13, Page 15 of Maps, Alameda County Records.

APN: 008 -0672-015



# EXHIBIT B

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

address 2400 Webster Street

parcel no. 008 -0672-015-00

