



Office of the City Manager

CONSENT CALENDAR  
March 20, 2007

To: Honorable Mayor and  
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Submitted by: Dan Marks, Director, Planning and Development

Subject: Final Map of Tract 7618: 1501 Oxford Street

RECOMMENDATION

Adopt a Resolution approving the final map of Tract Map 7618, a five (5) unit residential condominium located at 1501 Oxford Street.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

The Planning Commission approved a tentative tract map on July 26, 2006. The tentative tract map is valid for a period of 24 months from the date of the Notice of Decision. Prior to selling any units in the condominium, state law and City Ordinances require the owner to submit a final map to the Council for approval. The owner has submitted a final map for this project and is seeking the Council's approval of this map.

BACKGROUND

On July 26, 2006 the Planning Commission voted to approve the application for a five (5) unit residential condominium located at 1501 Oxford Street.

All conditions of approval have been completed to the satisfaction of the City Engineer and the Director of the Planning and Development Department. The map has been examined by Engineering staff and has been determined to be in substantial compliance with the approved tentative tract map.

The purpose of the final tract map is to provide a record of the survey of the underlying property, and does not constitute the approval of a proposed or existing structure on the property. Separate action is required for this approval, which has been obtained by virtue of use permits or buildings permits.

RATIONALE FOR RECOMMENDATION

Section 21.36.080 of the Berkeley Municipal Code requires City Council approval of all final subdivision maps. In addition, pursuant to Section 66474.1 of Division 2 of the Government Code, the legislative body of the agency responsible for approving a final map must approve a final map if it is found to be in substantial compliance with the approved tentative map. Staff has reviewed the map and found it to be in substantial compliance with the tentative map.

ALTERNATIVE ACTIONS CONSIDERED

No other alternative courses of action are feasible.

CONTACT PERSON

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Mark Rhoades, AICP, Land Use Planning Manager, Planning and Development, (510) 981-7411

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

Final Map of Tract 7618: 1501 Oxford Street

WHEREAS, the Berkeley Planning Commission determined that the tentative map of Tract 7618 conforms to the requirements of the City's Subdivision Ordinance, and the California Subdivision Map Act, and approved the tentative map of Tract 7618 on July 26, 2006; and

WHEREAS, the City Engineer and the Planning and Development Director have certified that the final map of Tract 7618 substantially conforms to the conditionally approved tentative tract map, as required by the California Subdivision Map Act.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that final map of Tract 7618, a five (5) unit residential condominium located at 1501 Oxford Street is hereby approved.

