



CONSENT CALENDAR
March 20, 2007

To: Honorable Mayor and
Members of the City Council
From: *PK* Phil Kamlarz, City Manager
Submitted by: Claudette R. Ford, Director of Public Works
Subject: Final Tract Map 7674: 1414 Harmon Street

RECOMMENDATION:

Adopt a Resolution approving the final map of Tract Map 7674, a seven unit residential condominium located at 1414 Harmon Street.

FISCAL IMPACTS OF RECOMMENDATION

No cost to City.

CURRENT SITUATION AND ITS EFFECTS

The Planning Commission approved a tentative map on May 24, 2006. The tentative 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 now seeking approval of this map by the Council. Construction of the units was completed.

BACKGROUND:

On May 24, 2006 the Planning Commission voted to approve the application of Richard Swarzmman, owner of the property, for a seven unit residential condominium project located at 1414 Harmon Street.

Section 21.36.080 of the Berkeley Municipal Code requires City Council approval of all final map subdivisions. 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.

March 20, 2007

All conditions of approval have been completed to the satisfaction of the City Engineer as well as 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 map.

The purpose of the final 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 upon the property. Separate action is required for this approval, which has been obtained by virtue of use permits and 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 course of action is feasible.

CONTACT PERSONS:

Claudette R. Ford, Director of Public Works	981-6300
Jeffery Egeberg, Manager of Engineering	981-6400

Attachment:

1. Resolution

RESOLUTION NO. – N.S.

FINAL TRACT MAP 7674: 1414 HARMON STREET

WHEREAS, the Berkeley Planning Commission determined that the tentative map of Tract 7674 conforms to the requirements of the City's subdivision Ordinance, and the California Subdivision Map Act, and approved the tentative map of Tract 7674 on May 24, 2006; and

WHEREAS, the City Engineer and the Planning and Development Director have certified that the final map of Tract 7674 substantially conforms to the conditionally approved tentative 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 7674, a seven unit residential condominium project located at 1414 Harmon Street is hereby approved.

