

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2004 NOV 23 PM 3:06

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: December 7, 2004

RE: **RESOLUTION APPROVING FINAL MAP OF TRACT 7466, A TWENTY-FOUR LOT SUBDIVISION LOCATED ON MACARTHUR BOULEVARD, OAKLAND, ALAMEDA COUNTY, CALIFORNIA.**

SUMMARY

Approval of this resolution will facilitate the recordation of a final map of Tract 7466 creating twenty-four lots located on MacArthur Boulevard, north of 96th Avenue. Tract 7466 is shown on the attached Exhibit 'A'. The Planning Department has approved a major conditional use/design review permit for this project. Building permits have been approved for the proposed development of nineteen single family dwellings. The tentative map was approved by the City Planning Commission on November 19th, 2003 and the final map is substantially the same as that appearing on the tentative map. Per Subdivision Map Act Section 66474.1, "A legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map for the proposed subdivision and if it finds that the final or parcel map is in substantial compliance with the previously approved tentative map."

Staff recommends that the City Council approve the final map.

FISCAL IMPACT

This development may potentially increase property tax revenue and real estate transfer tax revenue, but these revenues may be offset by increased demand for City services.

BACKGROUND

Tract 7466 is a twenty-four lot subdivision located on MacArthur Boulevard, north of 96th Avenue. The site is approximately 38,500 square feet (0.88 acres). Nineteen of the twenty-four lots, approximately 1,250 square feet each, will be used for development purposes with one single family dwelling approximately 1,700 square feet per lot. One lot will be dedicated as a private street and the remaining four lots will be dedicated as private open space. All nineteen lots have frontage on the private street. All sanitary sewer and storm sewer within Tract 7466 shall be designated as private sanitary sewer and private storm sewer. Building plans have been reviewed by Building Services and Planning/Zoning Division for compliance with the 2001 California Building Code, Oakland Municipal Code, and Planning Code. Building permits have been approved for the proposed development. In addition, a Notice of Exemption has been filed certifying that this project is exempt from CEQA review.

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SUSTAINABLE OPPORTUNITIES

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Economic: The project will offer employment opportunities to Oakland residents.

Environmental: Best Management Practices will be required during the construction of the project. Measures to control erosion, contamination of storm water runoff, dust, noise, and heavy equipment emissions will be required. In addition, alternate pipe materials in lieu of PVC pipe will be required for construction of storm drain mains and sanitary sewer mains.

Social Equity: The project will improve the aesthetics of the surrounding area and provide a pedestrian friendly environment.

DISABILITY AND SENIOR CITIZEN ACCESS

The single family dwellings are not required by the 2001 California Building Code and the Americans with Disabilities Act to be made accessible to persons with disabilities.

RECOMMENDATION AND RATIONALE

Since all necessary fees have been paid, staff recommends that the City Council approve the resolution.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve this resolution approving Final Map of Tract 7466.

Respectfully submitted,



Claudia Cappio, Development Director,
Community and Economic Development Agency

Prepared by: Calvin N. Wong,
Director of Building Services
Community and Economic Development Agency

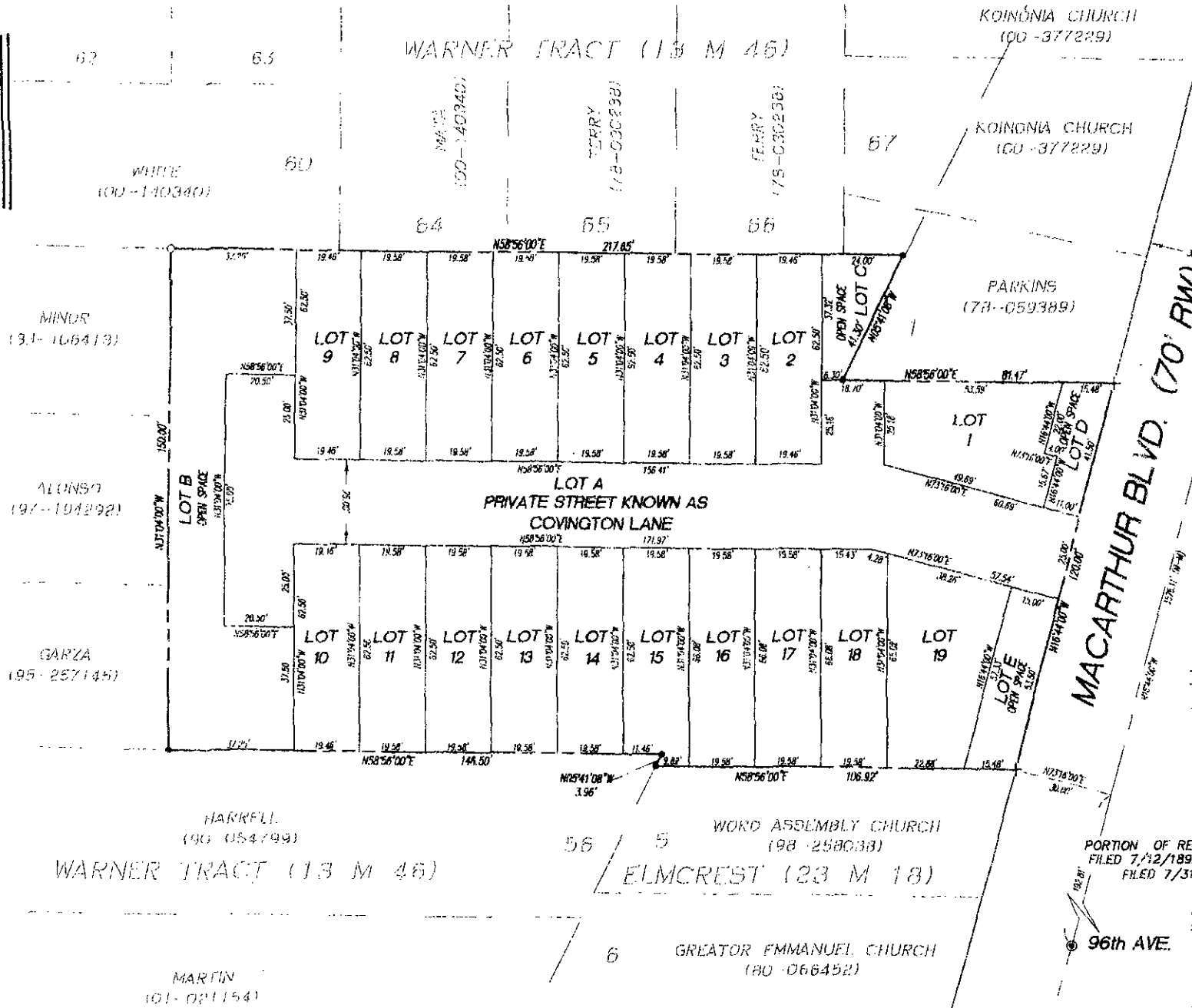
APPROVED AND FORWARDED TO THE
CITY COUNCIL



OFFICE OF THE CITY ADMINISTRATOR

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EXHIBIT A



BASIS OF BEARINGS

MONUMENT LINE IN MACARTHUR BLVD TAKEN AS TAKEN AS N 16°44'00" W.

NOTES

- 1 ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 2 THE AREA WITHIN THE EXTERIOR BOUNDARY—0.874 ACRES

LEGEND

- FOUND STANDARD STREET MONUMENT
- FOUND 1/2" REBAR & TAG (15 8975)
- ⊕ SET 3/8" REBAR & TAG (PLS 1272)
- ⊕ FOUND CROSSES IN CONCRETE
- EXTERIOR BOUNDARY LINE
- - - NEW LOT LINE
- MONUMENT LINE
- EXISTING LOT LINES

TRACT 7466

PORTION OF RESUBDIVISION OF BLOCK 34 OF THE WARNER TRACT FILED 7/12/1892 (13 M 46) AND PORTION OF MAP OF ELMCREST FILED 7/31/07 (23 M 18), ALAMEDA COUNTY RECORDS

OAKLAND ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 20' AUGUST 2004

CANUMAY LAND SURVEYING
P.O. BOX 121
BENICIA, CA 94510
OFFICE (707) 747-0458

OAKLAND CITY COUNCIL

FILED
OFFICE OF THE CITY CLERK
OAKLAND
City Attorney

RESOLUTION NO. _____

C.M.S2004 NOV 23 PM 3:52

RESOLUTION APPROVING FINAL MAP OF TRACT 7466, A TWENTY-FOUR LOT SUBDIVISION LOCATED ON MACARTHUR BOULEVARD, OAKLAND, ALAMEDA COUNTY, CALIFORNIA.

WHEREAS, MacArthur Corridor LLC, A California Limited Liability Company, subdividers of Tract 7466; and

WHEREAS, that certain map entitled "Tract 7466, Oakland, Alameda County, California", has been presented to the Council for its approval; and

WHEREAS, the City Planning Commission did on the 19th day of November 2003, approve a tentative map of said Tract 7466; and

WHEREAS, said proposed final map was referred to the Director of Building Services, who has been authorized to perform the functions of the Superintendent of Streets and Ex-officio City Engineer for the purpose of reviewing subdivision maps, and he has certified to this Council that said proposed final map is substantially the same as the tentative map approved by the City Planning Commission, and that said proposed final map complies with all of the provisions of the "Subdivision Map Act" and the local ordinances of the City of Oakland applicable thereto, and that said proposed final map is technically correct; and

WHEREAS, all sanitary sewer and storm sewer within Tract 7466 shall be designated as private sanitary sewer and private storm sewer. The construction, maintenance and replacement of said private sanitary sewer and private storm sewer within Tract 7466 shall be the sole responsibility of the owners within Tract 7466; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) of 1970, the guidelines as prescribed by the Secretary of Resources and the City's environmental review regulations have been satisfied, in that the project is exempt pursuant to Section 15332 (in-fill development projects) of the California Environmental Quality Act therefore; be it

FURTHER RESOLVED: That said final map be the same as hereby approved: that the City Clerk is hereby authorized, empowered and directed to endorse the approval and acceptance thereof of this Council upon said final map; and be it

FURTHER RESOLVED: That the City Council finds and determines that this action complies with CEQA.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 20__

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN and PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California