

CITY OF OAKLAND

Agenda Report

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2007 SEP -6 PM 12: 19

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: September 18, 2007

RE: **A Report And Resolution Approving A Final Map For Tract 7611 For A Residential Subdivision At 1158 14th Street**

SUMMARY

A resolution has been prepared approving a Final Map for Tract No. 7611 by the developer, Bobbie and Arrece Jameson, for the subdivision of a vacant parcel at the intersection of 14th Street and Adeline Street into six (6) "mini-lots" to construct single family dwellings.

The Planning Commission approved the land use entitlements (CDV05421) and the tentative map for the subdivision on April 5, 2006. The City Council denied an appeal of the Planning Commission's approval of the project at a public hearing on July 18, 2006 (Resolution No. 80061 C.M.S.). The City Engineer has determined that the Final Map is in substantial compliance with the approved tentative map. Approval of the Final Map will be a ministerial action by the City Council.

FISCAL IMPACT

Staff costs for processing the Final Map have been covered by previously collected fees set by the Master Fee Schedule and paid by the property owner. The revenue has been deposited in the Development Service Fund (2415), Engineering Services organization (88432), Tract Map account (45119), Engineering and Architectural Program (PS30).

PROJECT DESCRIPTION

The vacant parcel (APN 005-0378-017-01) is a corner lot that is zoned R-70, high density residential. The proposed development will subdivide the three-tenths (0.30) acre lot into six (6) "mini-lots" for dwellings with driveway entrances on 14th Street and Adeline Street.

KEY ISSUES AND IMPACTS

Final Map

As set forth in California Government Code section 664474.1 (Subdivision Map Act), approval of the Final Map is an administrative, ministerial, and mandatory action by the City Council once the City Engineer has determined that the Final Map conforms substantially with the approved Tentative Map and is technically correct (correct map size and medium, correct metes and bounds, required signatures, required statements, required licensures, etc.). The controlling discretionary action to be taken by the City relating to a subdivision map is at the Tentative Map stage. The purpose of submitting the Final Map to the City Council is to ensure that the Council and the public remain informed about development in the City.

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September 18, 2007

SUSTAINABLE OPPORTUNITIES

Economic

The subdivision will provide opportunities for home ownership for the Oakland community.

Environmental

Land use approvals and construction permits for new buildings require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

Social Equity

The proposed development will provide housing opportunities, assist the economic revitalization of the area, and support the infusion of diverse multi-cultural activities and events.

DISABILITY AND SENIOR CITIZEN ACCESS

The replacement sidewalk on 14th Street and Adeline Street will conform to Caltrans and City requirements for handicapped accessibility

RECOMMENDATIONS

Adoption of the resolution approving the Final Map is a ministerial action of the City Council, which does not require an action by a Committee of the Council.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Council accept this report for the residential subdivision, and adopt the proposed resolution, as a ministerial action, approving the Final Map for Tract 7611, and authorizing the City Engineer and City Clerk to execute the Final Map, and directing the City Clerk to file the executed Final Map with the Alameda County Clerk-Recorder for recordation.

Respectfully submitted,



CLAUDIA CAPPIO

Development Director

Community and Economic Development Agency


Prepared by:

Raymond M. Derania

Interim City Engineer

Building Services Division

APPROVED FOR FORWARDING
TO THE CITY COUNCIL


OFFICE OF THE CITY ADMINISTRATOR

F. Foley
City Attorney

2007 Councilmember PM 3:50

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION APPROVING A FINAL MAP FOR TRACT 7611 FOR A RESIDENTIAL SUBDIVISION AT 1158 14th STREET

WHEREAS, the property owners of an undeveloped lot, Bobbie G. Jameson and Arrece H. Jameson, husband and wife, are the Subdividers of a single parcel identified by the Alameda County Assessor as APN 005-0378-017-01, and by the Alameda County Recorder as Tract 7611, and by the City of Oakland as 1158 14th Street; and

WHEREAS, the Subdividers have acquired the fee simple interest in the real property comprising Tract 7611 through a grant deed, series no. 200506074, recorded February 14, 2005, by the Alameda County Clerk-Recorder, the limits of which encompass approximately three-tenths (0.30) of an acre of land and the location of which is the intersection of 14th Street and Adeline Street; and

WHEREAS, the Subdividers have previously applied to the City of Oakland to subdivide the platted land into residential lots comprising Tract 7611 for the construction of dwellings; and

WHEREAS, the Planning Commission of the City of Oakland approved the land use entitlements (CDV05421) and the Tentative Map for Tract 7611 on April 5, 2006, which proposed the subdivision of the single parcel into six (6) residential lots; and

WHEREAS, the Council of the City of Oakland denied an appeal and sustained the decision of the Planning Commission approving said entitlements at a public hearing on July 18, 2006, by Resolution No. 80061 C.M.S.; and

WHEREAS, the Secretary of the Planning Commission has certified to the Council of the City of Oakland that the Planning Commission approved the Tentative Map for Tract 7611, upon which the Final Map for Tract 7611 is based; and

WHEREAS, the City Engineer of the City of Oakland has determined that

- the Final Map for Tract 7611, attached hereto as Exhibit A, is substantially the same as the Tentative Map approved by the Planning Commission, and
- the Final Map complies in all manners with the provisions of the California Government Code (Section 66400, et seq. - Subdivision Map Act), and the City of Oakland's local ordinance (Municipal Code Title 16 - Subdivisions); and

WHEREAS, the City Engineer has further determined that the Final Map does not require the dedication of public rights-of-way or public service easements and is technically correct and accurately delineates the metes and bounds of the lot, the limits of which have been established by field survey and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract 7611, and; and

WHEREAS, the Subdividers are not required to construct any surface or subsurface public infrastructure improvements within the existing public right-of-way of 14th Street or Adeline Street or within existing or proposed public easements on-site; and

WHEREAS, the provisions of California Government Code section 66462 and Oakland Municipal Code Section 16.20.100 governing construction of required public infrastructure improvements before the recording of a Final Map are not applicable to Tract 7611; and

WHEREAS, pursuant to California Government Code section 66499.30(b), the Subdividers have been issued a building permit (RB0604838) for the construction of a model home; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA), the 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 Section 15315 of the California Code of Regulations this project is categorically exempt from the provisions of the California Environmental Quality Act; and the approval of a final map is ministerial and exempt from CEQA, now, therefore, be it

RESOLVED: That the Final Map for Tract 7611 is hereby approved; and be it

FURTHER RESOLVED: That the City Engineer hereby authorized to endorse the Final Map for Tract 7611; and be it

FURTHER RESOLVED: That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract 7611, upon its execution by the City Engineer, and directed to file the fully endorsed Final Map with the Alameda County Clerk-Recorder for recordation; and be it

FURTHER RESOLVED: That this Resolution shall become effective upon the recordation of the Final Map for Tract 7611 by the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007

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

OWNERS' STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DESCRIBED AND EMBODIED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP, ENTITLED "TRACT No. 7611, OAKLAND ALAMEDA COUNTY CALIFORNIA", THAT THEY ARE THE OWNERS OF SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED ON FEBRUARY 14, 2005, UNDER SERIES NUMBER 2005-060724 OFFICIAL RECORDS OF ALAMEDA COUNTY CALIFORNIA, AND THEY LOANED TO THE PREPARATION AND NAME OF THIS MAP.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE - LIQUIFICATION ZONE PURSUANT TO SECTION 18014 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSPARENT AND TRANSPARENT(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING HAZARD AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

ARACE H. JAMESON BOBBIE E. JAMESON

OWNERS' ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS

ON THIS _____ DAY OF _____ 200____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ARACE JAMESON AND BOBBIE JAMESON KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS OR THE ENTITY UPON BEHALF OF WHOM THE PERSONS ACTED EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARACE JAMESON ON MAY 10, 2007. THE HORIZONTAL USE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON SAID MAP AND ARE SUPERVISOR TO MAINTAIN THE SURVEY TO BE RE-TRACED. I HEREBY STATE THAT THIS TRACT MAP IS SUBSTANTIALLY COMPLIANT WITH THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP IS ANY.



ARACE H. JAMESON BOBBIE E. JAMESON
255 7311 11/11/07

TRACT No 7611

OAKLAND ALAMEDA COUNTY CALIFORNIA

A SUBDIVISION OF A PORTION OF BLOCK 587, AS SAID BLOCK IS SHOWN ON BEAUMONT'S MAP OF OAKLAND AND VICINITY, FILED IN MAP BOOK 71, PAGE 14, ALAMEDA COUNTY RECORDS.

MAY 2007 SCALE 1"=60'

CITY ENGINEER'S STATEMENT

I, RAYMOND H. DEEAHIA, INTERIM CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED "TRACT MAP ENTITLED 'TRACT No. 7611 OAKLAND ALAMEDA COUNTY CALIFORNIA' THAT THE SUBDIVISION AS SHOWN UPON SAID TRACT MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE MAP AND ANY OTHER APPROVED ALTERNATIONS THEREOF, THAT SAID MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OR THE TENTATIVE MAP, AND THAT I AM SATISFIED THAT THE FINAL MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 200____

RAYMOND H. DEEAHIA, INTERIM CITY ENGINEER, R.F.E. 27815, CITY OF OAKLAND COUNTY OF ALAMEDA. LICENSE EXPIRES 5-31-08

CERTIFICATE OF THE CLERK OF THE BOARD OF SUPERVISORS

I, KRISTAL K. HISHIDA CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, HEREBY CERTIFY AS CHECKED BELOW THAT:
 AND APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$ _____ COUNTERSIGNED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND AND ANY PART THEREOF BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN THAT AMOUNT.
 ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 200____

KRISTAL K. HISHIDA CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA STATE OF CALIFORNIA

NOTE

THE MAP SHALL NOT BE SIGNED BY THE CITY UNTIL THE PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY ARE APPROVED BY THE CITY. THE CONDITIONS OF APPROVAL SHALL BE MET AS STATED IN THE LETTER.

SECRETARY OF THE PLANNING COMMISSION'S CERTIFICATE

I, SCOTT MILLER, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A TENTATIVE MAP OF "TRACT 7611, OAKLAND, ALAMEDA COUNTY, CALIFORNIA" WAS PRESENTED TO THE CITY PLANNING COMMISSION AS PROVIDED BY THE SUBDIVISION MAP ACT; THAT AT A REGULARLY SCHEDULED MEETING HELD ON APRIL 8, 2006, THE SAID COMMISSION APPROVED SAID TENTATIVE MAP UPON WHICH THIS MAP IS BASED.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS CERTIFICATE ON _____ DAY OF _____ 200____

DATED _____ SCOTT MILLER, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA.

CITY CLERK'S STATEMENT

I, LATONDA SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT No. 7611, OAKLAND ALAMEDA COUNTY CALIFORNIA", WAS PRESENTED TO THE COUNCIL OF THE CITY OF OAKLAND AT A REGULAR MEETING THEREOF HELD ON _____ AND SAID COUNCIL DID THEREUPON, BY RESOLUTION No. _____ AND APPROVE SAID MAP.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS _____ DAY OF _____ 200____

CRDA FLOYD, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF OAKLAND COUNTY OF ALAMEDA, STATE OF CALIFORNIA

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____ 200____ AT _____ M IN ROOM _____ OF DATE AT PAGE _____ AT THE REQUEST OF _____ FEE \$ _____ SERIES _____

PATRICK O'CONNELL BY _____ COUNTY RECORDER AND DEPUTY COUNTY RECORDER OF ALAMEDA, STATE OF CALIFORNIA.

OWNERS

ARACE AND BOBBIE JAMESON
3111 FAIRHILL COURT
OAKLAND CA 94605

SURVEYOR

ANDREAS DEAN
286 BUSHA VISTA AVENUE
ALAMEDA CA 94501

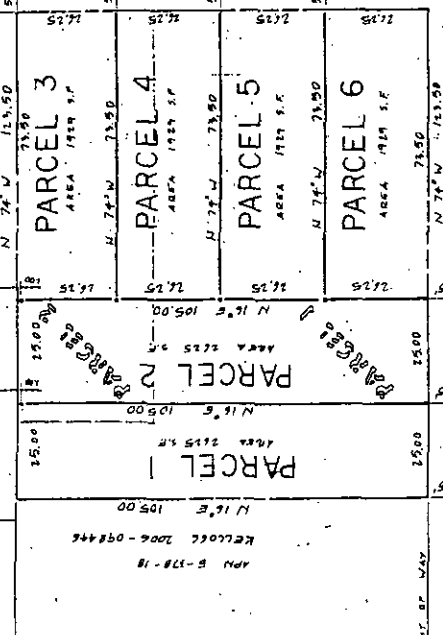
EXHIBIT A

TRACT No. 7611

ALAMEDA COUNTY CALIFORNIA
 A SUBDIVISION OF A PORTION OF BLOCK 587,
 AS SAID BLOCK IS SHOWN ON BOARDMAN'S MAP
 OF OAKLAND AND VICINITY, FILED IN MAP BOOK 17
 PAGE 14, ALAMEDA COUNTY RECORDS.

BOARDMAN'S MAP OF OAKLAND AND VICINITY (1914)

PROSSEK 2004-123412
 APR 5-1978-15



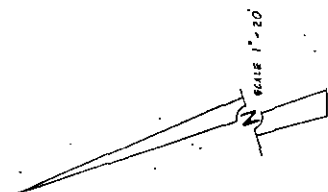
- LEGEND**
- EXTERIOR BOUNDARY
 - NEW SUBDIVISION
 - MOUNTAIN LINE
 - CITY MOUNTAIN
 - 1/4 BEAMA WITH PLASTIC CAP L.S. 4739 SET
 - EXISTING WEED LINE
 - EXISTING PARCEL IN DEED DESCRIPTION

BASIS OF BEARINGS

THE LINE BETWEEN MOUNTAINS S 1/4 47 AND
 S 1/4 18 ON 14TH STREET TAKEN AS NORTH 47°
 WEST IS THE BASIS OF BEARING OF THIS MAP
 AS SHOWN ON TRACT 1577 RECORDED IN BOOK
 312 PAGE 9, ALAMEDA COUNTY RECORDS.

OWNERS
 ABELCE AND BOBBIE JAMESON
 511 PARKING COURT
 OAKLAND CA. 94605

SURVEYORS
 ANDREAS DEAK
 216 BUEVA VISTA AVE.
 ALAMEDA CA. 94501



CITY MOUNTAIN 14TH ST.
 150.50'

ADELINE STREET (80' WIDE)
 N 16° E 510.00' BRAD 560.00' CALLEBARD

14TH STREET (80' WIDE)
 N 74° W 143.00'
 N 74° N 143.00'
 182.50' 202.61' MEASURED
 650.50' RECORD 650.61' MEASURED
 148.00' 148.00'
 N 16° E 148.00'
 CITY MOUNTAIN 14TH ST.
 810.47'