

CITY OF OAKLAND
COUNCIL AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2004 JUN -3 PM 7:47

TO: Office of the City Manager
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: June 15, 2004

**RE: RESOLUTION APPROVING FINAL MAP OF TRACT 7496, A 6 LOT
SUBDIVISION LOCATED AT GIBRALTAR ROAD, OAKLAND, ALAMEDA
COUNTY, CALIFORNIA.**

SUMMARY

Approval of this resolution will facilitate the recordation of a final map of Tract 7496 creating 6 lots located on Gibraltar Road between Heskett Road and Empire Road. The Planning Commission has approved minor conditional use permits, minor variances and design reviews for 6 single family dwellings on this site. All building permits have been issued by Building Services for compliance with the 2001 California Building Code and Oakland Municipal Code. The tentative map was approved by the City Planning Commission on November 19th, 2003 and that said final map is substantially the same as that appearing on the tentative map, therefore, 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

There is no fiscal impact if the City Council approves the resolution.

BACKGROUND

Tract 7496 is a 6 lot subdivision located between Heskett Road and Empire Road. The subdivision involves the re-establishment of lot lines on a Caltrans surplus parcel to create 6 separate lots. The site is approximately 24,196 square foot (0.555 acres). Each lot has frontage on Gibraltar Road and is approximately 4,000 square foot (0.09 acres) in size. Each lot has a single family dwelling approximately 2,000 square foot. Building plans have been submitted and approved by Building Services and Planning/Zoning Division for compliance with the 2001 California Building Code, Oakland Municipal Code, and Planning Code. Building permits and other related permits for the construction of the single family residences have been issued and all construction has been completed. In addition, a Notice of Exemption has been filed certifying that this project is exempt from CEQA review.

SUSTAINABLE OPPORTUNITIES

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

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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; therefore, this project does not affect accessibility for disabled community members or senior citizens.

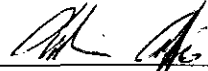
RECOMMENDATION AND RATIONALE

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

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends approval of the resolution

Respectfully submitted,



Claudia Cappio, Development Director,
Community and Economic Development Agency

Prepared by: Calvin N. Wong

APPROVED AND FORWARDED
TO THE CITY COUNCIL


Office of the City Manager

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FILED
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OAKLAND

OAKLAND CITY COUNCIL

[Signature]
City Attorney

2004 JUN -3 PM 7:47 RESOLUTION NO. _____ C.M.S.

**RESOLUTION APPROVING FINAL MAP OF TRACT 7496, A 6 LOT
SUBDIVISION LOCATED AT GIBRALTAR ROAD, OAKLAND, ALAMEDA
COUNTY, CALIFORNIA.**

WHEREAS, the subdivider of tract 7496 is Kevin Bao Phan; and

WHEREAS, that certain map entitled "Tract 7496, 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 7496; 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 Council, 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, 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) and Section 15315 (minor land divisions) 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

OAKLAND CITY COUNCIL

JUN 15 2004