



AGENDA REPORT

TO: Jestin D. Johnson
City Administrator

FROM: Josh Rowan
Director, OakDOT

SUBJECT: Issuance of An Unconditional
Certificate Of Completion For The
4430, 4440, and 4448 Howe Street
Public Improvements

DATE: February 3, 2026

City Administrator Approval


Jestin Johnson (Feb 10, 2026 12:22:31 PST)

Date: 02/10/2026

RECOMMENDATION

Staff Recommends That the City Council Adopt :

A Resolution Accepting Public Infrastructure Improvements, Directing The Filing Of An Unconditional Certificate Of Completion For The 4430, 4440, and 4448 Howe Street Public Improvements Per The Subdivision Improvement Agreement For Deferred Construction Of Public Infrastructure Improvements, And Making California Environmental Quality Act Findings.

EXECUTIVE SUMMARY

The 4430, 4440, and 4448 Howe Street Public Improvements required in the Subdivision Improvement Agreement (SIA) between the City of Oakland (City) and Oakmeda Management, LLC (Developer) have been completed, inspected, and determined to meet City Standards. The Developer has petitioned the City to issue an Unconditional Certificate of Completion (UCC) for the completed work.

Approval of the proposed Resolution authorizes the City Engineer to accept the completed public improvements in the right-of-way, issue a UCC in accordance with the requirements provided in the SIA, and file the UCC with the Alameda County Recorder's Office. At the Developer's expense, a maintenance bond, or approved securities, are required by the SIA for the two-year maintenance period that will begin upon the permit's final date, which is the date upon which the City Engineer executes and files the UCC. The Developer has submitted to the City a Maintenance Bond of \$32,450.00, equal to one-quarter of the original Performance Bond (\$129,800.00), for the City to retain for this two-year maintenance period.

PWTC
February 24, 2026

BACKGROUND / LEGISLATIVE HISTORY

On June 12, 2017, the City Planning Commission approved the Tentative Tract Map for Tract No. 8393 and related land use entitlements (permit number PLN17095) pertaining to a seven (7) mini-lot development, subject to various conditions of approval, and confirmed staff's environmental determination that the proposal was exempt from the California Environmental Quality Act (CEQA) review under CEQA Guidelines sections 15183 (projects consistent with a community plan, general plan, or zoning) and 15301 (existing facilities).

On October 17, 2023, the City Council adopted Resolution No. [89944 C.M.S.](#) conditionally approving a Final Map for Tract Number 8393 for the 4430, 4440, and 4448 Howe Street development, a seven-lot subdivision, and adopted Resolution No. [89945 C.M.S.](#) authorizing the City Administrator to enter into a SIA for deferred construction of Public Infrastructure improvements, including streets, street lights, sanitary sewer, storm drains, curbs, gutters, and sidewalks.

On May 2, 2024, the Developer and the City, entered into the SIA for Deferred Construction of Public Infrastructure Improvements recorded in the Official Records of Alameda County as Series No. 2024055938 (Agreement) for public improvements related to Tract Map No. 8393, which was filed May 2, 2024 in Book 371 of Maps, pages 60 through 62, recorded in the Official Records of Alameda County as Series No. 2024055937.

On May 20, 2024, and in accordance with the SIA, the Developer obtained Public Infrastructure permit PX1800046 for the construction of the Public Infrastructure improvements and provided surety in the form of a Performance Bond in the amount of \$129,800.00 and a Labor and Materials Bond in the amount of \$64,900.00.

The Developer has now completed all of the Public Infrastructure improvements associated with the subject permit and, in accordance with the SIA, has provided the City with surety in the form of a Maintenance Bond in the amount of \$32,450.00 for the two-year maintenance period required by the SIA.

ANALYSIS AND POLICY ALTERNATIVES

Adoption of this proposed resolution furthers the Citywide priorities of Housing, Economic, and Cultural Security, because the acceptance of infrastructure will add seven residential homes to the City housing market. The Developer has also contributed to the City of Oakland Public Works sanitary sewer fund for sewer maintenance and rehabilitation, which contributes to the city-wide goal for vibrant, sustainable infrastructure.

Upon adoption of these proposed resolutions and in accordance with the requirements stated in the SIA, the City Engineer will issue the UCC to the Developer after receiving the required maintenance bond, or approved securities, and record the UCC with the Alameda County Clerk-Recorder Office. In accordance with the SIA, upon filing of the UCC, the previously submitted Performance, Labor, and Material Sureties will be released. This course of action is recommended because staff has determined that the Developer has completed the work.

FISCAL IMPACT

Staff costs for processing the UCC are covered by fees set by the Master Fee Schedule and have been paid by the Developer.

PUBLIC OUTREACH / INTEREST

The adjoining property owners were notified of the project at the time of the initial Tentative Tract Map approval process and later during the construction of public improvements.

COORDINATION

This report was coordinated with the Department of Planning and Building, the Budget Bureau, and the Office of the City Attorney.

SUSTAINABLE OPPORTUNITIES

Economic: Through this proposed development, the accepted public infrastructure will also provide additional housing in the City and increase homeownership opportunities. The mini-lot development approach will likely make the units more affordable due to smaller lot sizes.

Environmental: Land use approval and construction permits for public infrastructures and private improvements comply with City ordinances and best management practices for noise, fugitive dust, construction debris and disposal, and storm water pollutant prevention.

Race & Equity: The housing project supported by the Resolution will add housing units in one of the City's lowest priority neighborhoods, per the OakDOT Racial Equity Priority Neighborhoods Map. The Racial Equity Priority Neighborhoods Map gives each census tract in the City a level of priority between lowest and highest, determined by seven demographic factors. In the City, lowest priority neighborhoods tend to have fewer people of color, low-income households, people with disability, seniors, single-parent households, severely rent-burdened households, and higher educational attainment. Increasing housing density in relatively well-resourced and advantaged communities increases access to opportunities for some Oaklanders.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This action is exempt from the California Environmental Quality Act (CEQA) and the CEQA Guidelines because the City's acceptance of the completed improvements is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268.

Jestin D. Johnson, City Administrator

Subject: Issuance of An Unconditional Certificate Of Completion For The 4430, 4440, and 4448
Howe Street Public Improvements

Date: February 3, 2026

Page 4

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt:

A Resolution Accepting Public Infrastructure Improvements, Directing The Filing Of An Unconditional Certificate Of Completion For The 4430, 4440, and 4448 Howe Street Public Improvements Per The Subdivision Improvement Agreement For Deferred Construction Of Public Infrastructure Improvements, And Making California Environmental Quality Act Findings.

For questions regarding this report, please contact Tadd Tsui, Assistant Engineer II, at ttsui@oaklandca.gov.

Respectfully submitted,


Josh Rowan (Feb 9, 2026 09:31:49 PST)

JOSH ROWAN
Director, Oakland Department of
Transportation

Reviewed by:
Jamie Parks, Assistant Director,
Department of Transportation

Reginald Bazile, Division Manager,
Department of Transportation

Ishrat Jahan, Supervising Civil Engineer,
Department of Transportation

Prepared by:
Tadd Tsui, Assistant Engineer II,
Department of Transportation

PWTC
February 24, 2026