



Office of the City Manager

CONSENT CALENDAR  
June 14, 2022

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Liam Garland, Director, Department of Public Works  
Subject: Final Map of Tract 8621: 1169-1173 Hearst Avenue

RECOMMENDATION

Adopt a Resolution approving the final map of Tract Map 8621, a five (5) unit residential condominium project consisting of a single-family dwelling unit and two duplexes at 1169-1173 Hearst Avenue.

FISCAL IMPACTS OF RECOMMENDATION

There is no cost to the City. The applicant paid the appropriate fees with submission of their tract map application.

CURRENT SITUATION AND ITS EFFECTS

The Planning Commission approved the tentative map on December 1, 2021, and that map is valid for twenty-four months from the approval date. Prior to the sale of any condominium units, state law and City Ordinances require the owner to submit a final map to City Council for approval. The owner duly submitted a final map for this project within the required twenty-four month timeframe, and is now seeking Council approval.

BACKGROUND

On December 1, 2021, the Planning Commission voted to approve the application of Hearst Avenue Cottages, LLC (owner of the 1169-1173 Hearst Avenue property) for a five (5) unit residential condominium project as described above.

Section 21.20.100 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, a legislative body must approve such a final map if it finds it to be in substantial compliance with the approved tentative map.

All conditions of approval have been completed to the satisfaction of the Public Works Department and the Planning and Development Department. Engineering Division staff have examined the final map, and determined it to be in substantial compliance with the approved tentative map.

The final map is meant to provide a record of the underlying property survey, and does not constitute 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.

ENVIRONMENTAL SUSTAINABILITY

This project complies with the California Green Building Standards Code (CALGreen). CALGreen is California's green building code to improve public health, safety, and general welfare through enhanced design and construction of buildings utilizing concepts which promote a positive environmental impact and sustainable construction practices. In addition, the site utilizes flow-through planter to treat stormwater as required by section C.3 of the Municipal Regional Stormwater NPDES (National Pollutant Discharge Elimination System) permit.

RATIONALE FOR RECOMMENDATION

Pursuant to Section 66474.1 of Division 2 of the Government Code, the City Council must approve the final map if it finds it to be in substantial compliance with the approved tentative map. Staff has reviewed the map and finds it to be in substantial compliance with the tentative map.

ALTERNATIVE ACTIONS CONSIDERED

No other alternative course of action is recommended.

CONTACT PERSON

Farid Javandel, Deputy Director, Department of Public Works (510) 981-7061  
Joseph Enke, Manager of Engineering, Engineering Division (510) 981-6411  
Ron Nevels, Supervising Civil Engineer, Engineering Division (510) 981-6439  
Vincent Chen, Associate Civil Engineer, Engineering Division (510) 981-6409

Attachment:

1: Resolution

Exhibit A: Tract Map 8621

RESOLUTION NO. ##,###-N.S.

FINAL MAP OF TRACT 8621: 1169-1173 HEARST AVENUE, BERKELEY

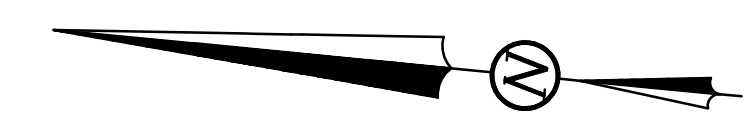
WHEREAS, the Berkeley Planning Commission has determined that the tentative map of Tract 8621 conforms to the requirements of the City's subdivision Ordinance, and the California Subdivision Map Act, and approved the tentative map of Tract 8621 on December 1, 2021; and

WHEREAS, the Public Works Department and the Planning and Development Department have certified that the final map of Tract 8621 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 the final map of Tract 8621 (Exhibit A), a five (5) unit residential condominium project consisting of a single-family dwelling unit and two duplexes located at 1169-1173 Hearst Avenue, Berkeley, is hereby approved.

Exhibit A: Tract Map 8621

# TRACT MAP



### LEGEND

- FOUND CITY MONUMENT IN STANDARD CASING AS NOTED
- ⊗ SET 3/4" BRASS TAG AND RIVET, LS 7881
- BDWP BRASS DISC WITH PUNCH
- ▬ BUILDING LINES
- ▬ TRACT BOUNDARY
- ▬ EXISTING PARCELS / RIGHT OF WAY LINES
- ▬ MONUMENT LINES
- ▬ MONUMENT TIE LINES
- ▬ ORIGINAL LOT LINES
- ▬ EASEMENT LINES (EXISTING)
- ▬ PER DECLARATION (2022-\_\_\_\_\_)

**OWNER/SUBDIVIDER:**  
 HEARST COTTAGES, LLC  
 c/o RHOADES PLANNING GROUP  
 2140 SHATTUCK AVE, SUITE 705  
 BERKELEY, CA 94704

**HEARST AVENUE (60' WIDE)**  
 (FORMERLY BRISTOL STREET)

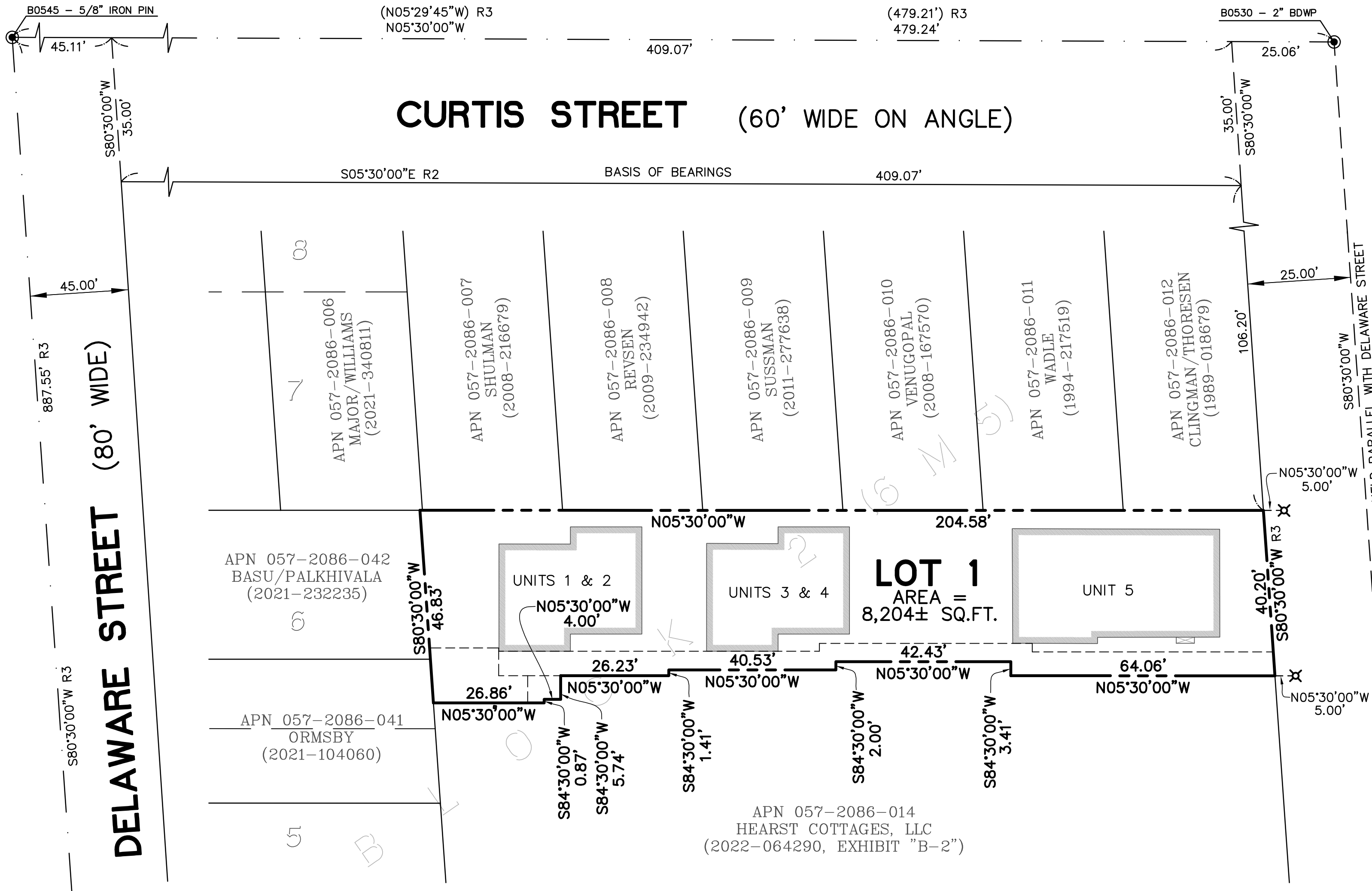
## A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

A PORTION OF BLOCK 2  
 MAP OF THE CURTIS TRACT (6 M 5)  
 AS DESCRIBED IN THE DEED TO HEARST  
 COTTAGES, LLC (2022-064290, EXHIBIT "B-1")  
 CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA  
 MARCH 2022 SCALE: 1" = 20'

**MORAN ENGINEERING, INC.**

CIVIL ENGINEERS \ LAND SURVEYORS  
 1930 SHATTUCK AVENUE, SUITE A  
 BERKELEY, CALIFORNIA 94704  
 (510) 848-1930

# T.M. 8621



**CURTIS STREET (60' WIDE ON ANGLE)**

**DELAWARE STREET (80' WIDE)**

**BASIS OF BEARINGS:**  
 THE WESTERN RIGHT-OF-WAY OF CURTIS STREET WAS  
 TAKEN AS NORTH 5°30'00" WEST AS SHOWN ON  
 ASSESSOR'S MAP 057-2086 (R2).

**REFERENCES:**  
 R1 MAP OF THE CURTIS TRACT (6 M 5)  
 R2 ASSESSOR'S MAP BOOK 57 PAGE 2086  
 R3 PM 6894 (218 PM 92-93)  
 R4 DEED 2022-064290)

