



Office of the City Manager

CONSENT CALENDAR
April 29, 2025

To: Honorable Mayor and Members of the City Council
From: Paul Buddenhagen, City Manager
Submitted by: Terrance Davis, Director of Public Works
Subject: Final Map of Tract 8717: 805 Jones Street

RECOMMENDATION

Adopt a Resolution approving the final map of Tract Map 8717 for a 7-unit condominium project consisting of 6 residential units and 1 commercial unit at 805 Jones Street.

FISCAL IMPACTS OF RECOMMENDATION

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

CURRENT SITUATION AND ITS EFFECTS

The Planning Commission approved tentative Tract Map 8717 for a 7-unit condominium project consisting of 6 residential units and 1 commercial unit at 805 Jones Street on December 4, 2024, and that map is valid for 24 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 Public Works Department and the Planning and Development Department review final tract maps to determine whether they are in substantial compliance with previously approved tentative maps.

The owner duly submitted a final map for this project within the required 24-month timeframe and is now seeking Council approval.

BACKGROUND

On December 4, 2024, the Planning Commission voted to approve the application of Matthew Wadlund (owner of the 805 Jones Street property) for a 7-unit 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. 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 building permits.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

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.

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

Ronald A. Nevels, Manager of Engineering, Engineering Division (510) 981-6439
Vincent Chen, Supervising Civil Engineer, Engineering Division (510) 981-6409

Attachment:

1: Resolution

Exhibit A: Tract Map 8717

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

FINAL MAP OF TRACT 8717: 805 JONES STREET

WHEREAS, the Zoning Adjustments Board approved Use Permit No. ZP2022-0162 on October 26, 2023 to construct three, two-story duplexes for a total of 6 residential units and a second-story addition to the existing commercial building; and

WHEREAS, the Berkeley Planning Commission has determined that the tentative map of Tract 8717 conforms to the requirements of the City's subdivision Ordinance, and the California Subdivision Map Act, and approved the tentative map of Tract 8717 on December 4, 2024; and

WHEREAS, the Public Works Department and the Planning and Development Department have certified that the final map of Tract 8717 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 8717 for a 7-unit condominium project consisting of 6 residential units and 1 commercial unit at 805 Jones Street, is hereby approved.

Exhibits

A: Tract Map 8717

OWNERS' STATEMENT

THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED TRACT MAP 8717, BERKELEY, ALAMEDA COUNTY, CALIFORNIA; THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE DEEDS RECORDED JULY 29, 2019 UNDER SERIES NO. 2022-135077 AND JANUARY 31, 2024 UNDER SERIES NO. 2024-014896, RECORDS OF ALAMEDA COUNTY, CALIFORNIA, THAT SAID OWNERS CONSENT TO THE PREPARATION OF AND FILING OF THIS MAP.

805 JONES STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

MATTHEW WADLUND, MANAGING MEMBER

WDS JONES STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

MATTHEW WADLUND, MANAGER

OWNER'S ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

ON _____ BEFORE ME, _____

A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW WADLUND, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY: _____

PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MATTHEW WADLUND IN APRIL OF 2024. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PRELIMINARY

JAMES S. MORAN, LS 7881 DATE

TRACT MAP

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY OF THE DEED OF TRUST RECORDED JANUARY 31, 2024, UNDER SERIES NUMBER 2024-014898, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNERS' STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

805 JONES STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

MATTHEW WADLUND, MANAGING MEMBER DATE

BENEFICIARY'S ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAVID MARGEN, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

(SIGNATURE OF NOTARY PUBLIC): _____

PRINTED NAME OF NOTARY: _____

PRINCIPAL PLACE OF BUSINESS: _____

COMMISSION EXPIRES: _____

PLANNING DIRECTOR'S STATEMENT

THIS MAP HAS BEEN APPROVED BY THE PLANNING DIRECTOR, CITY OF BERKELEY ON _____ 2025, AND WHEN RECORDED BECOMES THE OFFICIAL MAP OF THIS LAND DIVISION.

JORDAN KLEIN
PLANNING DIRECTOR

CITY ENGINEER'S STATEMENT

I HAVE EXAMINED THIS MAP AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP (IF ANY) AND ANY APPROVED ALTERATIONS THEREOF.

RONALD A. NEVELS, RCE 62524
CITY ENGINEER
CITY OF BERKELEY, COUNTY OF ALAMEDA
STATE OF CALIFORNIA

DATED: _____

CITY CONSULTANT SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I PATRICK M. REI DO HEREBY STATE THAT IT HAS BEEN EXAMINED BY ME, OR UNDER MY DIRECTION BY CITY OF BERKELEY STAFF, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

PARTICK M. REI, PLS 8178
CITY CONSULTANT SURVEYOR
CITY OF BERKELEY, COUNTY OF ALAMEDA
STATE OF CALIFORNIA

DATED: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATE: _____

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: _____ INSTRUMENT NO.: _____

MELISSA WILK
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

LOT 1, PARCEL MAP 11306 (360 PM 15-16)
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

MARCH 2025

MORAN ENGINEERING, INC.

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

OWNER/SUBDIVIDER:
805 JONES STREET, LLC
WDS JONES STREET LLC
805 JONES STREET
BERKELEY, CA 94710

T.M. 8717

TRACT MAP

TRUSTEES' STATEMENT

THE UNDERSIGNED, AS TRUSTEES OF THE DEED OF TRUST RECORDED JULY 29, 2022, UNDER SERIES NUMBER 2022-135078, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, DO HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNERS' STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

ERIC S. SCHMIER 2010 LIVING TRUST
DATED MAY 5, 2010, AS TO AN UNDIVIDED 40/100 INTEREST

KENNETH J. SCHMIER, TRUSTEE DATE

KENNETH J. SCHMIER 2010 SEPERATE PROPERTY TRUST
DATED FEBRUARY 24, 2010, AS TO AN UNDIVIDED 40/100 INTEREST

KENNETH J. SCHMIER, TRUSTEE DATE

ALISA LERNER SCHMIER 2010 SEPERATE PROPERTY TRUST
DATED MAY 5, 2010, AS TO AN UNDIVIDED 20/100 INTEREST

ALISA LERNER SCHMIER, TRUSTEE DATE

TRUSTEES' ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO 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 CAPACITIES, AND BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITIES UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
(SIGNATURE OF NOTARY PUBLIC): _____
PRINTED NAME OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION EXPIRES: _____

TRUSTEE'S STATEMENT

THE UNDERSIGNED, AS TRUSTEE OF THE DEEDS OF TRUST RECORDED JUNE 20, 2024, UNDER SERIES NUMBER 2024-074777 AND 2024-074779, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNERS' STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

BANK OF SAN FRANCISCO

NAME: DATE
TITLE:

NAME: DATE
TITLE:

TRUSTEE'S ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
(SIGNATURE OF NOTARY PUBLIC): _____
PRINTED NAME OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION EXPIRES: _____

OWNER/SUBDIVIDER:
805 JONES STREET, LLC
WDS JONES STREET LLC
805 JONES STREET
BERKELEY, CA 94710

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY OF THE DEED OF TRUST RECORDED JANUARY 31, 2024, UNDER SERIES NUMBER 2024-014897, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNERS' STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP AND ALL DEEDINGS AND DEDICATIONS THEREON.

HARVEST SMALL BUSINESS FINANCE, LLC

NAME: DATE
TITLE:

NAME: DATE
TITLE:

BENEFICIARY'S ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY(IES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
(SIGNATURE OF NOTARY PUBLIC): _____
PRINTED NAME OF NOTARY: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION EXPIRES: _____

A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

LOT 1, PARCEL MAP 11306 (360 PM 15-16)
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

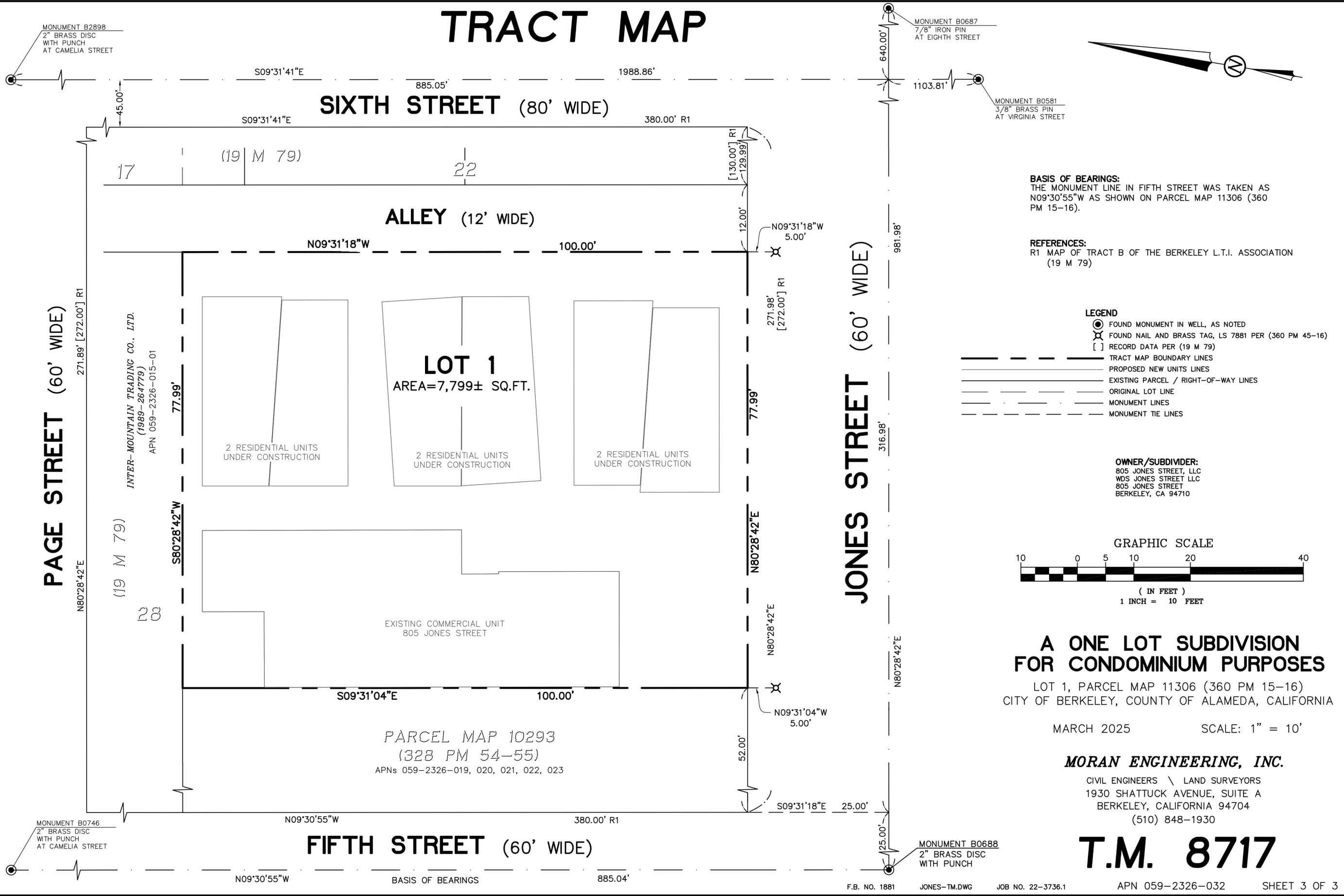
MARCH 2025

MORAN ENGINEERING, INC.

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

T.M. 8717

TRACT MAP

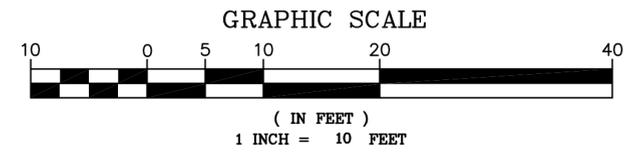


BASIS OF BEARINGS:
THE MONUMENT LINE IN FIFTH STREET WAS TAKEN AS N09°30'55"W AS SHOWN ON PARCEL MAP 11306 (360 PM 15-16).

REFERENCES:
R1 MAP OF TRACT B OF THE BERKELEY L.T.I. ASSOCIATION (19 M 79)

- LEGEND**
- FOUND MONUMENT IN WELL, AS NOTED
 - FOUND NAIL AND BRASS TAG, LS 7881 PER (360 PM 45-16)
 - RECORD DATA PER (19 M 79)
 - TRACT MAP BOUNDARY LINES
 - PROPOSED NEW UNITS LINES
 - EXISTING PARCEL / RIGHT-OF-WAY LINES
 - ORIGINAL LOT LINE
 - MONUMENT LINES
 - MONUMENT TIE LINES

OWNER/SUBDIVIDER:
805 JONES STREET, LLC
WDS JONES STREET LLC
805 JONES STREET
BERKELEY, CA 94710



A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

LOT 1, PARCEL MAP 11306 (360 PM 15-16)
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

MARCH 2025 SCALE: 1" = 10'

MORAN ENGINEERING, INC.

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

T.M. 8717