



Office of the City Manager

26

CONSENT CALENDAR  
October 28, 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 8651: 2403-2407 San Pablo Avenue

RECOMMENDATION

Adopt a Resolution approving the final map of Tract Map 8651 for a 37-unit condominium project consisting of 36 residential units and 1 commercial unit at 2403-2407 San Pablo Avenue.

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 the tentative map on November 1, 2023, 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 Council for approval. The owner duly submitted a final map for this project within the required 24-month timeframe and is now seeking Council approval.

BACKGROUND

On November 1, 2023, the Planning Commission voted to approve the application of Berkeley Moshav LLC (owner of the 2403-2407 San Pablo Avenue property) for a 37-unit condominium project as described above.

Section 21.20.100 of the Berkeley Municipal Code requires 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 and the Planning and Development Departments. 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.

The Planning and Development Department issued Use Permit ZP2021-0220 to demolish the existing building and construct the new development. One of the CEQA findings in the Use Permit is that the project is categorically exempt from CEQA per Section 15332 of the CEQA Guidelines.

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

Wahid Amiri, Deputy Director, Public Works (510) 981-6396  
Ronald Nevels, Manager of Engineering, Public Works (510) 981-6439  
Vincent Chen, Supervising Civil Engineer, Public Works (510) 981-6409

Attachment:

- 1: Resolution
- 2: Exhibit A: Tract Map 8651

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

FINAL MAP OF TRACT 8651: 2403-2407 SAN PABLO AVENUE

WHEREAS, Design Review Committee approved DRCF2024-0003 on April 18, 2024 for a 4-story co-housing building with 36 units, ground floor retail space, and garage parking; and

WHEREAS, the Berkeley Planning Commission has determined that the tentative map of Tract 8651 conforms to the requirements of the City's subdivision Ordinance, and the California Subdivision Map Act, and approved the tentative map of Tract 8651 on November 1, 2023; and

WHEREAS, the Public Works Department and the Planning and Development Department have certified that the final map of Tract 8651 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 8651 for a 37-unit condominium project consisting of 36 residential units and 1 commercial unit at 2403-2407 San Pablo Avenue, is hereby approved.

Exhibits

A: Tract Map 8651

**OWNER'S STATEMENT**

THE UNDERSIGNED, BERKELEY MOSHAV LLC, DOES HEREBY STATE THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "FINAL MAP 8651," CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA; THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED ON NOVEMBER 26, 2019, AS DOCUMENT NUMBER 2019242842, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT SAID OWNER DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

IN WITNESS THEREOF I HAVE HEREUNDER SET MY HAND THE DATE HEREUNDER WRITTEN.

AS OWNER(S): BERKELEY MOSHAV LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ROGER STUDLEY  
 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 )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

ON \_\_\_\_\_, \_\_\_\_\_, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC, 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 THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY 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: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 PRINTED NAME \_\_\_\_\_  
 PRINCIPAL PLACE OF BUSINESS: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER OF NOTARY: \_\_\_\_\_

**TRUSTEE'S STATEMENT**

OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS RECORDED NOVEMBER 26, 2019, AS DOCUMENT NUMBER 2019-242843, OFFICIAL RECORDS OF ALAMEDA COUNTY.

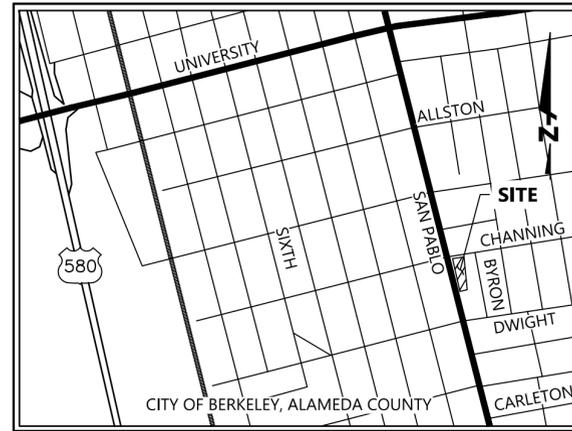
BY: \_\_\_\_\_ DATED: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**SOILS REPORT**

A GEOTECHNICAL INVESTIGATION REPORT FOR FINAL MAP 8651 HAS BEEN PREPARED BY A3GEO, PROJECT NUMBER 1166-1A, DATED NOVEMBER 8, 2019, AND IS ON FILE IN THE PUBLIC WORKS DEPARTMENT OF THE CITY OF BERKELEY.



**VICINITY MAP**  
 NOT TO SCALE

**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 APPROVED ALTERATIONS THEREOF.

DATED: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 RONALD A. NEVELS, R.C.E. 62524  
 CITY ENGINEER, CITY OF BERKELEY

**CITY CONSULTANT SURVEYOR'S STATEMENT**

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

DATED: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 NAME: \_\_\_\_\_ PATRICK M. REI  
 LICENCE: \_\_\_\_\_ P.L.S. 8178  
 CITY CONSULTANT SURVEYOR  
 CITY OF BERKELEY

**CITY CLERK'S STATEMENT**

I, MARK NUMAINVILLE, CITY CLERK OF THE COUNCIL OF THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "FINAL MAP 8651" WAS PRESENTED TO THE COUNCIL OF THE CITY OF BERKELEY, AT A MEETING THEREOF, HELD ON \_\_\_\_\_,

202\_\_, AND THAT SAID CITY COUNCIL, BY RESOLUTION NUMBER \_\_\_\_\_ DID APPROVE SAID MAP;

THAT SAID CITY COUNCIL FINDS THAT THE ZONING OF THIS PROPERTY PERMITS THIS USE, AND THE SALES OF THE INDIVIDUAL UNITS WILL BE PERMITTED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_.

MARK NUMAINVILLE, CITY CLERK AND CLERK OF  
 THE COUNCIL OF THE CITY OF BERKELEY,  
 COUNTY OF ALAMEDA, STATE OF CALIFORNIA

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BERKELEY MOSHAV LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN FEBRUARY, 2022. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: \_\_\_\_\_  
 DAVIS THRESH, P.L.S. 6868  
 DTHRESH@BKF.COM

DATE: \_\_\_\_\_

**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 SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

DATED: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 ANIKA CAMPBELL-BELTON  
 CLERK OF THE BOARD OF SUPERVISORS  
 COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
 DEPUTY CLERK

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AT \_\_\_\_\_, IN  
 BOOK \_\_\_\_\_ OF MAPS AT PAGE \_\_\_\_\_ THROUGH PAGE \_\_\_\_\_ INCLUSIVE, AT THE REQUEST OF OLD  
 REPUBLIC TITLE INSURANCE COMPANY.

SERIES NO.: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 MELISSA WILK  
 COUNTY RECORDER IN AND FOR THE  
 COUNTY OF ALAMEDA, STATE OF CALIFORNIA

FEE: \$ \_\_\_\_\_ BY: \_\_\_\_\_  
 DEPUTY COUNTY RECORDER

**TRACT MAP 8651**

BEING A MERGER OF LOTS 1 THROUGH 6 OF THE HIGGINS TRACT FILED FOR RECORD ON DECEMBER 12, 1907, IN MAP BOOK 23, PAGE 56, OFFICIAL RECORDS OF ALAMEDA COUNTY BEING ONE LOT FOR 36 RESIDENTIAL AND 1 COMMERCIAL CONDOMINIUM UNITS

CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA  
 SCALE: NONE MAY 2025

**BKF**  
 7901 STONERIDGE DR.,  
 SUITE 360  
 PLEASANTON, CA 94588  
 (925) 396-7700  
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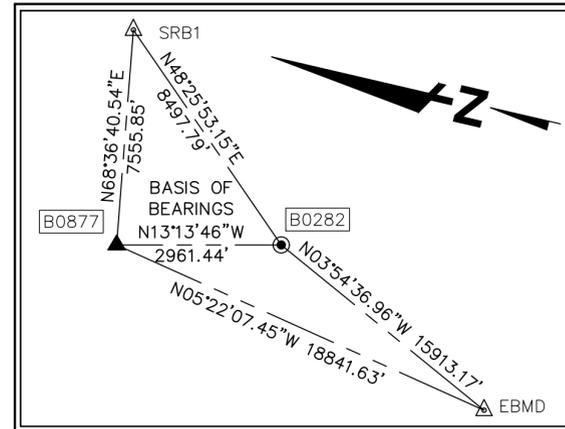
**BASIS OF BEARINGS**

THE BEARING OF NORTH 13°13'46" WEST ALONG THE MONUMENT LINE OF SAN PABLO AVENUE, BETWEEN FOUND CITY OF BERKELEY MONUMENTS B0877 ("A") AND B0282 ("B"), WAS TAKEN AS THE BASIS OF BEARINGS. THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, EPOCH 2017.50, AND ESTABLISHED LOCALLY BY FIELD-OBSERVED TIES RELATIVE TO CALIFORNIA SPATIAL REFERENCE NETWORK STATIONS "SRB1" AND "EBMD", IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8819. STATION VALUES (NAD83) AND ACCURACIES AS PUBLISHED BY THE CSRC. ALL LINEAR MEASUREMENTS ARE IN US SURVEY FEET.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	LATITUDE $\sigma$	LONGITUDE $\sigma$	HEIGHT $\sigma$
SRB1	37°32'04.262657"	122°16'01.016821"	180.9941	0.006788	0.006575	0.01977
EBMD	37°48'54.022568"	122°17'01.652191"	-50.2187	0.006604	0.006440	0.01860

**DISTANCES ARE GRID-BASED** AND ARE IN REFERENCE TO THE CONTROL POINTS AND COORDINATES SHOWN BELOW. DIVIDE BY THE COMBINED SCALE FACTOR SHOWN TO APPROXIMATE GROUND DISTANCES. SEE STATION DIAGRAM FOR VECTOR TIES.

STATION	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	CONVERGENCE $\angle$	COMBINED FACTOR
"A"	37°51'89.1202"	-122°17'28.0928"	-55.68	-01°05'47.73"	0.99993386
"B"	37°51'30.7519"	-122°17'18.9550"	-57.47		



**STATION DIAGRAM**  
NOT TO SCALE

**REFERENCES**

- R1 GRANT DEED TO BERKELEY MOSHAV LLC RECORDED NOVEMBER 26, 2019, DOCUMENT NUMBER DN 2019-242842.
- R2 MAP OF THE HIGGINS TRACT, BERKELEY, CAL., FILED DECEMBER 12, 1907, BOOK 23 OF MAPS AT PAGE 56.
- R3 RECORD OF SURVEY NO. 3081, FILED FEBRUARY 25, 2021, BOOK 47 OF RECORDS OF SURVEY AT PAGE 37.
- R4 CITY OF BERKELEY MONUMENT CARDS:
  - (A) B0877, MONUMENT CARD \_80041+
  - (B) B0880, MONUMENT CARD \_80111+
  - (C) B0369, MONUMENT CARD 80259
  - (D) B0879, B0322, MONUMENT CARD 80333+O
  - (E) B0316, MONUMENT CARD \_80151
  - (F) B0282, MONUMENT CARD \_80197
  - (G) B0323, B0324, B0325, B0326, MONUMENT CARD \_80334
  - (H) B0370, MONUMENT CARD \_80260F+
  - (I) B0371, MONUMENT CARD \_80261F+
- R5 RECORD OF SURVEY NO. 2002, FILED JUNE 23, 2006, BOOK 31 OF RECORDS OF SURVEY AT PAGE 12-27.

**NOTES**

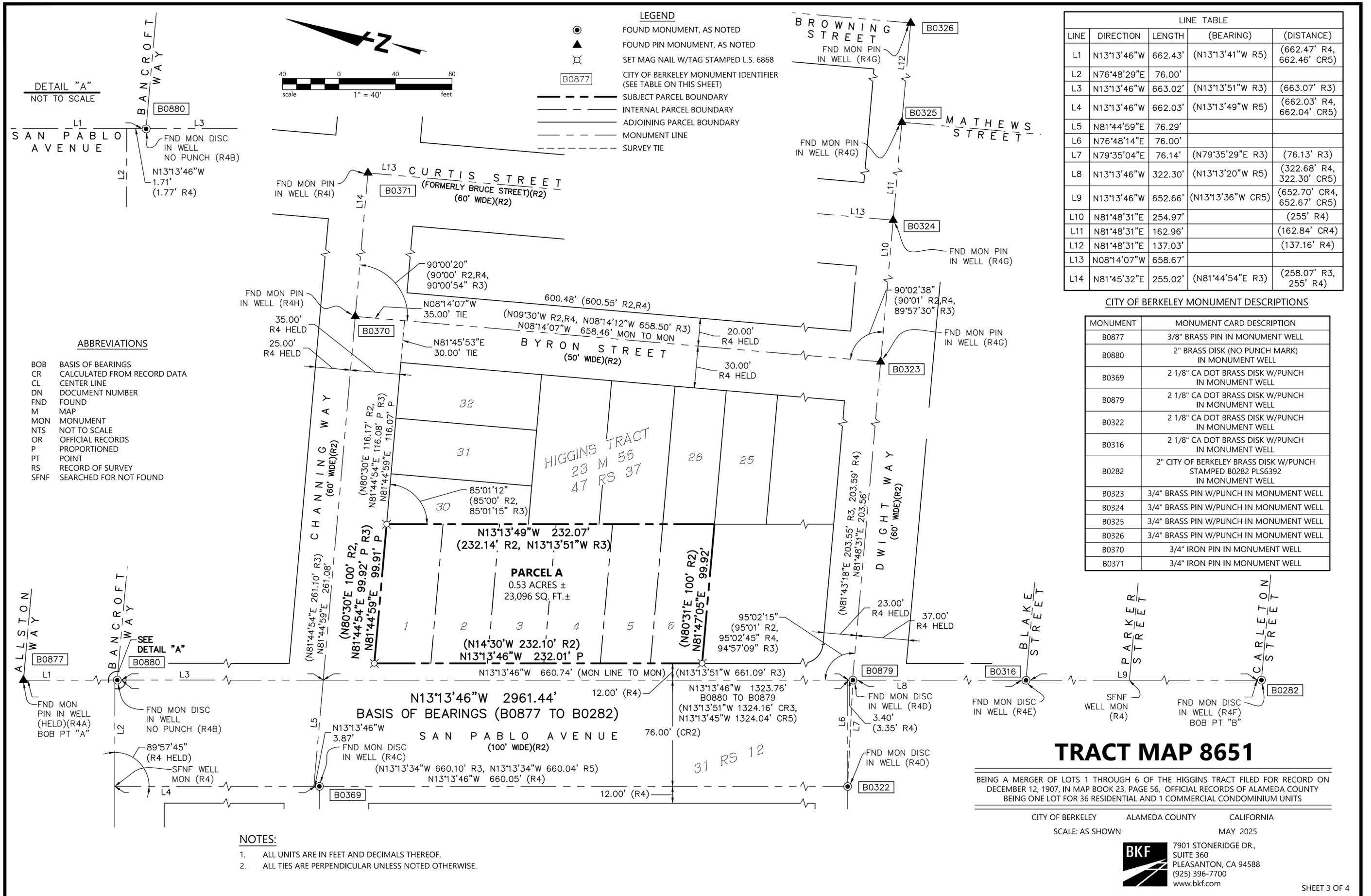
1. IN GENERAL, COORDINATES AND TIES TO CSRN STATIONS SHOULD NOT BE USED AS A PRIMARY BASIS FOR SUBSEQUENT BOUNDARY RETRACEMENT. COORDINATES AND TIES ARE PROVIDED TO COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA PUBLIC RESOURCE CODE AND PROFESSIONAL LAND SURVEYOR'S ACT.
2. DATE OF FIELD SURVEY: OCTOBER 2021.
3. ALL UNITS ARE IN FEET AND DECIMALS THEREOF.
4. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

**TRACT MAP 8651**

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CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA  
SCALE: NONE MAY 2025

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# TRACT MAP 8651

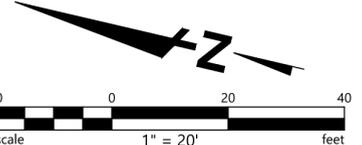
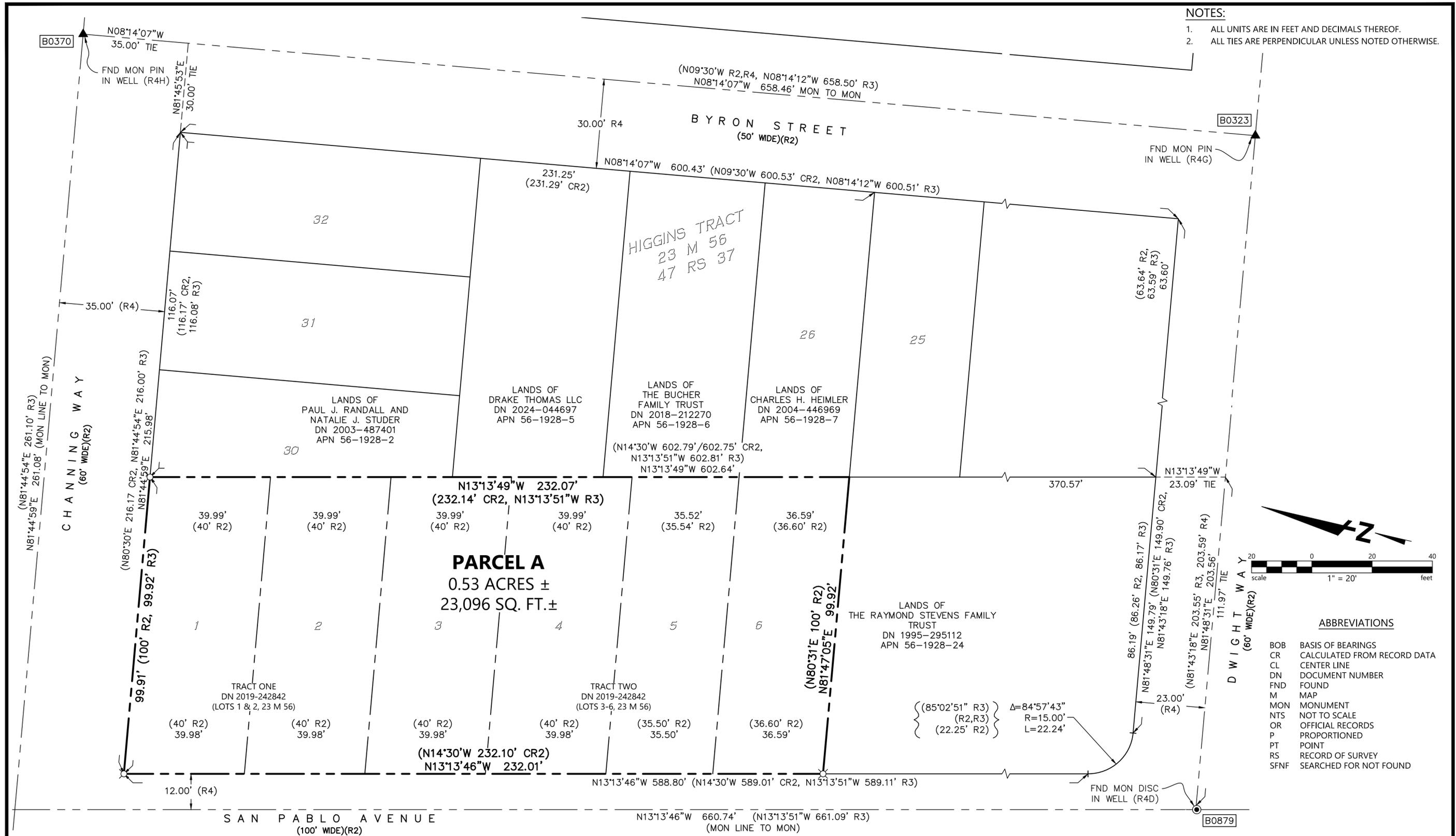
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CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA  
SCALE: AS SHOWN MAY 2025

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NOTES:

1. ALL UNITS ARE IN FEET AND DECIMALS THEREOF.
2. ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.



ABBREVIATIONS

BOB	BASIS OF BEARINGS
CR	CALCULATED FROM RECORD DATA
CL	CENTER LINE
DN	DOCUMENT NUMBER
FND	FOUND
M	MAP
MON	MONUMENT
NTS	NOT TO SCALE
OR	OFFICIAL RECORDS
P	PROPORTIONED
PT	POINT
RS	RECORD OF SURVEY
SFNF	SEARCHED FOR NOT FOUND

RESOLUTION NOTES:

1. MONUMENT LINES ALONG SAN PABLO AVENUE (BASIS OF BEARINGS), CHANNING WAY, BYRON STREET AND DWIGHT WAY ESTABLISHED BY RECOVERY OF CITY OF BERKELEY MONUMENTS (R4) (SEE SHEET 2).
2. BLOCK BOUNDARIES ESTABLISHED BY CITY OF BERKELEY RECORD OFFSETS (R4) OF ESTABLISHED MONUMENT LINES.
3. RECORD PARCELS PROPORTIONED BASED ON RATIO OF MEASURED BOUNDARY OF BLOCK TO ORIGINAL RECORD MEASURES (R2).

LEGEND

	FOUND MONUMENT, AS NOTED		SUBJECT PARCEL BOUNDARY
	FOUND PIN MONUMENT, AS NOTED		INTERNAL PARCEL BOUNDARY
	SET MAG NAIL W/TAG STAMPED L.S. 6868		ADJOINING PARCEL BOUNDARY
	CITY OF BERKELEY MONUMENT IDENTIFIER (SEE SHEET 3 FOR DESCRIPTIONS)		MONUMENT LINE
			SURVEY TIE

TRACT MAP 8651

CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA  
SCALE: AS SHOWN MAY 2025

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