

Item 9:



Tentative Tract Map #8626

2023-2025 Kala Bagai

(formally known as 2023-2025 Shattuck)

Planning Commission
January 19, 2022

2023-2025 Kala Bagai Way



Overview

- Background
 - What is a tentative tract map (TTM) project?
 - Planning Commission's Role
 - Entitled Project
- Tentative Tract Map Project
- Recommendation

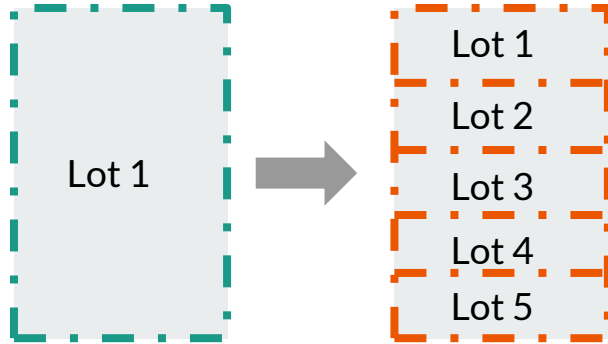
Background



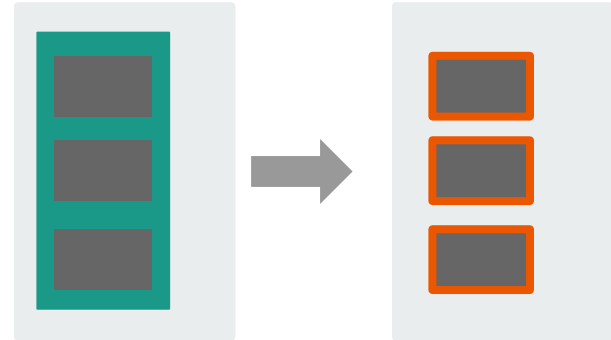
2023-2025 Kala Bagai Way

Background: **What is a tentative tract map?**

- Subdivision of a lot into more smaller lots



- Subdivision that allows for individual ownership rights per unit



2023-2025 Kala Bagai Way

Background: **TTM Process - Planning Commission's Role**



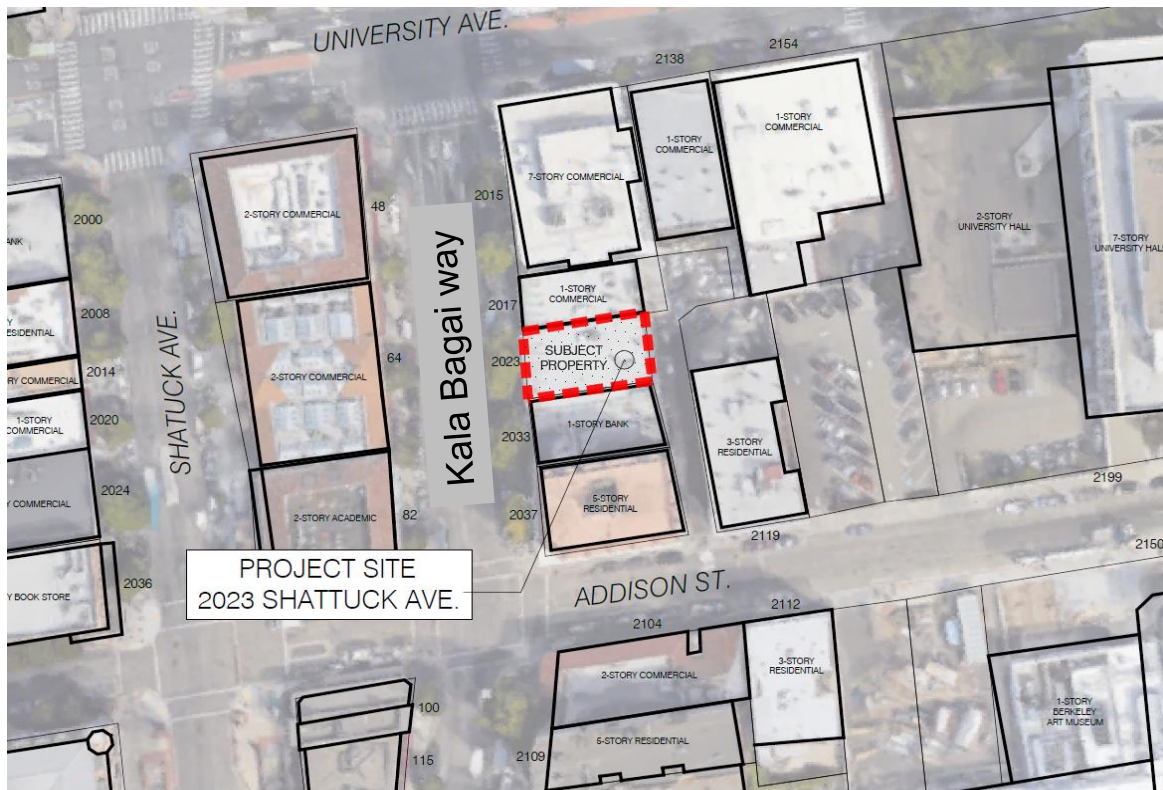
2023-2025 Kala Bagai Way

Background: **Planning Commission's Role**

- **Review** Tentative Tract Map project
- **Recommendation to City Council** to conditionally approve of Tentative Tract Map **or** make the following **findings for denial** (BMC 21.16.047 PC Action):
 - Proposed map not consistent with applicable general and specific plans
 - Design or improvement of subdivision not consistent
 - Site not physically suitable for proposed development
 - Design of subdivision are likely to cause environmental damage
 - Design of subdivision is likely to cause public health problems
 - Conflicts with public access easements
 - Design of subdivision does not provide, to extent feasible, for future natural temperature regulation

2023-2025 Kala Bagai Way

Background: **Entitled Development - Use Permit #ZP2019-0041**



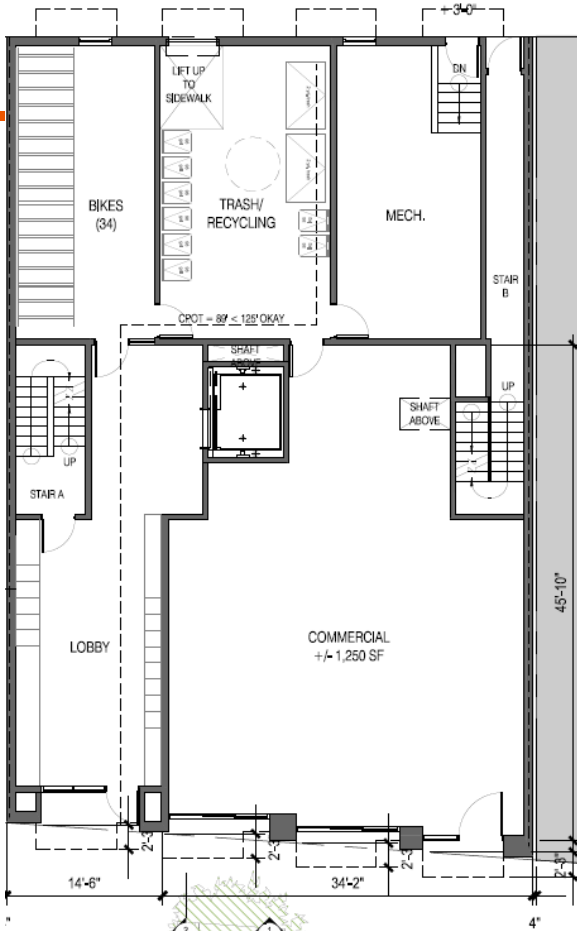
- Approved by ZAB on June 6, 2020
- Utilized State Dentistry Bonus Law
- 1 parcel
- 48 dwelling units (studios) and 1 commercial unit (1,250 sq ft in area)
- 4 units for Very Low Income households
- Rooftop usable open space
- Ground floor lobby
- Secure storage for 34 bicycles

Tentative Tract Map #8626

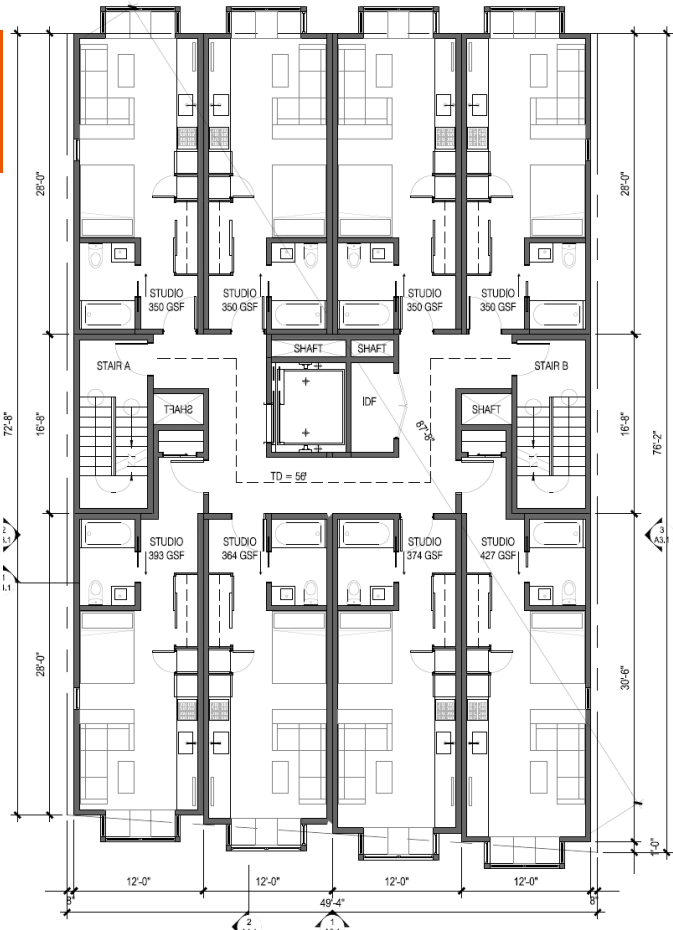


Tentative Tract Map: 2023-2025 Kala Bagai Way

Ground Floor



Floors 2-7



2023-2025 Kala Bagai Way

Inclusionary Units and AHMF Calculations

Description	Number of Units	Notes
Units in Project	Base units for Density Bonus: 35 Total number of units: 48	Per Use Permit #ZP2019-0041
Inclusionary Units required per BMC Chapter 22.20	9.6 (20% of total units)	Other options: <ul style="list-style-type: none">• 9.6 x Fee; or• 9 units + (0.6 x Fee)
Below Market Rate units per Density Bonus Law	4 VLI (11% of base units)	Per Government Code 65915
Proportional Discount per BMC Section 22.20.065(D)	For remaining 5.6 required	$[A \times \text{Fee}] - [(B+C)/(A \times 20\%) \times (A \times \text{Fee})]$

2023-2025 Kala Bagai Way

TTM: Findings For Denial (BMC 21.16.047 PC Action)



- A. That the proposed map is not consistent with applicable general and specific plans.
- B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- C. That the site is not physically suitable for the proposed density of development.
- D. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- E. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.
- F. That conflicts with public access easements exist, in accordance with Section 66474(g) of the Subdivision Map Act.
- G. That the design of the subdivision does not provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Recommendation

Staff recommends that the Planning Commission

- Hold a public hearing
- Take public testimony
- Recommend that City Council approve - Tentative Tract Map #8626: 2023-2025 Kala Bagai Way

