



Tentative Tract Map #8639

3000 San Pablo Avenue

Planning Commission:

May 3, 2023

Staff: Brian Garvey

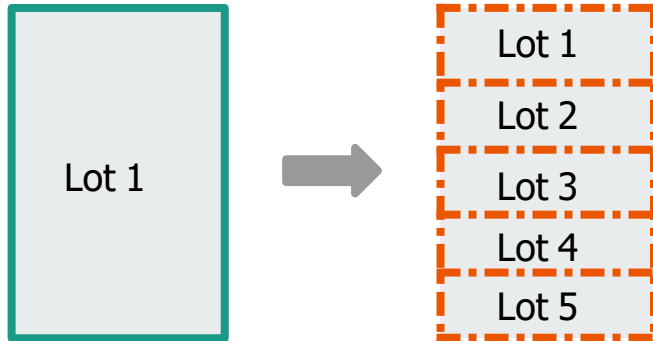
Overview



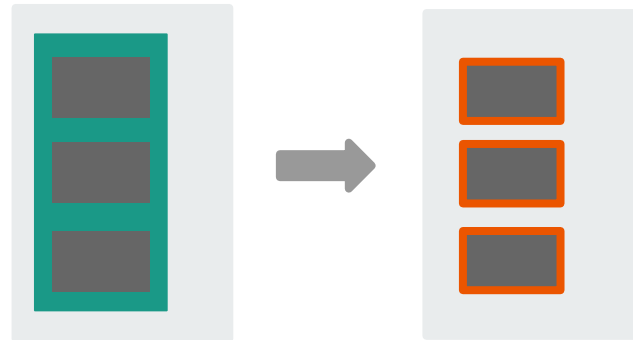
- Background
 - What is a Tentative Tract Map (TTM) project?
 - Planning Commission's Role
- Tentative Tract Map Project
- Recommendation

What is a Tentative Tract Map?

- Subdivision of a lot into five or greater parcels



- Subdivision that allows for individual ownership rights per unit



TTM Process - Planning Commission



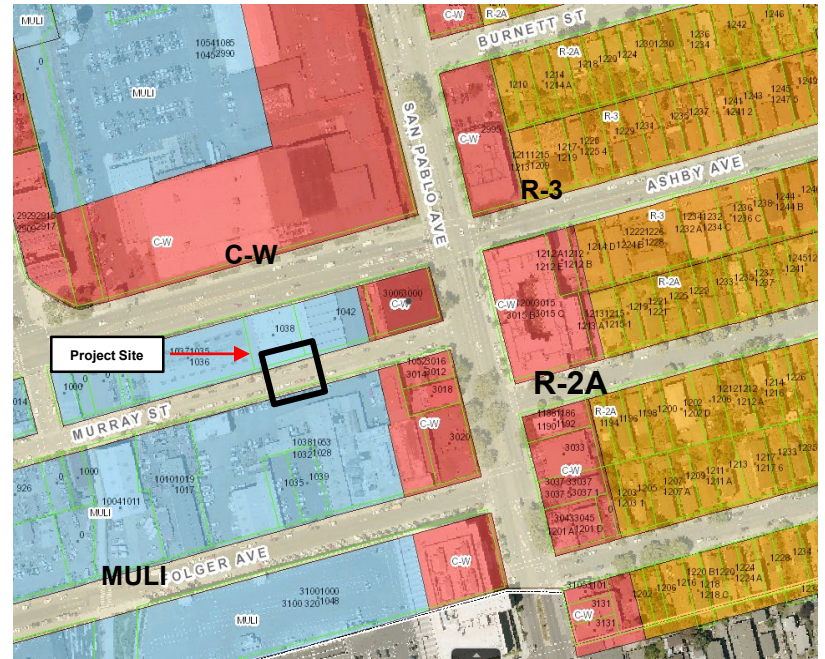
Background: Planning Commission's Role

- **The Planning Commission shall deny approval of the tentative map if it makes any of the following findings:(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 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.

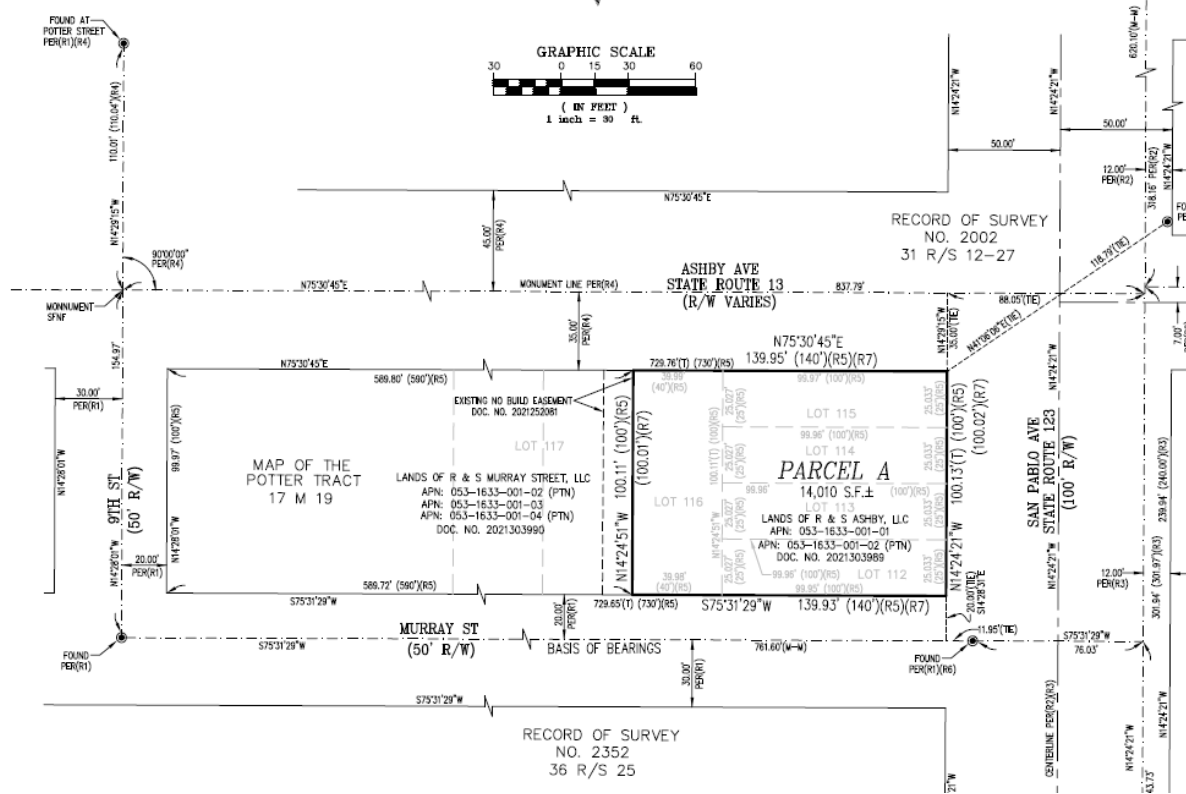
3000 San Pablo Avenue - Approved Project

Use Permit ZP #2019-0155

- Approved by ZAB on July 9, 2020
- Utilized State Density Bonus Law
- 1 parcel
- 78 dwelling units (7 Very Low Income units), 1 commercial space (1,248 square feet in area)
- 2,320 square feet of usable open space
- Secure storage for 38 bicycles
- Parking for 43 vehicles



Tentative Tract Map: 3000 San Pablo Avenue



Tentative Tract Map #8626



Consistent with Use Permit #ZP2019-0155 Conditions of Approval including inclusionary units and state density bonus.

Staff Recommendation



Staff recommends that the Planning Commission

- Hold a public hearing
- Take public testimony
- Recommend that City Council approve - Tentative Tract Map #8639: 3000 San Pablo Avenue.

End of Presentation

