


Item 9:



Tentative Tract Map #8621 **1169-1173 Hearst**

Planning Commission
December 1, 2021



Overview

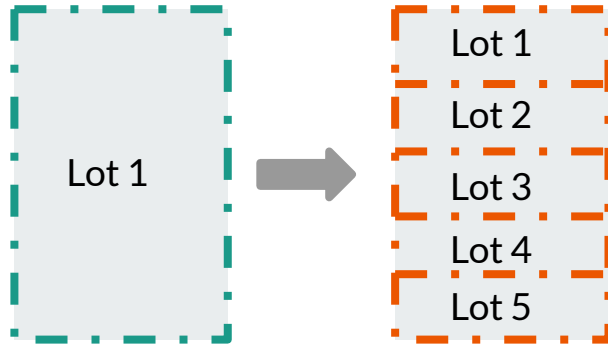
- Background
 - What is a tentative tract map (TTM) project?
 - Planning Commission's Role
 - Entitled Project
- Tentative Tract Map Project
- Recommendation



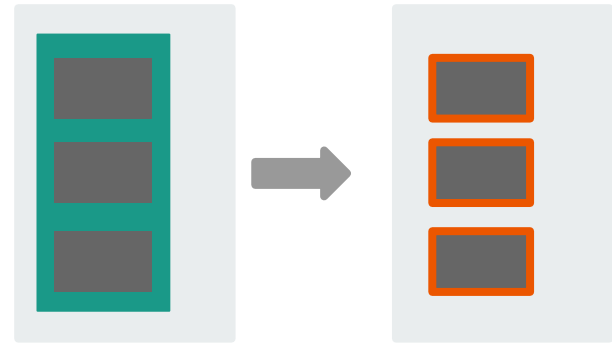
Background

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

- Subdivision of a lot into more smaller lots



- Subdivision that allows for individual ownership rights per unit





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



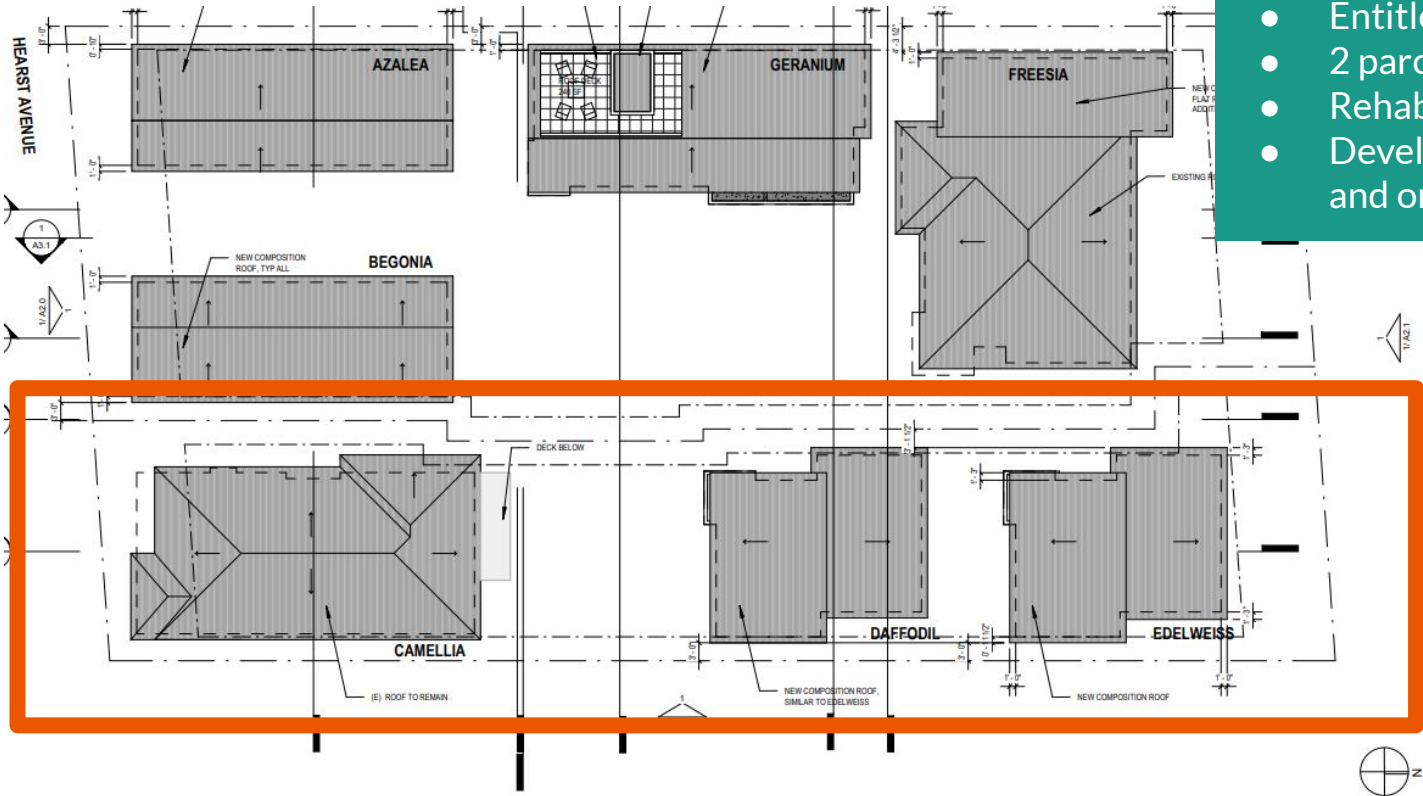


Background: **Planning Commission's Role**

- **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

Background: Entitled Development 1161-1173 Hearst

- Entitled June 9, 2021
- 2 parcels
- Rehab of 7 dwelling units
- Development of 3 duplexes and one single family dwelling



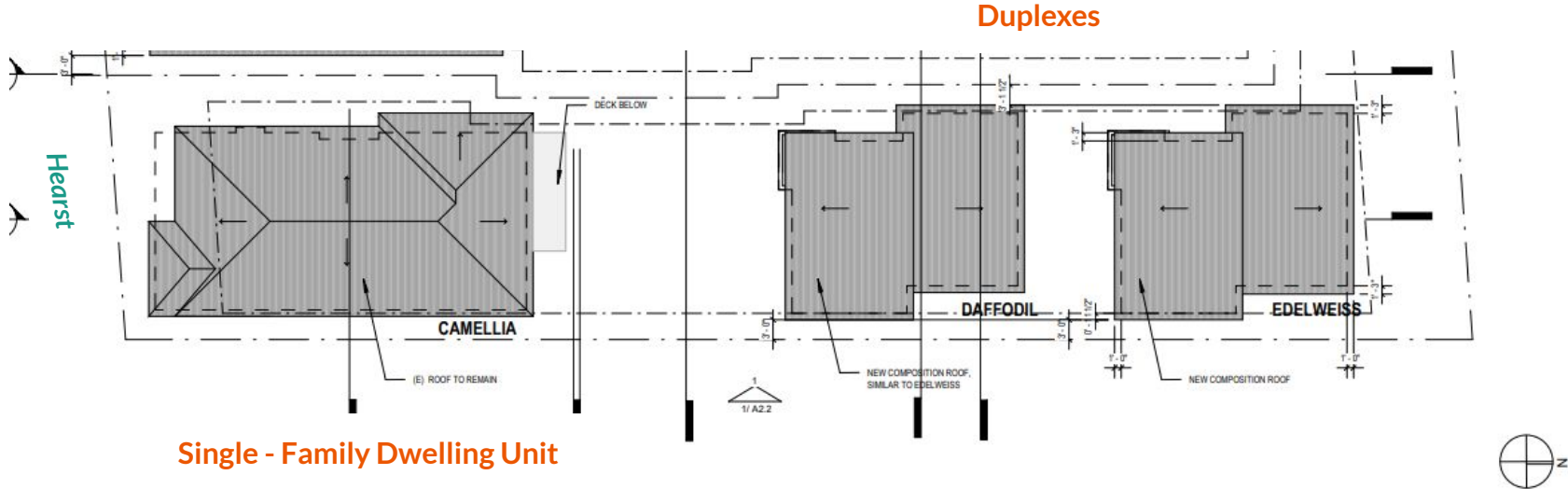
**Tentative Tract Map
1169-1173**



Tentative Tract Map

Tentative Tract Map: 1169 - 1173 Hearst - Separate Ownership

- 1 parcel
- 1 single-family dwelling unit
- 2 duplexes



Single - Family Dwelling Unit

Duplexes



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 #8621: 1169-1173 Hearst