

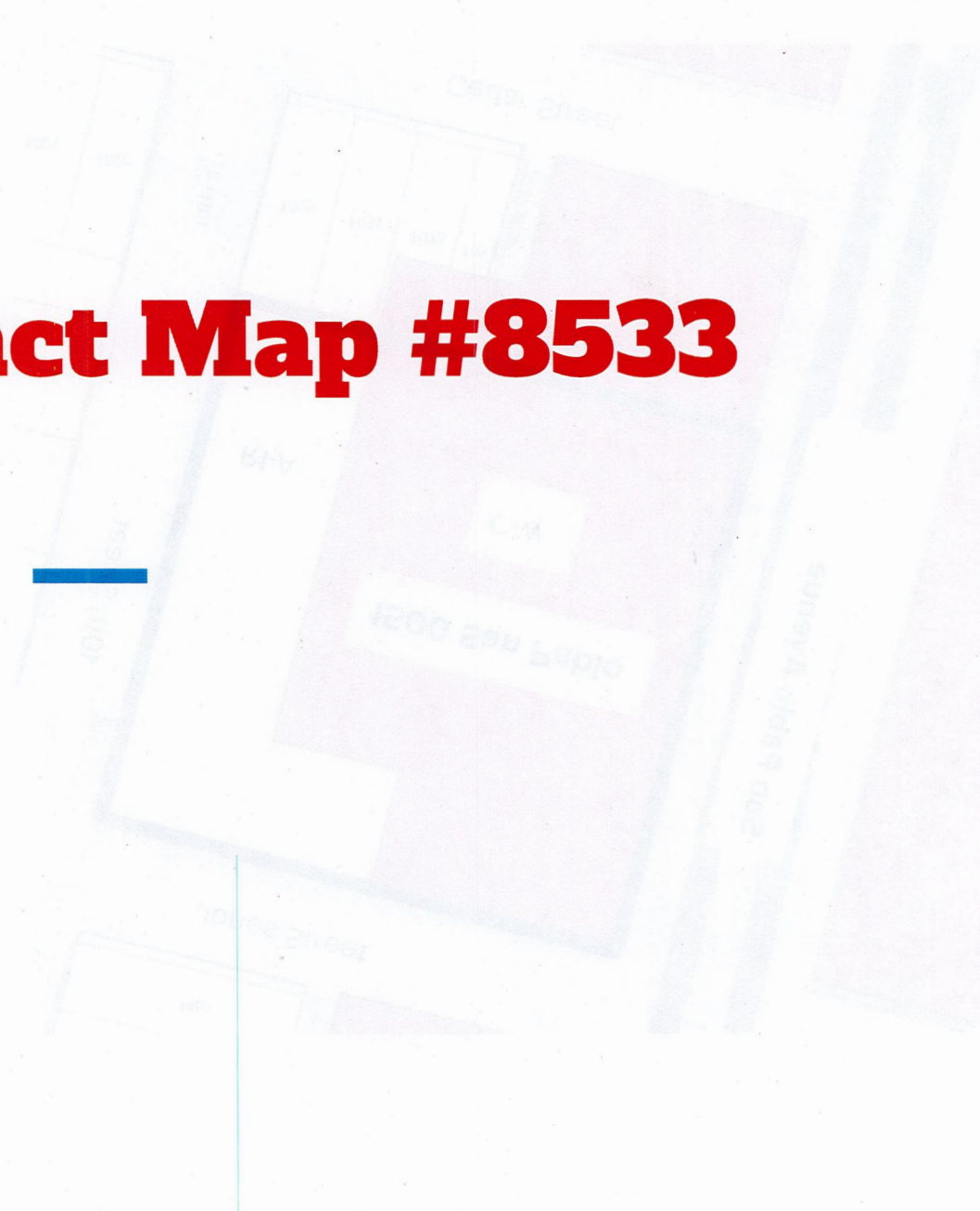
Item #10

Tentative Tract Map #8533

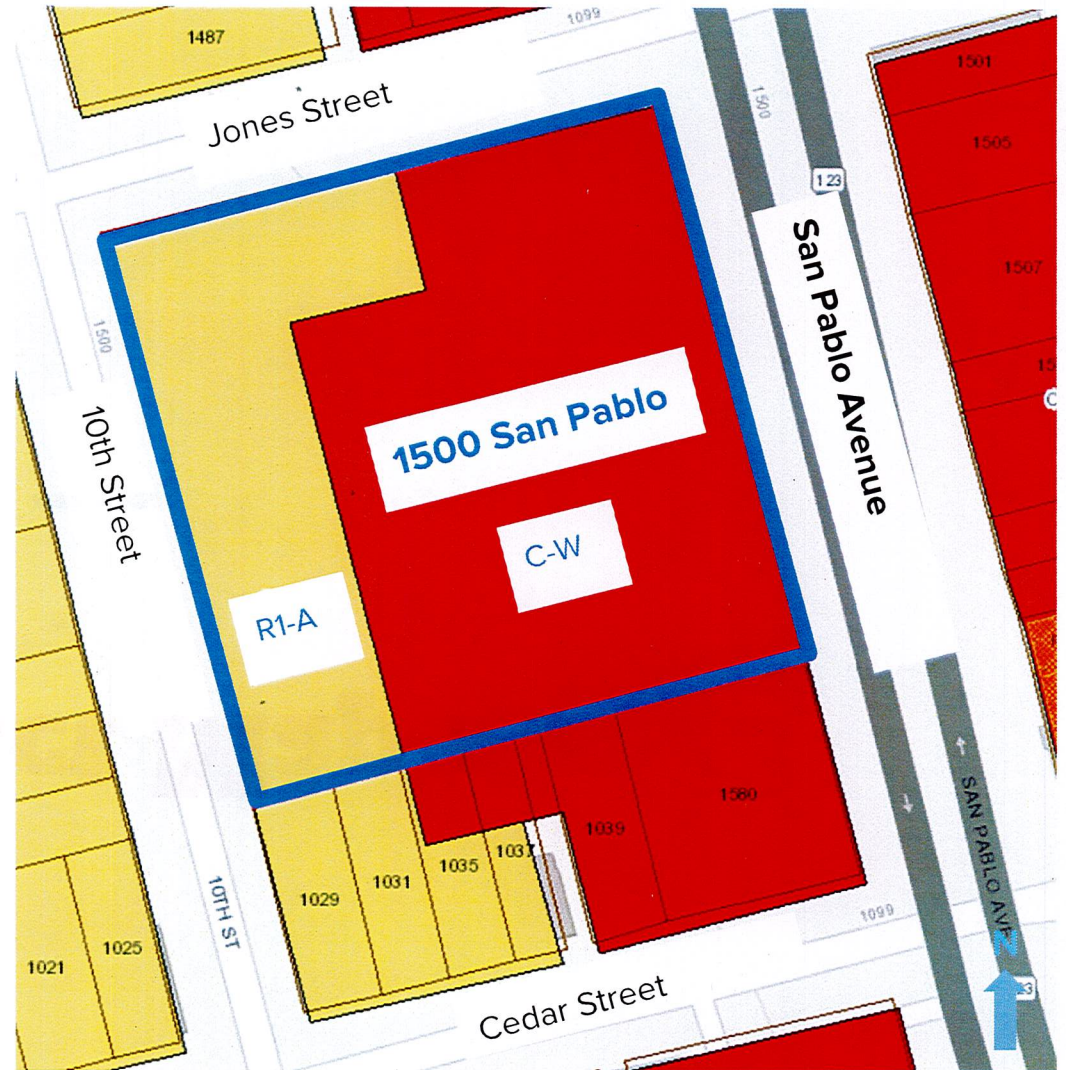
1500 San Pablo

Planning Commission

January 15, 2019



Entitled Project:
Location
+ Zoning

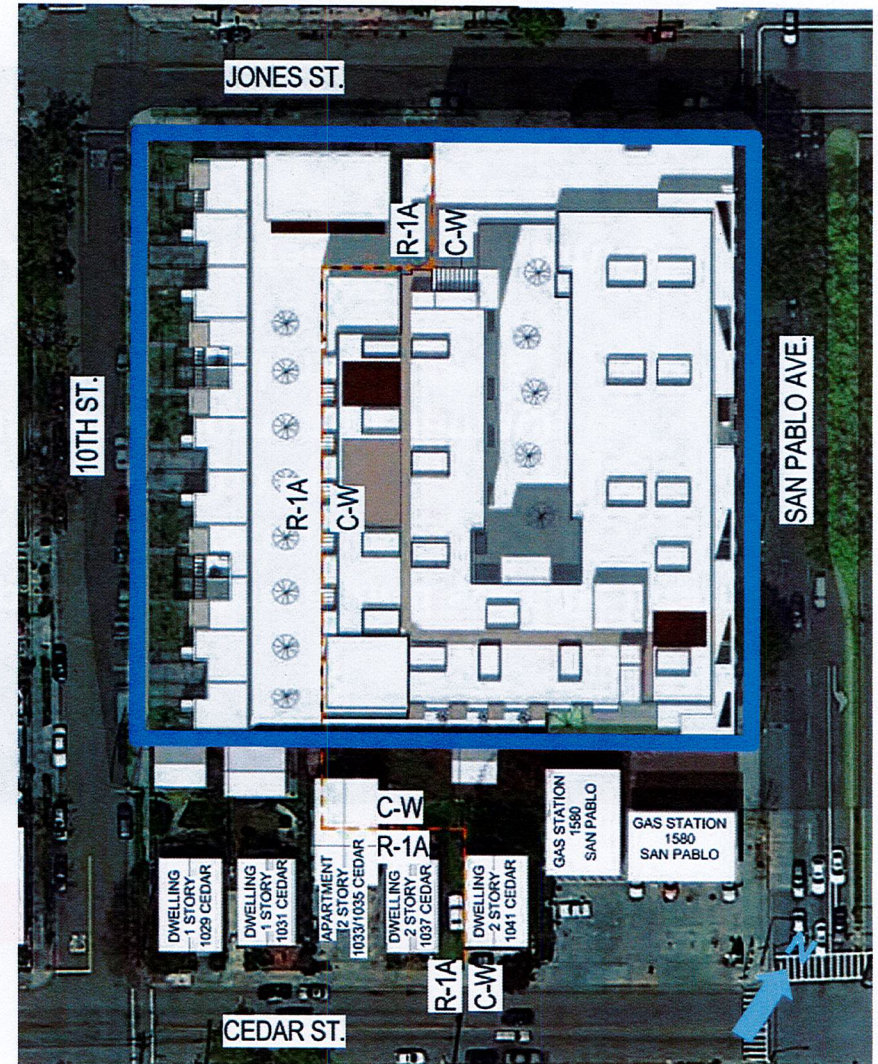


Entitled Project: **Program Specifics**

- 5-story Mixed Use Development
- C-W: **159** Residential Units + **5** Commercial Units
- R-1A: **11** Townhome Units

Affordable Units

16 Very-Low Income Units



Planning Commission Role

Findings For Denial

- A. Proposed map not consistent with applicable general and specific plans**
- B. Design or improvement of subdivision not consistent**
- C. Site not physically suitable for proposed development**
- D. Design of subdivision are likely to cause environmental damage**
- E. Design of subdivision is likely to cause public health problems**
- F. Conflicts with public access easements**
- G. Design of subdivision does not provide, to extent feasible, for future natural temperature regulation**

Staff Recommends that PC

- **Hold** a public hearing
- **Approve** the tentative tract map for 1500 San Pablo, subject to the DRAFT findings and conditions (Attachment 1/ Attachment 1 Exhibit A)
- **Recommend** that the City Council certify Tentative Tract Map #8533

Draft Conditions of Approval

1. Final Map shall be submitted for certification and shall be recorded
2. Affordable Housing Agreement shall be entered into with City's Housing Department prior to approval of Final Map
1. *Standard Conditions of Approval 1994* (Exhibit 1) shall be satisfied prior to approval of Final Map
2. Copy of Conditions, Covenants, and Restrictions shall be filed prior to approval of Final Map

Thank you!