

Tentative Tract Map #8717 805 Jones Street



Branka Tatarevic, Associate Planner

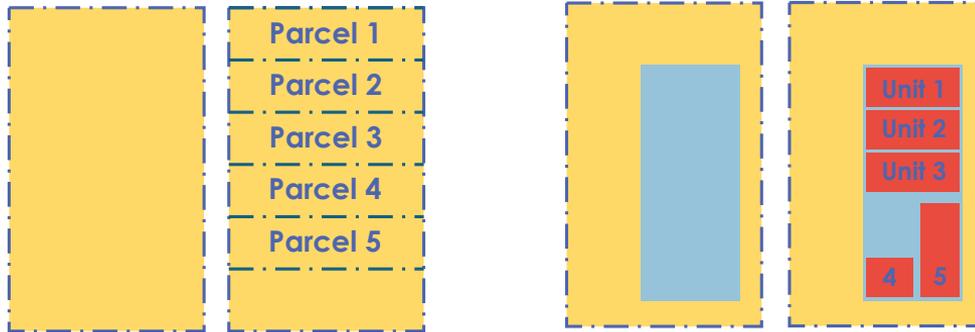
Agenda

- I. Tentative Tract Map Project Defined
- II. Planning Commission Role
- III. 805 Jones Project Overview
- IV. Staff Recommendation

Internal

Item 12- Presentation
Planning Commission
December 4, 2024

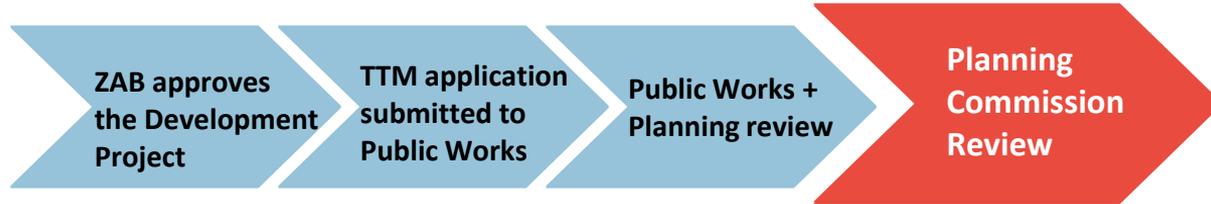
What is a Tentative Tract Map (TTM)?



- TTM is required for any project that divides land into 5 or more parcels.
- 805 Jones converts the sole ownership into six new residential units and one commercial unit

TTM Review - Planning Commission Role

- 805 Jones creates “New Condominiums”



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805 Jones – Approved Project

ZAB approved the Use Permit #ZP2022-0162 on October 26, 2023



Development:

- Three two-story duplexes for a total of six units (5,510 square feet) with a height of 26 feet
- 455 square foot second story (22 feet) addition to the existing 1,750 square foot commercial building
- 1,470 square feet of Open Space

Internal

(BMC 21.16.047) PC Action

A., B., C., E., and G. General and Specific Plans, and ZO consistency + non detriment **(ZAB)**

D. Environmental Review **(CEQA)**

F. Public access easements **(PW)**

Internal

(BMC 21.16.047) PC Action

AND

(BMC 21.16.048) Approval of condos in new buildings

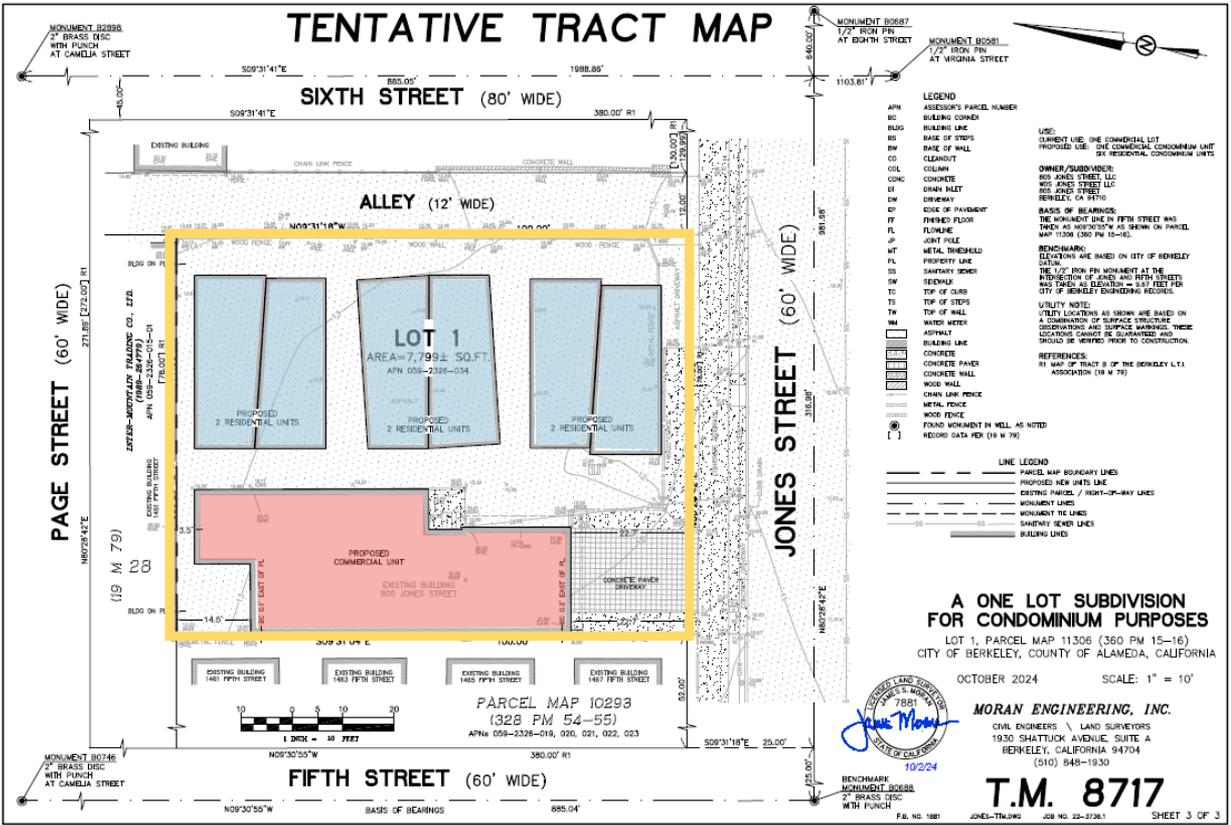
A., B., C., E., and G. General and Specific Plans, and ZO consistency + non detriment **(ZAB)**

D. Environmental Review **(CEQA)**

F. Public access easements **(PW)**

1. Units are to be constructed
2. Use permit application disclosed the intent to create condominiums
3. Use Permit approved
4. ZAB made all the findings for PC Action

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Staff Recommendation

- Hold a Public Hearing to approve Tentative Map #8717, pursuant to Berkeley Municipal Code (BMC) Section 21.16.047, subject to the attached Findings and Conditions and consistent with Berkeley's Tentative Maps Ordinance, the Subdivision Map Act, and the Berkeley General Plan.

Internal

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Thank you!

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