



CITY OF OAKLAND

TENTATIVE PARCEL MAP & TENTATIVE TRACT MAP

FINDINGS FOR APPROVAL

Tentative Parcel Maps are required for subdivisions (land divisions) that create a total of up to four new lots (parcels). Tentative Tract Maps are required for subdivisions that create a total of five or more new lots. Newly created lots must meet the City's Lot Design Standards, and must also be shown to be capable of supporting the type and density of development that is permitted by the applicable zoning regulations for the zone that the property is located within. Tentative Parcel Map or Tentative Tract Map approval can only be granted if all of the following findings can be made.

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

Lot Design Standards (Section 16.24.040 O.M.C.):

1. No lot shall be created without frontage on a public street, as defined by Section 16.04.030, except:
 - a. Lots created in conjunction with approved private access easements;
 - b. A single lot with frontage on a public street by means of a vehicular access corridor provided that in all cases the corridor shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length. Provided further, the corridor shall be a portion of the lot it serves, except that its area (square footage) shall not be included in computing the minimum lot area requirements of the zoning district:

2. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography:

3. All applicable requirements of the zoning regulations shall be met:

4. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except:
- a. Where the area is still considered acreage;
 - b. Where a deliberate change in the character of the area has been initiated by the adoption of a specific plan, a change in zone, a development control map, or a planned unit development:

5. Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.

Tentative Map Findings (Section 16.08.030 O.M.C. & California Government Code §66474):

6. The proposed map is consistent with applicable general and specific plans as specified in the State Government Code Section 65451:

7. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans:

8. The site is physically suitable for the type of development:

9. The site is physically suitable for the proposed density of development:

10. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:

11. The design of the subdivision or type of improvements is not likely to cause serious public health problems:

12. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. (This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction):

13. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision:

14. That the design of the subdivision, if located in a designated water reuse area pursuant to Section 13550 of the Water Code does not provide for the use of recycled water pursuant to Government Code Sections 65601—65607, water reuse notwithstanding that recycled water has been determined to be available pursuant to Section 13550 of the Water Code and no finding has been made that there is an alternative higher or better use for the recycled water, its use is not economically justified for the project, and its use is not financially and technically feasible for the project.