1729 8TH ST BERKELEY, CA



Residential Development Opportunity

JAMES HUANG
510.381.8950

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1729 8TH ST BERKELEY, CA

Executive Summary

1729 8th St in Berkeley, CA presents a compelling infill development opportunity in one of the Bay Area's most supply-constrained and high-demand housing markets. This 6,500 sq. ft. flat lot with utilities on-site is within close proximity to transit, retail corridors, and major employment hubs - and of course UC Berkeley - making the site ideally positioned to capitalize on sustained for-sale and rental housing demand driven by students, faculty, and professionals. The property's zoning and lot configuration support the development of approximately 6–10 residential units, with a strategy focused on townhomes or condominiums to maximize both density and exit flexibility.

The proposed development aims to deliver modern housing tailored to the needs of the local market,with a sophisticated and thoughtful design supported by Berkeley's best architect professors, where limited inventory and strong demographic trends continue to push both rents and sales prices upward. Berkeley's pro-housing legislative momentum and ongoing housing shortage further enhance the long-term value proposition, reducing entitlement risk relative to historical norms and supporting accelerated project timelines.

This investment opportunity is structured to allow equity partners to participate in a well-located, thoughtfully planned residential development with strong upside potential. Capital raised will be deployed toward acquisition, entitlements, construction, and stabilization or sale of the completed units. With experienced sponsorship, a clear development plan, and favorable market fundamentals, 1729 8th St offers investors the opportunity to benefit from both current demand dynamics and long-term appreciation in one of Northern California's most resilient real estate markets.

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EXECUTIVE SUMMARY

1729 8th St in Berkeley, CA presents a compelling infill development opportunity in one of the Bay Area's most supply-constrained and high-demand housing markets. Located just minutes from UC Berkeley and within close proximity to transit, retail corridors, and major employment hubs, the site is ideally positioned to capitalize on sustained rental and for-sale housing demand driven by students, faculty, and young professionals. The property's zoning and lot configuration support the development of approximately 6–10 residential units, with a strategy focused on townhomes or condominiums to maximize both density and exit flexibility.

The proposed development aims to deliver modern, high-quality housing tailored to the needs of the local market, where limited inventory and strong demographic trends continue to push both rents and sales prices upward. By targeting an efficient unit mix and thoughtful design, the project seeks to achieve attractive price points while maintaining strong margins. Berkeley's pro-housing legislative momentum and ongoing housing shortage further enhance the long-term value proposition, reducing entitlement risk relative to historical norms and supporting accelerated project timelines.

This investment opportunity is structured to allow equity partners to participate in a well-located, thoughtfully planned residential development with strong upside potential. Capital raised will be deployed toward acquisition, entitlements, construction, and stabilization or sale of the completed units. With experienced sponsorship, a clear development plan, and favorable market fundamentals, 1729 8th St offers investors the opportunity to benefit from both current demand dynamics and long-term appreciation in one of Northern California's most resilient real estate markets.

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PROPOSAL

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PROPERTY DETAILS

Property Radar details
Satellite view w/ lot outline
Street & Listing views/photos

- Property Type: Residential Lot / Land
- List Price: $599,000
- Lot Size: ~6,500 sq ft (≈0.15 acres)
- Zoning: R-1 / Residential

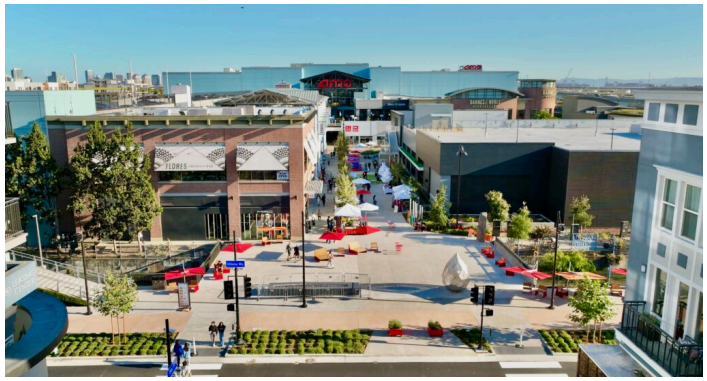
DEVELOPMENT / USE POTENTIAL

- Cleared lot – ready to build
- Previously had:
    - 4 bed / 2 bath home (~1,755 sq ft)
- Use flexibility:
    - Single-family
    - Multi-family potential
    - ADU opportunity (income upside)

INVESTMENT HIGHLIGHTS

- Flat, buildable parcel (lower construction complexity)
- Rare infill lot in Berkeley (high barrier-to-entry market)
- Across from park (Kenny Park) → strong lifestyle appeal
- Utilities available:
    - Public sewer
    - Public water

WEST BERKELEY NEIGHBORHOOD



Shopping & Convenience

The property is just minutes from the popular Fourth Street Shops, known for its mix of boutique retail, cafes, and top dining. Nearby centers like Bay Street Emeryville and East Bay Bridge Center provide convenient access to major retailers, grocery, and entertainment, creating a well-rounded, amenity-rich location.

Getting Around

The property offers excellent connectivity with a Walk Score of ~93 and Bike Score of ~97, making daily errands easily accessible on foot or by bike. Nearby North Berkeley, Ashby, and Downtown Berkeley BART stations provide convenient transit options to Oakland and San Francisco, while close access to I-80 and I-580 allows for efficient commuting throughout the East Bay, including Walnut Creek.



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Outdoors

Surrounded by outdoor amenities, the property is just minutes from local parks, the Bay Trail, and the Berkeley Marina. Residents can enjoy easy access to waterfront paths, open green space, and scenic trails ideal for walking, running, and biking, offering a strong blend of urban living and outdoor recreation.

This ideal lifestyle location is in close proximity to major employers, UC Berkeley, daily conveniences, outdoors and exercise, and easy walking, biking, public transit, and freeways entrances to get around.

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SB-684 & Middle Housing Zoning

Entitlement risk is one of the largest risks in residential development. Fortunately, this development is eligible to take advantage of both City and State housing ordinances allowing for streamlined approval and development of residential construction. These changes position the site within a newly permissive zoning framework specifically designed to encourage infill housing in transit-rich, high-demand neighborhoods like West Berkeley. When combined with SB 684's small-lot subdivision provisions, the project benefits from both local and state-level streamlining, allowing for an efficient path to develop and potentially sell 6–10 residential units in a supply-constrained market.

Feature	Middle Housing (Local)	SB 684 (State)
Allows density	Yes	Yes
Ministerial approval	Yes	Yes
Subdivision (for-sale units)	Limited	Yes
CEQA streamlining	Partial	Strong
Max units	~8 baseline	Up to 10

Middle Housing and SB 684 are complementary tools that make small infill development both feasible and efficient. Middle Housing is Berkeley's local zoning reform that allows multi-unit housing by right on formerly single-family lots, while SB 684 is a state law that streamlines approvals and enables small-lot subdivision for up to 10 units. Together, they allow developers to build and exit projects faster, with less entitlement risk and more flexibility.

SB-684

SB 684 provides a streamlined, ministerial pathway for small-scale housing projects of up to 10 units, removing many of the traditional entitlement risks. Projects are evaluated against objective standards only , eliminating discretionary approvals, public hearings, and most CEQA delays. The law allows subdivision into condominiums or fee-simple lots , with a minimum lot size of 600 sq ft per unit , provided the overall site meets baseline requirements for access, utilities, and local zoning standards. This creates a clear, predictable framework where compliant projects must be approved within a defined timeline.

Importantly, SB 684 limits local jurisdictions from imposing restrictions that would block qualifying developments, ensuring cities cannot use subjective criteria or excessive conditions to deny projects. The California Department of Housing and Community Development (HCD) provides oversight and enforcement, holding cities accountable to state housing mandates. This combination of objective standards, flexible ownership structures, and state-level backing significantly reduces entitlement uncertainty and enhances execution confidence for developers and investors.

Middle Housing

Berkeley's adoption of the Middle Housing Zoning Amendments on July 8, 2025 represents a structural shift in local land use policy, effectively eliminating single-family-only zoning across most of the city and permitting small-scale multifamily housing by right. This was at least partially incentivized by the State’s requirements for more housing, set through RHNA mandates for each city to and county to have more housing produced. The Middle Housing ordinance allows for duplexes, triplexes, townhomes, and small apartment buildings—typically up to three stories and approximately eight units on standard lots—while establishing clear, objective development standards governing height, setbacks, density, and lot coverage.

Crucially, projects that comply with these standards may be approved ministerially through a Zoning Certificate, eliminating the need for discretionary approvals, public hearings, and subjective design review. This significantly reduces entitlement risk and compresses project timelines, enabling developers to move more predictably from acquisition through construction.

SALES COMPS

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SIMILAR PROJECTS IN BERKELEY

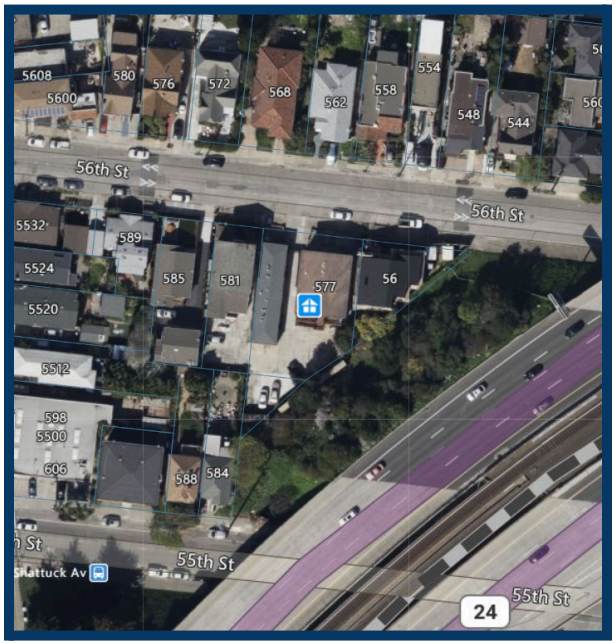
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INVESTOR COMMUNICATION

- Monthly email updates
- Monthly zoom call for updates & questions
-

Objective

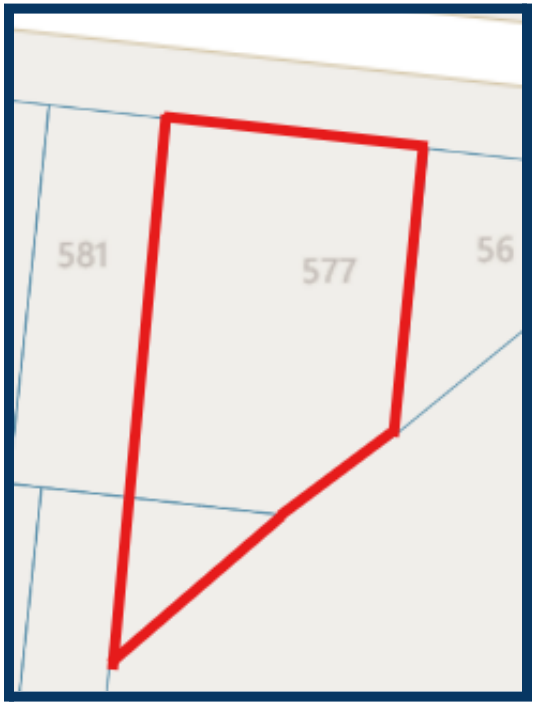
Maximize the value of the property by performing a lot line adjustment (or lot split if necessary), to separate the two different buildings onto their own lots. The resulting lots with a fourplex and duplex, respectively, to be sold separately, will increase the marketability of the property by significantly expanding the potential buyer pool. No physical changes to the property, buildings, parking, nor open space are proposed. The proposal is purely an administrative adjustment of the lot line.





The subject property currently consists of 2 lots. The first lot is a trapezoidal-shaped double-wide lot that comprises nearly all of the total property (577 56th St, APN 014-1222-**029**-02). This lot contains two buildings with 2 and 4 units, respectively. The second lot (APN 014-1222-**030**-02) is a small, triangular lot containing parking spots at the back of the subject property. A shared driveway divides the two buildings, which also provides access to an unrelated adjacent residential lot (581), recorded by an easement on the subject lot.

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On the eastern side of the driveway is a 2-story fourplex with a nearly-square footprint, with pedestrian gate access to the eastern side of the building and parking in back. The western side of the driveway contains an elongated rectangular single-story duplex. Each existing building has completely independent utilities.

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Split Buildings into Two Lots

Splitting the existing lot (with 6 multifamily units among two buildings) into two separate lots with a fourplex and duplex, respectively, is likely to increase the value of the property and provide a wider buyer pool. This would provide for a more timely sale at a more reliable price, without restricting the existing buyer pool.

Expand Potential Buyer Pool

The most obvious expansion of potential buyers comes from changing the property from a 5+ unit multifamily property to a 1-4 unit property that has readily available 30-yr fixed rate financing with no prepayment penalties, including low-downpayment FHA, Agency, and private financing options for owner occupants and investors. However, I also believe this lot split would open the potential buyer pool even further, for 2-4 investors trading up to 5+, 5+ investors that can receive additional benefits, family planning, tax planning, and more.

Owner-Occupants

Owner-occupants are the first major group that will be pulled into the potential buyer pool for these buildings. Low-downpayment mortgage availability, 30-yr fixed rate financing, the economics of living costs in a duplex or fourplex

versus a single-family home, and more all make the property more appealing to owner-occupants. The relative benefit of an OMI for an owner-occupant in a fourplex, and especially a duplex, is proportionally higher than a (relatively rare) OMI for a 6-unit property.

5+ Unit Investor Benefits

What may not seem obvious at first are the benefits that can accrue to 5+ unit multifamily investors by buying the two resulting split lots, instead of the existing lot(s). The largest benefit is the ability to put each property on separate *30-yr fixed-rate loans with no prepayment penalties* through typical Fannie Mae or Freddie Mac guaranteed loans. While 5+ multifamily investors have been subjected to sometimes steep prepayment penalties, limited fixed terms, and shorter maturities like they would be subject to with the existing property, they can essentially finance the same property with better loan terms because of this administrative change.

Being able to sell the properties separately could also assist with tax planning and inheritance purposes, whether due to timing the disposal of different properties or passing different assets to various heirs.

2-4 Investors Trading up to 5+

There are many investors in 2-4 unit properties that struggle to make their first acquisition in the 5+ unit multifamily space. This is often because of actual or perceived financing requirements such as multifamily experience and the fear of shorter maturity, variable-rate loans with prepayment penalties. Splitting the lots with one building on each property would provide the perfect opportunity for a growing 2-4 unit investor to effectively acquire a 6-unit multifamily under 2-4 unit financing terms.

Multigenerational Living

Larger multi-generational families may want the opportunity to live nearby, but in separate units, and possibly separate buildings. They may plan to move in over the years and/or change the layouts in the future. This is becoming increasingly common as more people become senior citizens, and the cultural diversity of the SF Bay includes many households that tend to live with/near and/or take care of their parents or grandparents.

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Lot Split vs. Adjusting Lot Line

There are different (and slightly more arduous requirements) for a lot split than a lot line adjustment. While the initial approach seemed to require a lot split, that may not be required since part of the property already exists on two lots. While the second lot is essentially a small triangular “remainder lot” that currently only holds a few parking spots and some storage, without any existing residential units, it may be possible to move the existing lot line to put one building on each lot. This allows a Parcel Map Waiver instead of going through the typical Tentative Map process.

NEW EASEMENT

You will need to record a new easement for one property to access the driveway of the other property. The easiest way to do this would be to move the lot line so that the existing lot with buildings on it still owns the driveway. This way, the existing easement on the existing lot shared with the (subservient) neighbor should be able to be maintained, while adding an easement for the resulting fourplex lot.

The alternative would be adjusting the lot line so that the fourplex lot owns the driveway also. This complicates the matter because the existing small triangular parking lot in the back does not have an existing easement for the neighbor. So if that small triangular lot were to end up owning the driveway (along with the fourplex), the existing driveway easement for the neighbor would have to be transferred from the existing 577 lot to the newly-larger lot containing the fourplex.



Existing Property w/ 2 lots **Existing Lot Line in Green** **Adjusted Lot Line in Green**

The alternative would be combining the existing lots then performing a lot split - or to split the larger lot (with the more arduous requirements) and have three resulting lots.

I inquired with the Oakland Planning about performing a lot line adjustment rather than a lot split. This eliminates some steps and results in a “cleaner” result of 2 independent lots, without the small triangular “remainder lot.” It preliminarily appears that the lot line adjustment approach may be feasible, subject to certain requirements regarding lot splits between buildings, and possibly public notice.

Sequence of Events

1. Prepare Documentation
    a. Basic Application (required for all Planning submittals)

   b. CUP Findings for All Applications
   c. Additional CUP Findings for Subdivision Between Buildings
   d. CUP Private Easements
2. Hire Licensed Surveyor or Engineer to:
   a. complete, sign, and wet-stamp a Parcel Map Waiver Submittal compliant with all City of Oakland Requirements (to combine 2-4 existing legal parcels and/or adjust lot lines between 4 or fewer existing legal parcels as compliant with SMA §66412.6 and §66412)
      i. Parcel Map Waiver submittal requirements
   b. Prepare new easement(s) & deeds
   c. Basic Application, CUP & Additional Subdivision CUP submissions are accurate
   d. Resolve any issues with City/Planning regarding the Parcel Map Waiver Submittal and related requirements
3. Submit Parcel Map Waiver Submittal, Basic Application, CUP Findings for All Applications, & Additional CUP Findings for Subdivision Between Buildings
   a. Along with payment
4. Approval & Final Recording

Zoning Compliance

Oakland has a variety of requirements for lots with housing on them, from minimum street frontage, minimum setbacks, parking requirements, and more. Most of these criteria would already be in compliance with the proposed lot line adjustment, although the internal side setbacks between the newly split lots may waiver around the 4 ft. minimum, depending on how the driveway is owned by the duplex lot. Ideally, the driveway would be wholly owned by the duplex lot, so no modification of the existing easement with the neighbor would be needed. However, this may not provide a full 4-ft. setback from the fourplex to the edge of the fourplex lot. Nevertheless, Oakland allows waivers for not meeting this exact criteria through the CUP and CUP for Subdivisions Between Buildings process. This is explicitly stated in the CUP application.

Frontage w/ measurements

City Requirement (RM-2 Zoning – Oakland Planning Code)

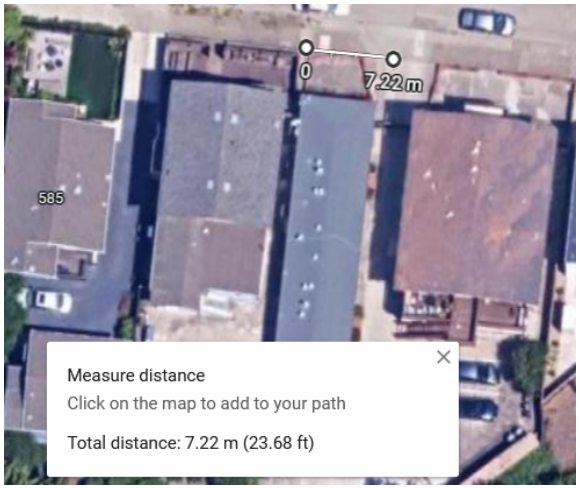
Lot / Parcel	APN	Lot Size (sq ft)	Buildings / Use	Units
Main lot	014-1222-029-02	8,250	Contains two buildings (a duplex + a fourplex)	6
Rear triangular lot	014-1222-030-02	1,701	Parking / storage	0

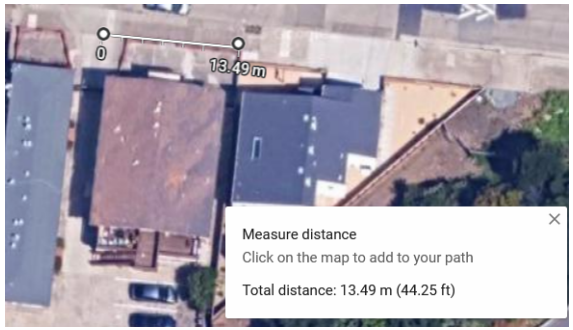
All other requirements

1. Minimum Lot Dimensions
    a. Minimum mean lot width: 20 ft

b. Minimum frontage: 20 ft

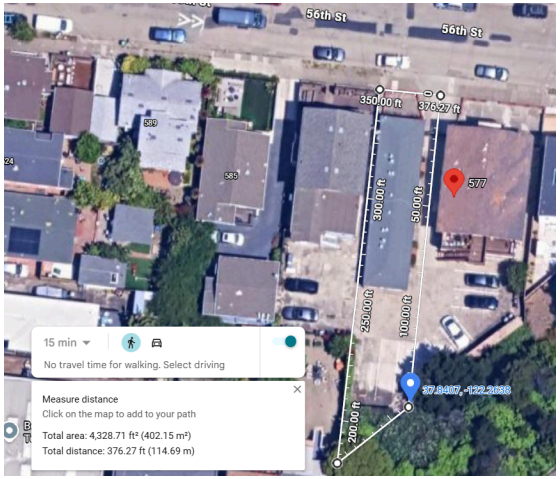
The proposed duplex lot is approximately 23 ft wide, exceeding the 20 ft wide minimum lot size required. The proposed fourplex lot is approximately 44 ft wide, far exceeding the 20 ft wide required for 4 units on one lot.





c. Minimum lot area: 2,000 sq ft

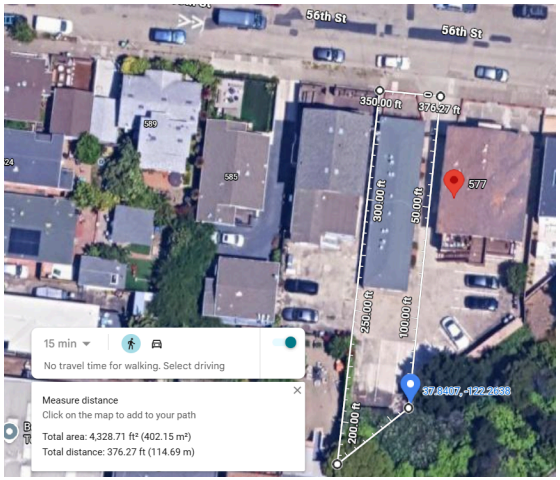
The proposed duplex lot is approximately 4,328 sq ft, far exceeding the 2,000 sq ft minimum lot size required. The proposed fourplex lot is approximately 5,602 sq ft, far exceeding the 4,000 sq ft required for 4 units on one lot.

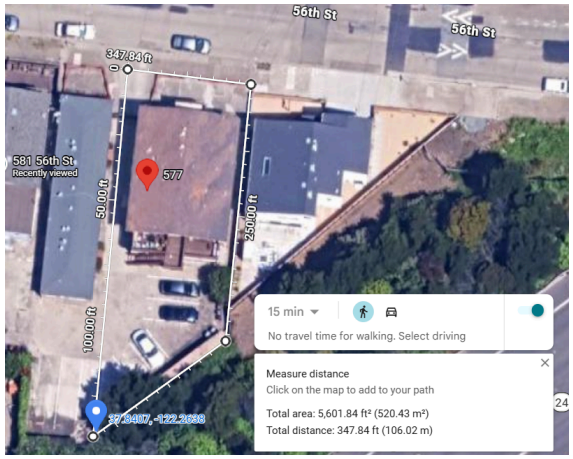


2. Maximum Residential Density
    a. 1–2 units: permitted on any legal lot
    b. 3 units: minimum 3,000 sq ft lot required
    c. 4 units: minimum 4,000 sq ft lot required
    d. 5 or more units: 1 unit per 1,500 sq ft of lot area

The proposed lot with 2 units is 4,328 sq ft, exceeding the minimum lot area of 2,000 sq ft.
The proposed lot with 4 units is approximately 5,601 sq ft, exceeding the minimum lot area of 4,000 sq ft for a lot with 4 units.

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3. Minimum Setbacks (Lots ≥ 3,000 sq ft)
    a. Front setback: 15 ft
        i. Front of lot to front of building

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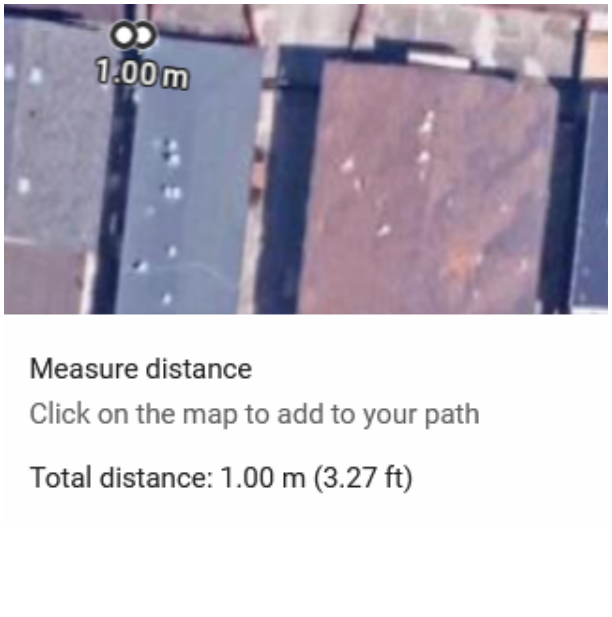
The proposed lot with 2 units has approximately 10 ft front setback, exceeding the minimum requirement of 15 ft.
The proposed lot with 4 units has a front setback of approximately 10 ft, exceeding the minimum requirement of 15 ft for a lot with 4 units.

b. Front setback (steep street gradient): 5 ft
    i. N/A
c. Interior side setback: 4 ft
    i. Side of lot to closest side of building

The proposed lot with two units has approximately 2 ft from the side of the lot to the closest side of the building, which does not meet the minimum required setback of 4 ft.

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The proposed lot with two units has approximately 2 ft from the side of the lot to the closest side of the building, which does not meet the minimum required setback of 4 ft.





d. Internal side setback: 4 ft
    i. N/A
e. Rear setback: 10 ft
    i. Back of lot to back of building (shortest distance)

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The proposed lot with two units is approximately 54 ft from the back of the lot to the back of the building, which meets and exceeds the minimum required rear setback of 10 ft.

The proposed lot with two units is approximately 50 ft from the back of the lot to the back of the building, which meets and exceeds the minimum required rear setback of 10 ft.

4. Height Regulations
    a. Maximum wall height (primary building): 30 ft
    b. Maximum pitched roof height: 35 ft
    c. Maximum height for accessory structures: 15 ft

5. Parking Requirements
    a. Parking requirements are regulated under:
    b. Oakland Planning Code Chapter 17.116 (automobile parking)
    c. Oakland Planning Code Chapter 17.117 (bicycle parking)

6. Minimum Open Space
    a. Group open space required: 75 sq ft per residential unit
        i. Measure space that is not parking or driveway (front and back yard for each proposed lot)

b. Group open space when private open space substituted: 25 sq ft per unit

Costs

TBD.

Surveyor Waiver Submittal Preparation

Permit Application

CUP Review

CUP Subdivision Review

Recording Fees

Documents Required

1. Basic Application for Development Review
2. Parcel Map Waiver (or Parcel Map Application)
3. CUP Findings for All Applications
4. Subdivision Between Buildings
5. Surveyor-Stamped Parcel Map
6. Title Report + Deed + Easement Documents

Existing Easement

There is a recorded easement on the subject property for the neighboring property at 581 56th St to be able to access their parking in the rear of the building through the shared driveway of the subject property. In assessing what potential issues could arise in the lot split/line adjustment process, I considered whether or not any administrative adjustments to the lot lines, and any potential resulting administrative adjustments to the easement could be impacted or prevented by the owner of 581 56th St.

The specific wording of the recorded easement on the subject property determines what rights the owner of 581 56th St would have to attempt to prevent any administrative modification of the easement potentially resulting from a lot line adjustment or lot split. The specific recorded language will be obtained.

However, most easements simply require the purpose of the easement to be maintained by the dominant property (the subject property, your property, containing the access) on behalf of the subservient property (the neighbor). The basic principle is that you need to maintain adequate access for the neighbors to transit through your property into the back of their property. With no practical change to their access to their backyard nor the rights under the existing easement, it is unlikely they would or could prevent an administrative change to the easement that preserves their existing rights.

Consideration of Additional Value-Add Strategies

Rents

Whether a 5+ unit multifamily property, 2-4 unit, or any other building with rents that can't be quickly changed, higher rents will generally garner a higher sales price. Some landlords like to keep their rents low to keep occupancy full or avoid turnover. Other landlords may just not have good systems to give rent notifications or don't fully understand the laws. Keeping existing rents as close to market rents as possible will almost always maximize the sales price of the property, all else equal.

Highest, Best Use

A fundamental part of assessing the highest best use of a property and of my approach to adding value to real estate investors is considering all the legal uses of the property. This is the first step before determining if these legal uses are economical, and worth the time, risk, and reward. Could the building be torn down and a 6-story building be built in its place? Can they be converted to condos and sold individually? Would that be worth it?

Not all of these strategies need to be fully implemented to provide value. For example, when selling the property, even identifying what is possible to potential buyers can get them more interested or put in a higher offer. A further step would be to inquire with the City and share that information. An additional step further would be to apply for planning approval. Then building approval. Then actually building the approved project. But because these rights, applications, and permits transfer with the sale of the building, potential buyers can still benefit at various stages of the value-add scale.

Underlying Zoning

Underlying zoning of the property may allow what already exists on the property, and it may potentially allow substantially more. It would be rare in the San Francisco Bay for the existing zoning to allow less housing units than already exist, as residential zoning density has generally increased over time.

> Type of zoning & what is allowed under that zoning

Zoning Overlays

Sometimes cities will identify entire stretches or groupings of properties that have special zoning characteristics, without necessarily changing the underlying zoning of the property. For example, they may allow taller maximum heights along a major corridor or additional density within a certain distance of transit stops.

> Any zoning overlays

Permit Costs

7. Minor Conditional Use Permit		
a. Report Fee	4,584.06	Report
5. Parcel Map Waiver	1,308.55	Report
2. Additional Request	1,880.51	Request
D. SITE PLAN REVIEW		
1. Site Plan Review	940.26	Plan
2. Parking Review First 4 Spaces	671.61	Plan
3. Surcharge		
a. Above 5 or more Parking Spaces	402.97	Plan

Housing Inventory

One of the many laws that the State of California has passed to help develop more housing and ease the housing crisis requires California Cities and Counties to identify groups of properties and/or specific addresses within their City that could accommodate additional housing. This increase in potential residential density could be due to upzoning, excess land, or other criteria associated with the specific property or properties. One of the purposes of this requirement is to not just allow cities to say that an upzoning should solve their housing problems… they actually need to identify which properties are impacted and how much more housing can be created on the properties within their jurisdiction.

California Housing Laws

In addition to upzoning by individual Cities and Municipalities, the State of California has implemented a variety of laws to make it easier to build, subdivide, and cut through the red tape of local planning and building departments.

Law	Qualifies?	Effect	Practical?
SB-1211	Yes	Build up to 6 ADUs	Difficult to fit w/ parking, but

			maybe possible to build 1 or 2 w/ parking under
SB-684	Yes	Subdivide non-built portion	Not practical w/ parking
SB-79	No	5-6 Story Multifamily	.6 mi from BART (<=.5 required)
SB-1123	No	SFR Subdivide	For SFR only
SB-9	No	SFR Lot Split	For SFR only
Condo Conversion	Restrictions	Split one or more buildings into condos to sell individually	Likely subject to difficult city, building code, and lending requirements for condos (e.g., firewalls, sprinklers, sound, impact zone). May be easier with single 4-unit building due to 5+ conversion restrictions

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Attachments

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2. Existing Lots w/ Lot Lines
3. Proposed Lots w/ New Lot Lines
4. Proposed Lot Compliance with City Requirements
    a. Frontage
    b. Lot size vs. # of units
5. Email from Oakland Planning Re: Lot Split vs Moving Lot Line
6. Deed
7. Preliminary Title Policy
8. Recorded Easement Information
9. Owner information for 581 56th St (easement neighbor)
10. Parcel Information (City of Oakland)

Links

1. Alameda County Recorder's Map Search
2. Oakland Planning Lot Split Process Application Link: HERE
3. Easement / Dominant & Subservient Lot Law

- Basic Application (required for all Planning submittals)
    - The basic application states that a Zoning Worksheet must be filled out for projects in Section 1 (appears to include Parcel Map Waiver). Are we required to submit a Zoning Worksheet? If so, provide link please?
- Parcel Map Waiver submittal requirements
- CUP Findings for All Applications
- Additional CUP Findings for Subdivision Between Buildings