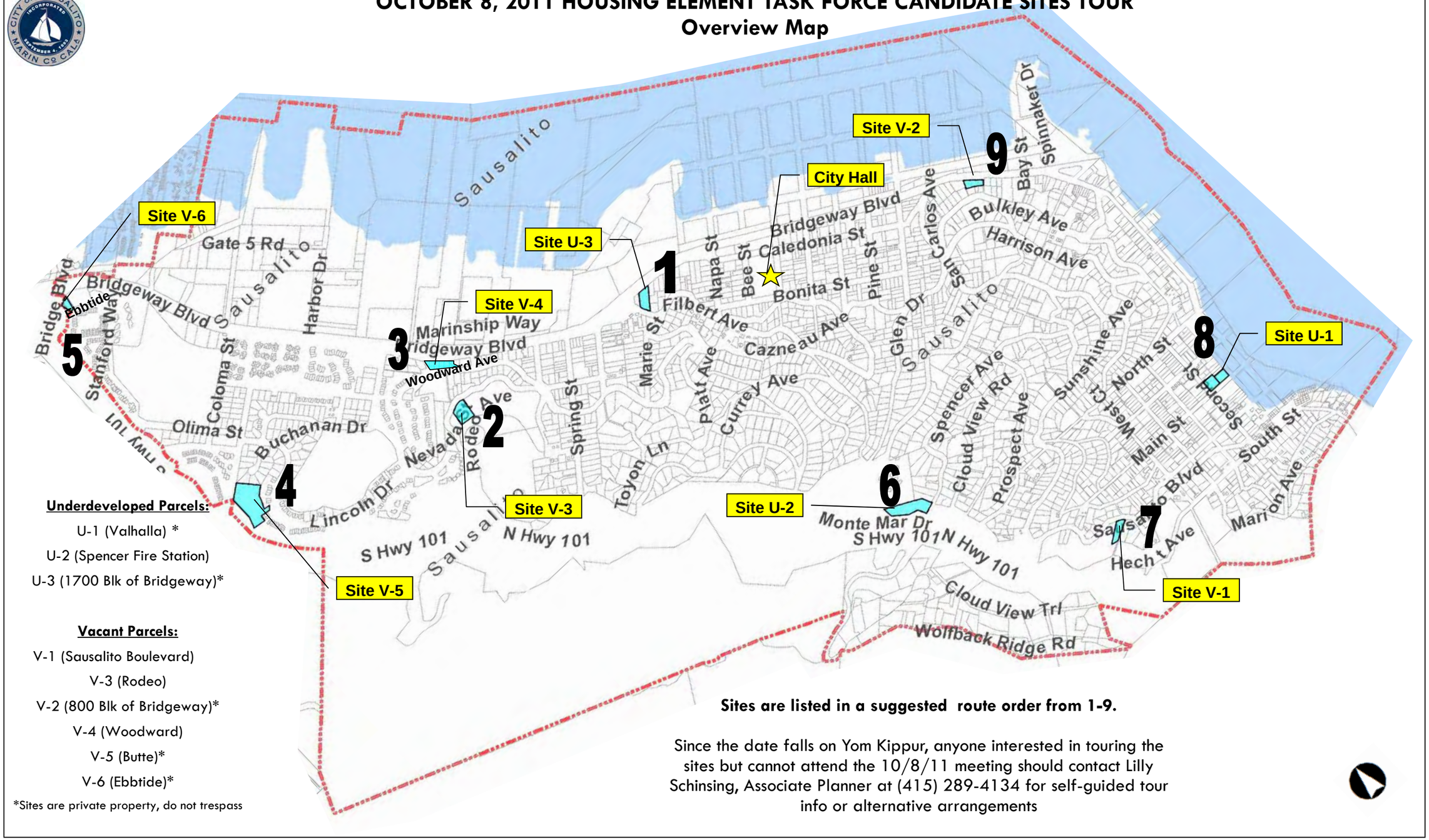
OCTOBER 8, 2011 HOUSING ELEMENT TASK FORCE CANDIDATE SITES TOUR

Overview Map



Underdeveloped Parcels:

U-1 (Valhalla) *

U-2 (Spencer Fire Station)

U-3 (1700 Blk of Bridgeway)*

Vacant Parcels:

V-1 (Sausalito Boulevard)

V-3 (Rodeo)

V-2 (800 Blk of Bridgeway)*

V-4 (Woodward)

V-5 (Butte)*

V-6 (Ebbtide)*

*Sites are private property, do not trespass

Sites are listed in a suggested route order from 1-9.

Since the date falls on Yom Kippur, anyone interested in touring the sites but cannot attend the 10/8/11 meeting should contact Lilly Schinsing, Associate Planner at (415) 289-4134 for self-guided tour info or alternative arrangements

OCTOBER 8, 2011 HOUSING ELEMENT TASK FORCE CANDIDATE SITES TOUR
Meeting Route and Schedule
Meeting begins at 9:30am on October 8, 2011 at the City Hall Parking Lot

U-3, 1751/1757 Bridgeway — 9:40-9:55am

1

Address: 1751/1757 Bridgeway



Directions from City Hall Parking Lot: Start out going southwest on Litho St toward Bonita St. Take the 1st right onto Bonita St. Turn left onto Napa St. Turn right onto Filbert Ave. Turn right onto Easterby St. Take the 1st right onto Bridgeway Blvd. 1751/1757 Bridgeway is on the left. This is private property— do not trespass.

V-3, Rodeo Avenue — 10:00-10:15am

2

Closest Address: 98 Rodeo Avenue



Directions from previous site: Start out going east on Bridgeway Blvd. Turn slight right onto Napa St.Turn right onto Filbert Ave. Turn left onto Easterby St. Turn right onto Woodward Ave. Turn slight left onto Rodeo Ave.

V-4, Woodward Avenue — 10:20-10:35am

3

Closest Address: 266 Woodward Avenue



Directions from previous site: Start out going southeast on Rodeo Ave toward Woodward Ave. Turn sharp left onto Woodward Ave. Site is on the right, across from the PG&E substation.

V-5, Butte Street — 10:40-10:55am

4

Closest Address: 806/808 Butte Street



Directions from previous site: Start out going northwest on Woodward Ave toward Marin Ave. Woodward Ave becomes Marin Ave. Turn right to stay on Marin Ave. Marin Ave becomes Lincoln Dr. Turn left onto Butte St. Site is at end of Butte Street, near white fence. This is private property— do not trespass.

V-6, Ebbtide Avenue — 11:00-11:15am

5

Closest Address: 330 Ebbtide Avenue



Directions from previous site: Start out going east on Butte St toward Sacramento Ave. Take the 2nd left onto Olima St. Turn right onto Ebbtide Ave. The site is on the left, immediately before 330 Ebbtide. If you've reached 1 Ebbtide you've gone too far. This is private property— do not trespass.

U-2, Spencer Avenue — 11:20-11:35am

6

Address: 300 Spencer Avenue



Directions from previous site: Start out going south on Ebbtide Ave toward Ross Rd. Turn right onto Bridgeway Blvd. Turn right onto San Carlos Ave. Turn slight right onto Spencer Ave. Turn right to stay on Spencer Ave. Turn left to stay on Spencer Ave. Take the 1st right to stay on Spencer Ave. 300 Spencer is on the right.

V-1, Sausalito Avenue — 11:40-11:55am

7

Closest Address: 373 Sausalito Boulevard



Directions from previous site: Start out going east on Spencer Ave toward Booker Ave. Turn right onto Sausalito Blvd. Site is immediately before 373 Sausalito Boulevard on the right.

U-2, Valhalla — 12:00-12:15pm

8

Address: 201 Bridgeway/ 206 Second Street

Directions from previous site: Start out going southeast on Sausalito Blvd toward Edwards Ave. Turn left onto 2nd St. Turn right onto Main Street. This is private property— do not trespass.





V-2, 800 Block of Bridgeway — 12:20-12:35pm

9

Closest Address: In between 833 Bridgeway and 885 Bridgeway



Directions from previous site: Start out going north on Bridgeway Blvd toward Princess St. The site is in between 833 and 885 Bridgeway. This is private property— do not trespass.

Site U-3: 1700 Block of Bridgeway

Site Information

Address/Street: 1757/1751 Bridgeway and 160 Filbert

Site Area: 18,088 square feet (0.45 acres)

Owner: T8 Ventures Sausalito LLC

Assessor Parcel Number: 064-151-02

Current Use: Residential

Existing Building(s): Three blighted residences

Constraints: Three blighted units are located on site

Current General Plan Designation: Multi-Family Residential— maximum 29 dwelling units/acre

Current Zoning Designation: Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)





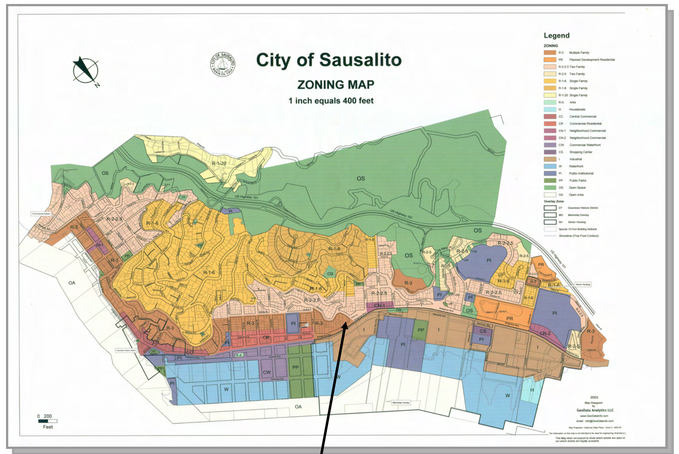


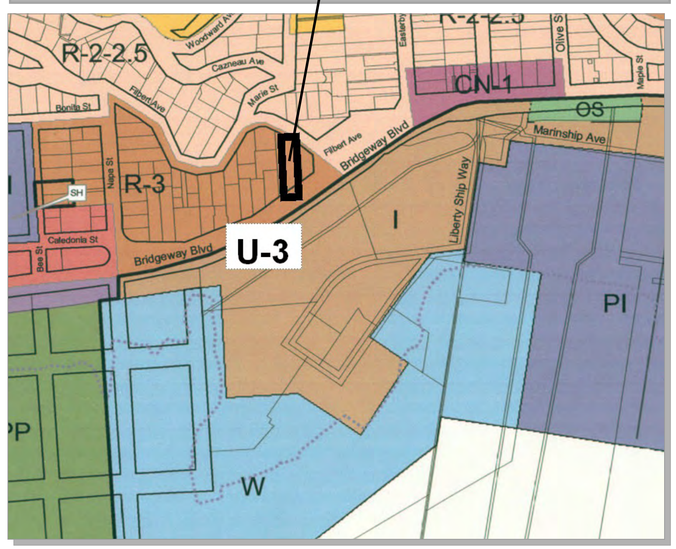
Site Location





Current Zoning





Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

U-3: Bridgeway Infill Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning: Current | R-3
12	n/a*	18 | n/a*

*Site is already zoned R-3

Site V-3: Rodeo Avenue

Site Information

Address/Street: Rodeo Avenue

Nearest Address: 98 Rodeo Avenue (across Rodeo Avenue from the site)

Site Area: 26,757 square feet (0.63 acres)

Owner: City of Sausalito

Assessor Parcel Number: 064-133-01

Current Use: Vacant; Open Space

Existing Building(s): None

Constraints: Contains existing access to Marin Municipal Water District Facility: would have to relocate access

Current General Plan Designation: Open Space— no residential use allowed

Current Zoning Designation: Open Space (OS)— no residential use allowed



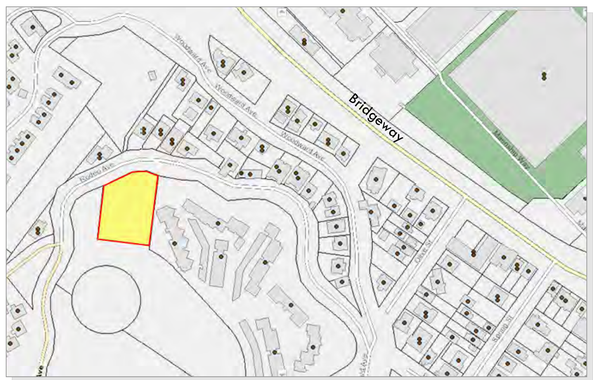




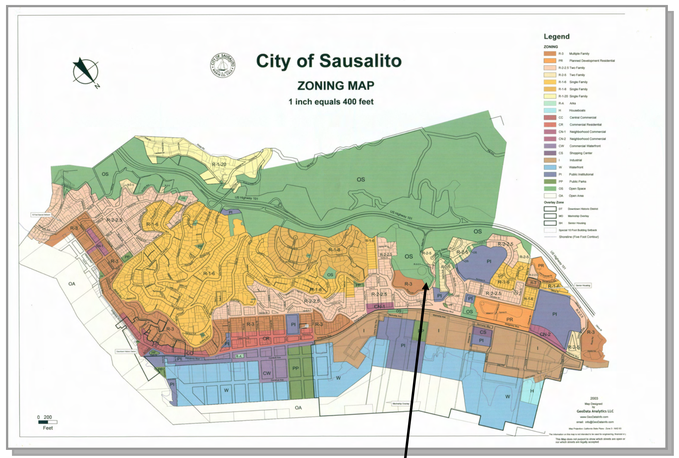


Site Location





Current Zoning



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V-3: Rodeo Avenue Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning: Current | R-3
0*	17	0* | 25

*The Open Space Zoning District does not allow residential uses

Site V-4: Woodward Avenue

Site Information

Address/Street: Along Woodward Avenue

Nearest Address: 266 Woodward Avenue (adjacent to the site)

Site Area: ~26,392 square feet (0.62 acres)

Owner: City of Sausalito

Assessor Parcel Number: Surplus Right-of-way

Current Use: Vacant

Existing Building(s): None

Constraints: Access from Woodward; PG&E substation across street; requires vacation of right-of-way

Current General Plan Designation: Medium High Density Residential— maximum 17.4 dwelling units/acre

Current Zoning Designation: Two-Family R-2-2.5 (maximum 1 dwelling unit/2,500 square feet of parcel area)



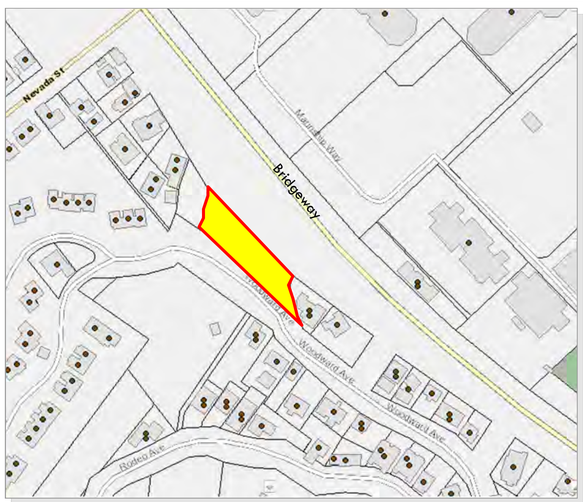




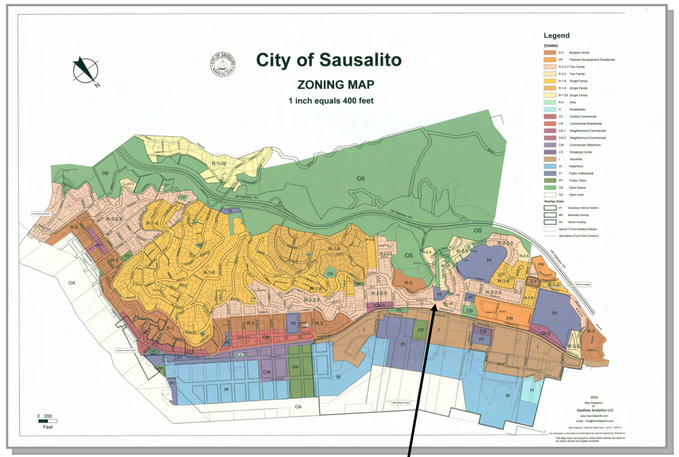


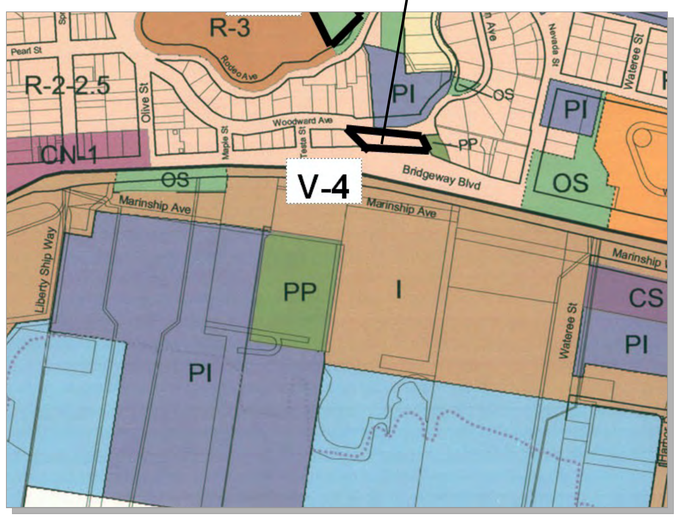
Site Location





Current Zoning





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V-4: Woodward Ave Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning: Current | R-3
9	17	13 | 25