Site V-5: Butte Street









Site Information

Address/Street: End of Butte Street

Nearest Address: 806/808 Butte Street (across Butte Street from the site)

Site Area: 87,643 square feet (2.01 acres)

Owner: 50% City of Sausalito, 50% Rodney Hunt

Assessor Parcel Number: 064-321-01

Current Use: Vacant

Existing Building(s): None

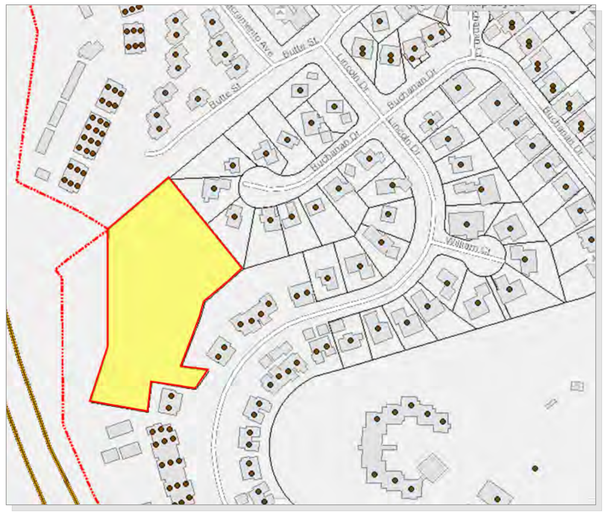
Constraints: Steep Slopes, Heavily wooded

Current General Plan Designation: Medium Density Residential— maximum 8.7 dwelling units/acre

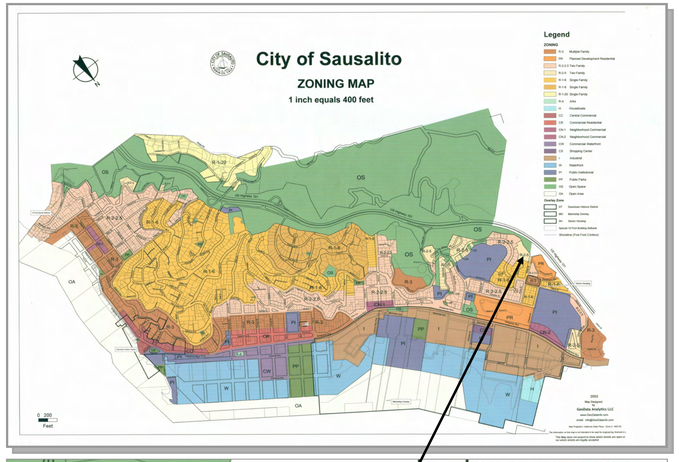
Current Zoning Designation: Two-Family R-2-5 (maximum 1 dwelling unit/5,000 square feet of parcel area

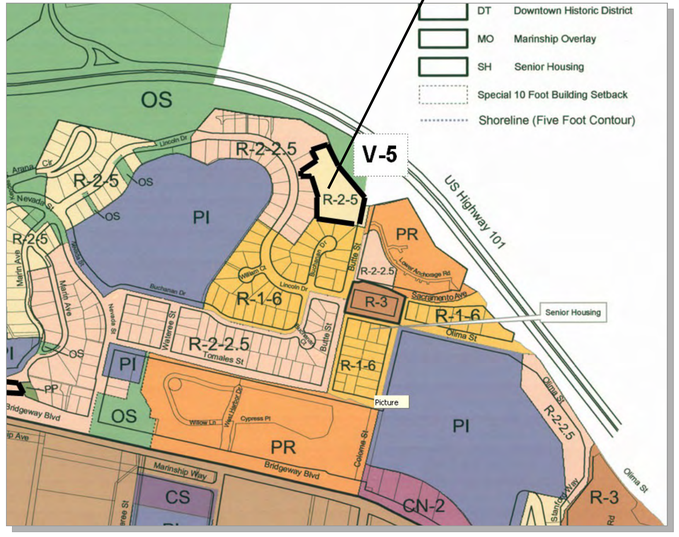
Site Location





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— m**aximum 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.

V-5: Butte Street 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
17	58	25 | 87

Site V-6: Ebbtide Avenue







Site Information

Address/Street:: Ebbtide Avenue

Nearest Address: 330 Ebbtide Avenue (adjacent to the site)

Site Area: 7,365 square feet (0.17 acres)

Owner: Kenneth Leitch Living Trust

Assessor Parcel Number: 052-322-01

Current Use: Vacant

Existing Building(s): None

Constraints: Steep Slopes, small site

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

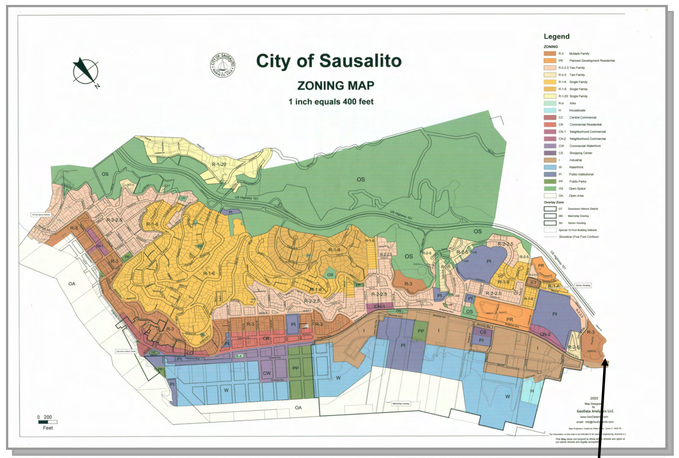
Current Zoning Designation: Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)

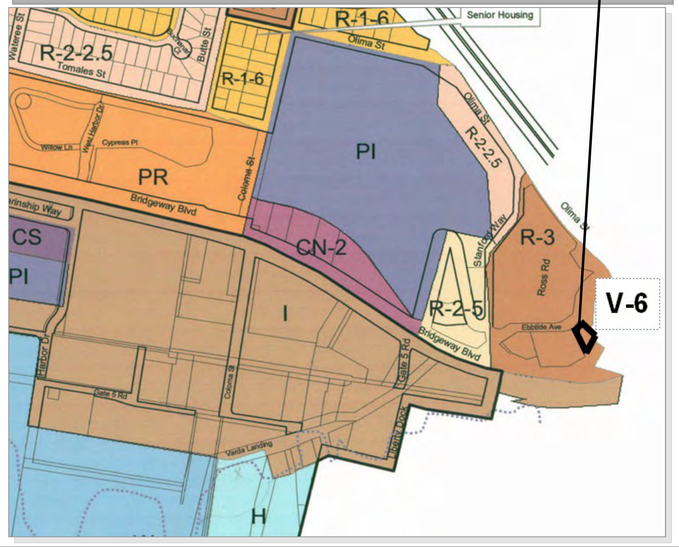
Site Location





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.

V-6: Ebbtide 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
4*	n/a**	6* | n/a*

*As this site provides less than 16 units/acre a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible

**Site is already zoned R-3

Site U-2: Spencer Fire Station

Site Information

Address/Street: 300 Spencer Avenue

Site Area: 42,745 square feet (~1 acre)

Owner: City of Sausalito

Assessor Parcel Number: 065-181-44

Current Use: Vacant Fire Station

Existing Building(s): One two-story former Fire Station

Constraints: Very Steep Slopes on Undeveloped Portion

Current General Plan Designation: Public Institutional— no residential use allowed

Current Zoning Designation: Public Institutional (PI)— no residential use allowed







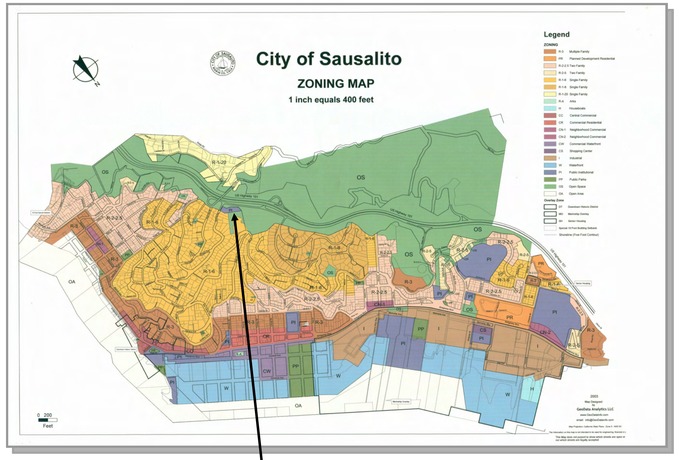


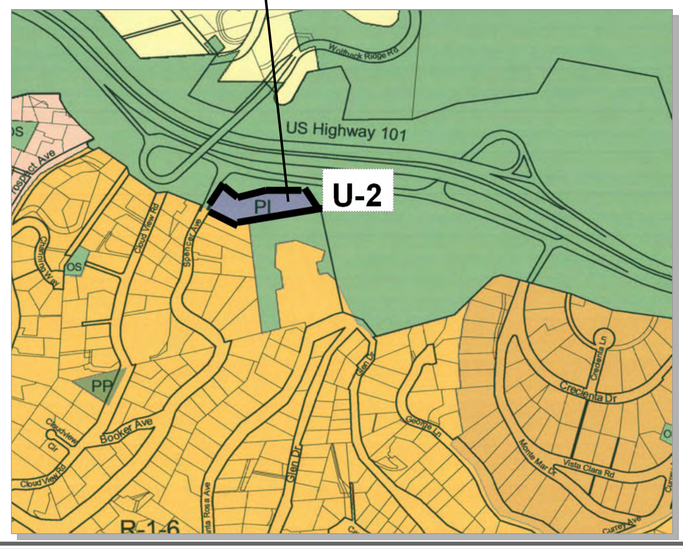
Site Location





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-2: Spencer Fire Station 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*	28	0* | 42

*The Public Institutional Zoning District does not allow residential uses