Site V-1: Sausalito Boulevard

Site Information

Address/Street: Sausalito Boulevard

Nearest Address: 373 Sausalito Boulevard

Site Area: 13,404 square feet (0.31 acres)

Owner: City of Sausalito

Assessor Parcel Number: 065-251-07

Current Use: Vacant

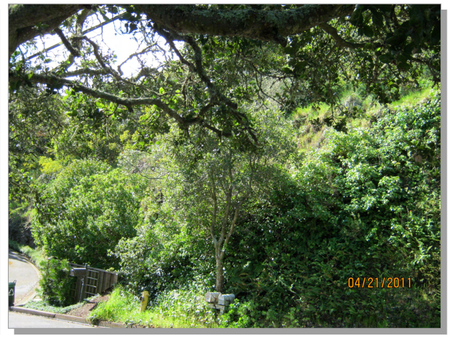
Existing Building(s): None

Constraints: Very steep slopes

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

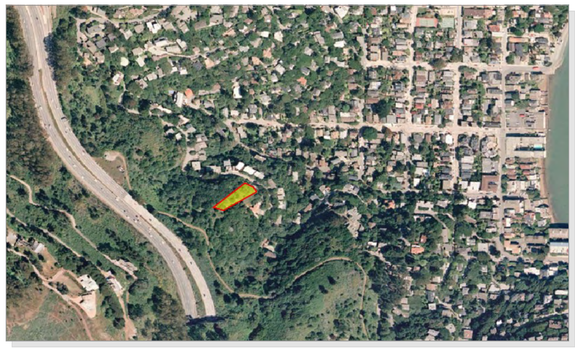
Current Zoning Designation: Open Space (OS)— no residential use allowed





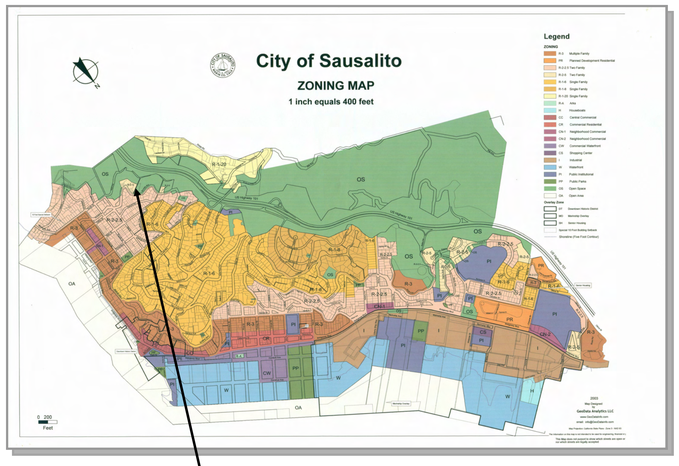


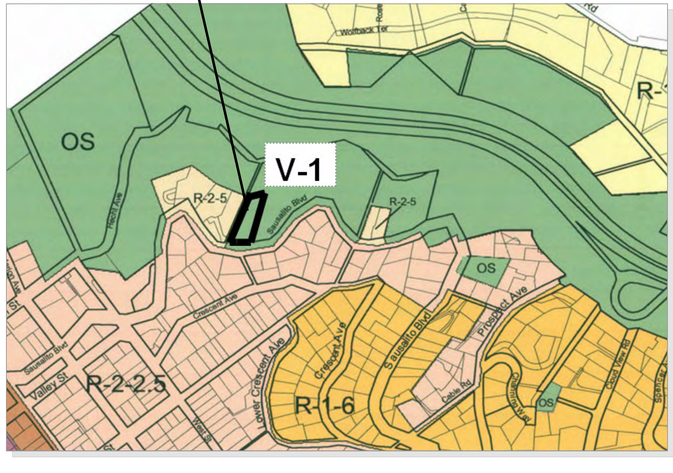
Site Location





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.

V-1: Sausalito Boulevard

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*	5**	0* | 7**

*The Open Space Zoning District does not allow residential uses

**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 U-1: Valhalla

Site Information

Address/Street: 201 Bridgeway and 206 Second Street

Site Area: 23,088 square feet (0.94 acres)

Owner: Jon Roberts and John Boccardo

Assessor Parcel Numbers: 065-242-06 and 065-242-17

Current Use: 201 Bridgeway— currently vacant two story structure; 206 Second Street— approximately 33-space parking lot with a single family home

Existing Building(s): One two-story commercial building; one one-story 1911 single-family home

Constraints: Commercial building is a noteworthy structure

Current General Plan Designation: 201 Bridgeway: Neighborhood Commercial— maximum 29 dwelling units/acre; 206 Second Street: Split between Neighborhood Commercial and Multi-Family Residential— maximum 29 dwelling units/acre

Current Zoning Designation: 201 Bridgeway: Neighborhood Commercial (CN-1)(maximum 1 dwelling unit/1,500 square feet of parcel area); residential only allowed above the ground level; 206 Second Street: Split between Neighborhood Commercial (CN-1) and Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



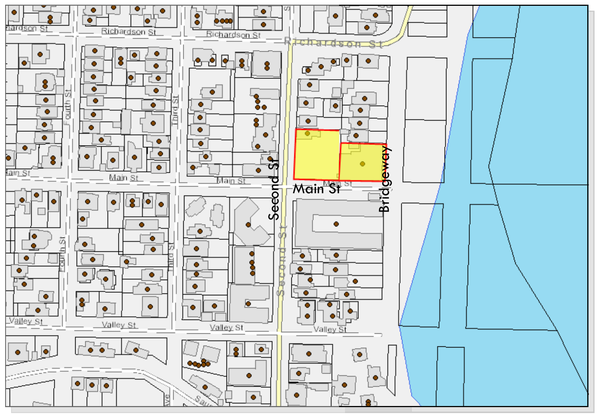




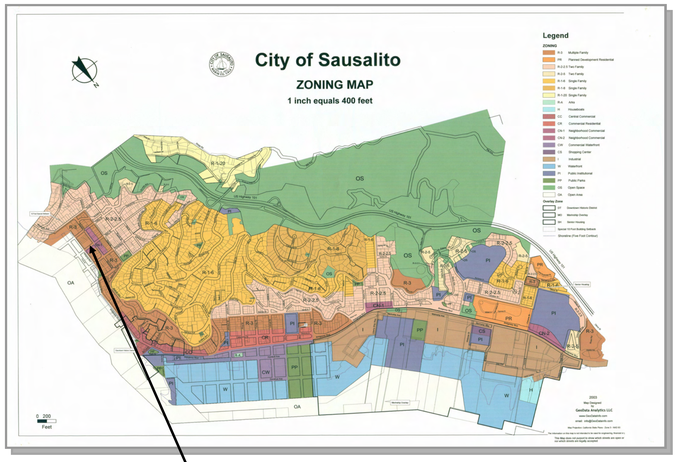


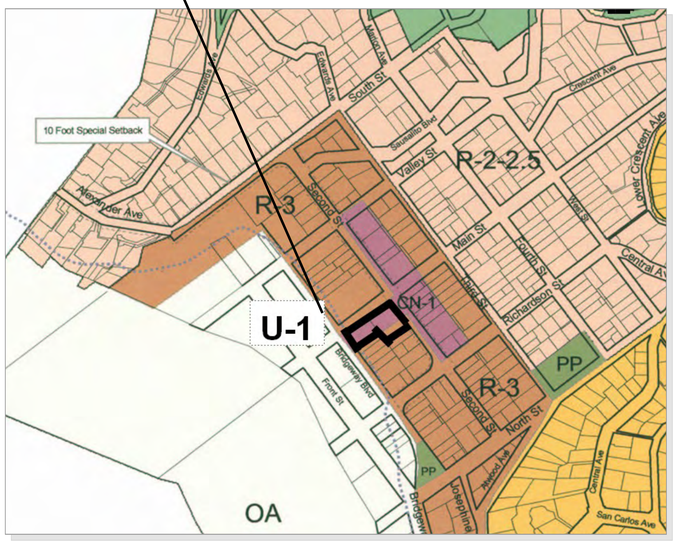
Site Location





Current Zoning





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U-1: Valhalla 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
15	15*	22**	22*

*A zone change to R3 would allow residential on the ground floor

**Units required to be above ground level

Site V-2: 800 Block of Bridgeway







Site Information

Address/Street: Bridgeway, near downtown commercial core

Nearest Address: In between 833 Bridgeway and 885 Bridgeway

Site Area: 11,903 square feet (0.23 acres)

Owner: Auberge De Lydie LLC

Assessor Parcel Number: 065-063-12

Current Use: Vacant

Existing Building(s): None

Constraints: Steep Slopes, access to site may be challenging unless significant excavation occurred

Current General Plan Designation: Central Commercial— residential use allowed above the ground floor only

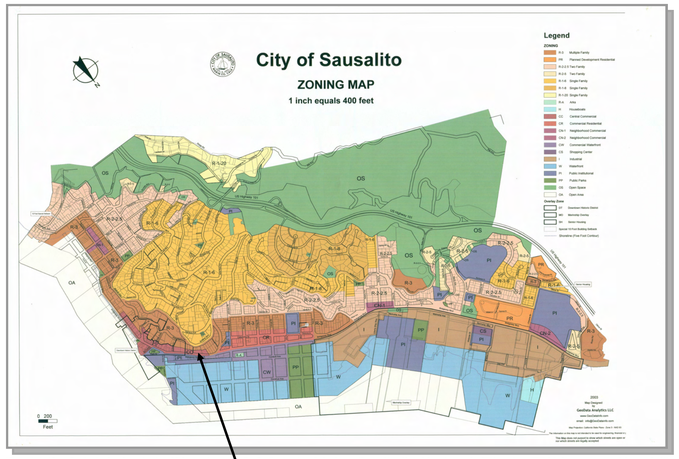
Current Zoning Designation: Central Commercial (CC)— residential use allowed above the ground floor only

Site Location





Current Zoning



Options to Increase Density

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V-2: Bridgeway Commercial 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
7	7	10* | 10*

*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