



TRACHTENBERG
ARCHITECTS

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510.649.1414
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1230 5TH AVE

San Rafael, CA

- 10.29.2024 PLANNING SUBMITTAL
- 04.09.2025 PLANNING RESUBMITTAL
- 05.22.2025 PLANNING RESUBMITTAL
- 06.03.2025 PLANNING RESUBMITTAL
- 07.25.2025 PLANNING RESUBMITTAL v2

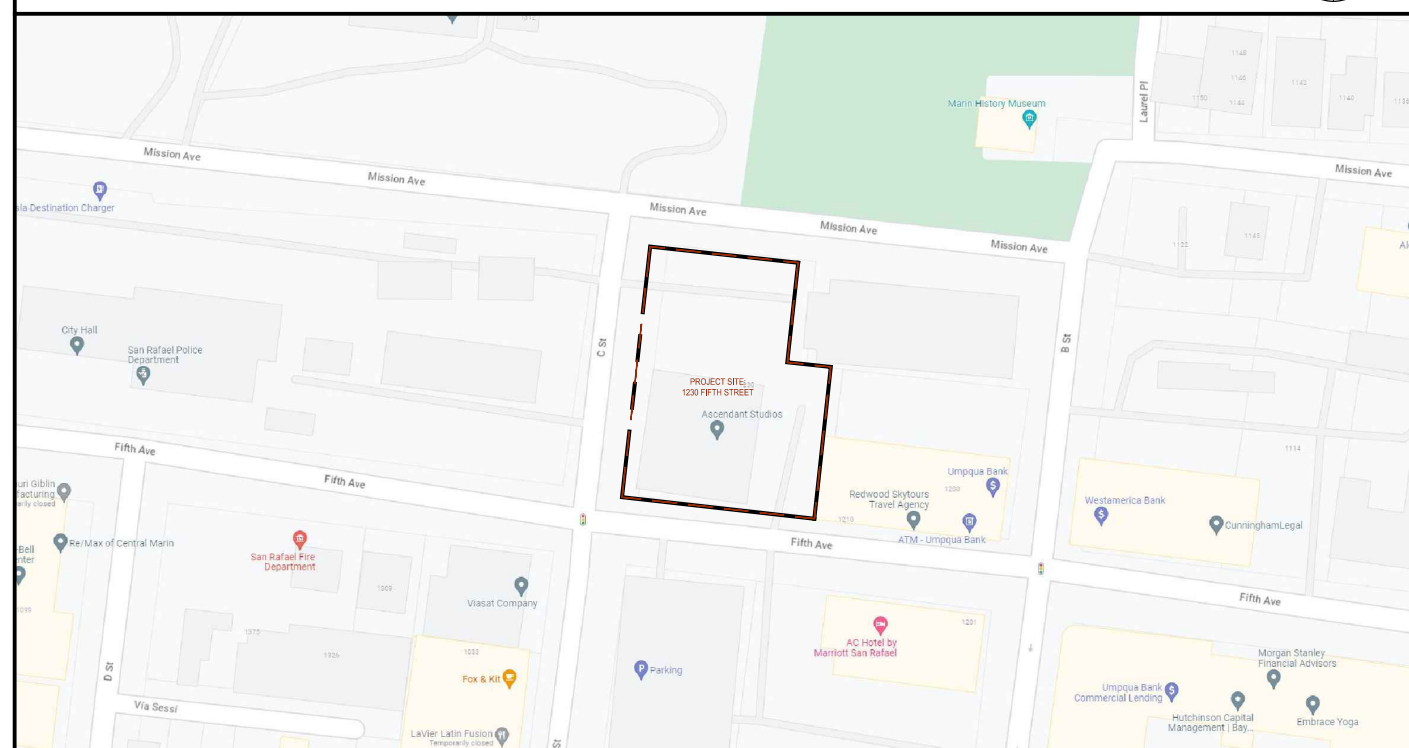
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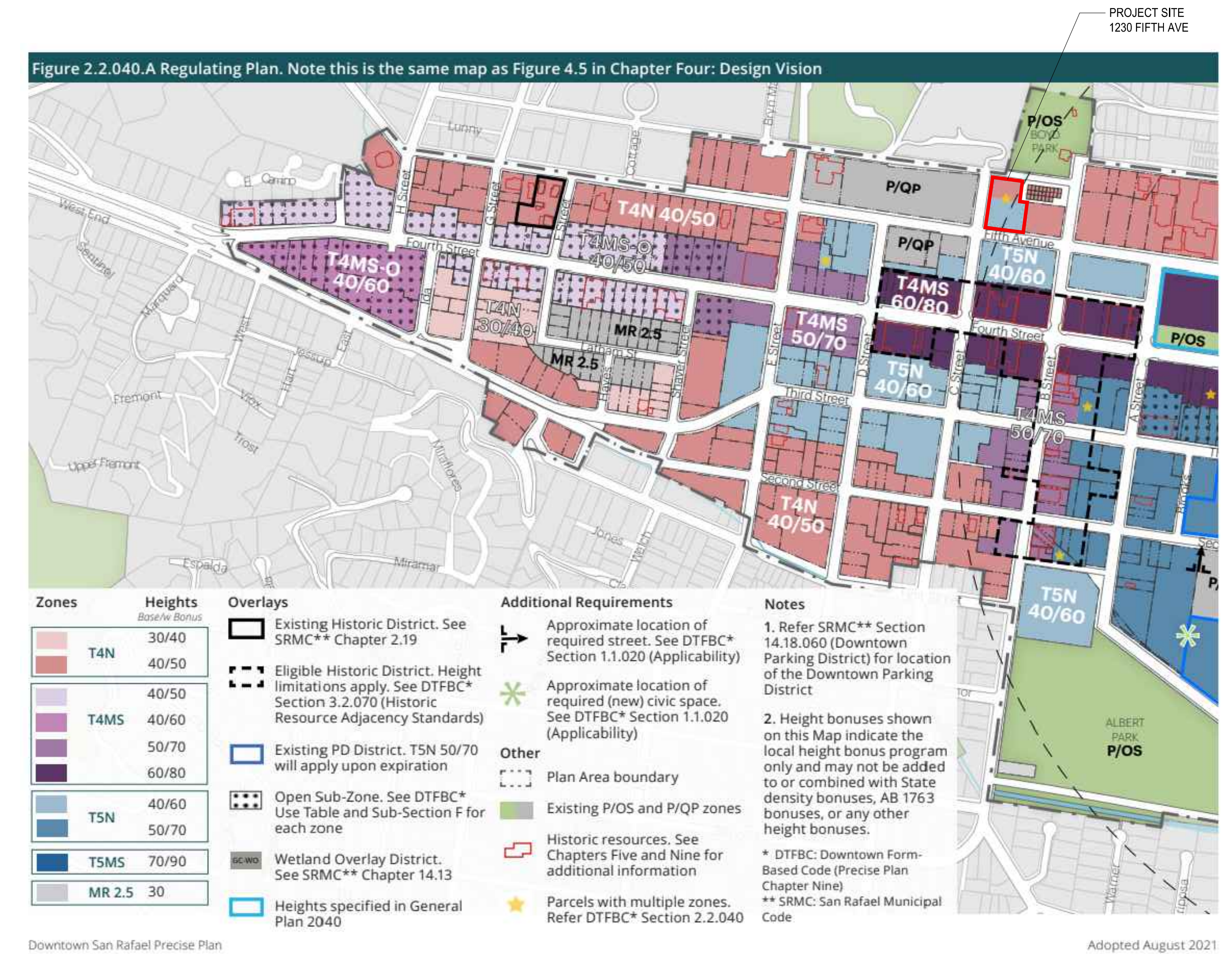
JOB: 2221

SHEET:

COVERSHEET

A0.0

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST		
	PROJECT SPONSOR: Tom Monahan MONAHAN PACIFIC CORPORATION 1101 Fifth Avenue, Suite #300 San Rafael, CA 94901 ARCHITECT: Isaiah Stackhouse, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com LANDSCAPE ARCHITECT: Theresa Zero, P.L.A. ASLA LEED® AP YAMASAKI LANDSCAPE ARCHITECTURE 1223 High Street, Auburn, CA 95603 CIVIL ENGINEER: Matt Rai KSR CIVIL ENGINEERING 1660 San Pablo Ave # C, Pinole, CA 94564	PROJECT ADDRESS: 1230 FIFTH AVENUE, SAN RAFAEL, CA APN: 011-300-26 SCOPE OF WORK: NEW CONSTRUCTION OF A 13-STORY HOUSING DEVELOPMENT WITH 188 DWELLING UNITS OVER GROUND-LEVEL LOBBIES AND PARKING, WITH SB-330 AND STATE OF CALIFORNIA DENSITY BONUS. CONSTRUCTION TYPE: I-A	ARCHITECTURAL		
A0.0 GENERAL INFORMATION	A3.1 BUILDING SECTION	C1.5 BIORETENTION & MECH. STORM FILTER UNIT			
A0.1 ZONING INFO & PROJECT DATA	A3.2 BUILDING SECTION	C1.6 POLLUTION PREVENTION PLAN			
A0.2 BASE PROJECT PLANS & DATA	A3.3 EXISTING ELEVATIONS				
A0.3 SITE CONTEXT PHOTOS	A3.4 ELEVATIONS	LANDSCAPE			
A0.5 OBJECTIVE STANDARD COMPLIANCE	A3.5 ELEVATIONS	L1 LANDSCAPE CONCEPT PLAN			
A0.6 OBJECTIVE STANDARD COMPLIANCE	A3.6 PERSPECTIVE VIEW	L2 LANDSCAPE CONCEPT PLAN			
A1.0 SURVEY	A3.7 PERSPECTIVE VIEW	L3 LANDSCAPE CONCEPT PLAN			
A1.1 SURVEY	A3.8 PERSPECTIVE VIEW				
A2.0A EXISTING SITE & DEMO PLAN	A3.9 PERSPECTIVE VIEW	LIGHTING			
A2.0B SITE PLAN	MAT MATERIAL BOARD	LTG-1 PHOTOMETRIC PLAN			
A2.1 PROJECT PLANS		LTG-2 PHOTOMETRIC PLAN			
A2.2 PROJECT PLANS	CIVIL	LTG-3 PHOTOMETRIC PLAN			
A2.3 PROJECT PLANS	C0.0 DEMOLITION PLAN	LTG-4 LIGHT FIXTURE SPECS			
A2.4 PROJECT PLANS	C1.0 FIRST FLOOR & PUBLIC IMPROVEMENT PLAN				
A2.5 PROJECT PLANS	C1.1 SECOND FLOOR PLAN				
A2.6 PROJECT PLANS	C1.2 THIRD FLOOR PLAN				
A2.7 PROJECT PLANS	C1.3 UTILITY PLAN				
A2.8 UNIT PLANS	C1.4 STORMWATER CONTROL PLAN				



PROPOSED PROEICT - ZONING INFORMATION			
ZONING		T5N 40/60 & T4N 40/50	
LOT AREA (SF)		28,341	
DENSITY BONUS TABLE:			
BASE DENSITY		125	
VLI PERCENTAGE OF BASE DENSITY		15%	
VLI UNITS (ROUNDS UP)		19	
DENSITY BONUS		50.0%	
BONUS UNITS (ROUNDS UP)		63	
MAXIMUM PROJECT WITH BONUS UNITS		188	
PROPOSED PROJECT UNITS		188	
DENSITY BONUS CONCESSIONS EARNED		3	
DENSITY BONUS CONCESSIONS / INCENTIVES:			
1. Allow the affordable housing units to be constructed without balconies, to differ in location, type and size from the average unit mix.			
2. TBD			
3. TBD			

ZONING COMPLIANCE - T5N 40/60			
	BASE ZONING	PROPOSED	COMPLIANCE
HEIGHT	40'	138'-9"	COMPLIES W/ WAIVER
SETBACK - FRONT	0' MIN.; 15' MAX	1'-0"	COMPLIES
SETBACK - SIDE STREET	0' MIN.; 15' MAX	1'-0"	COMPLIES
SETBACK - SIDE	0' MIN.	0"	COMPLIES
SETBACK - REAR	0' MIN.	NA	COMPLIES
STEPBACKS - FRONT	10' MIN AT 35'	1'-0"	COMPLIES W/ WAIVER
STEPBACKS - SIDE STREET	10' MIN AT 35'	1'-0"	COMPLIES W/ WAIVER
STEPBACKS - REAR	10' MIN AT 35'	NA	COMPLIES
GROUND LEVEL CEILING	10' MIN.	19'	COMPLIES

*NOT REQUIRED FOR MANSARD ROOFS			
ZONING COMPLIANCE - T4N 40/50			
	BASE ZONING	PROPOSED	COMPLIANCE
HEIGHT	40'	138'-9"	COMPLIES W/ WAIVER
SETBACK - FRONT	7' MIN.; 15' MAX	1'-0"	COMPLIES W/ WAIVER
SETBACK - SIDE STREET	7' MIN.; 15' MAX	1'-0"	COMPLIES W/ WAIVER
SETBACK - SIDE	5' MIN	0"	COMPLIES W/ WAIVER
SETBACK - REAR	15' MIN	NA	COMPLIES W/ WAIVER
STEPBACKS - FRONT	10' MIN AT 35'	1'-0"	COMPLIES W/ WAIVER
STEPBACKS - SIDE STREET	10' MIN AT 35'	1'-0"	COMPLIES W/ WAIVER
STEPBACKS - REAR	10' MIN AT 35'	NA	COMPLIES
GROUND LEVEL CEILING	9' MIN.	19'	COMPLIES

*NOT REQUIRED FOR MANSARD ROOFS				
FLOOR AREA TABLE				
	RESIDENTIAL	RETAIL	GARAGE / MEP	TOTAL
LEVEL 13	13,008			13,008
LEVEL 12	19,528			19,528
LEVEL 11	19,528			19,528
LEVEL 10	19,528			19,528
LEVEL 9	19,528			19,528
LEVEL 8	19,528			19,528
LEVEL 7	19,528			19,528
LEVEL 6	19,528			19,528
LEVEL 5	19,528			19,528
LEVEL 4	19,528			19,528
LEVEL 3	4,745		21,585	26,330
LEVEL 2	984		17,430	18,414
LEVEL 1	4,792	-	21,650	26,442
TOTAL	199,281	-	60,665	259,946
Excluding Bonus*	132,854	-	NA	132,854
* Residential Area excludes 50% bonus				

UNIT COUNT TABLE			
	1-BR	2-BR	TOTAL
LEVEL 13	4	4	8
LEVEL 12	14	6	20
LEVEL 11	14	6	20
LEVEL 10	14	6	20
LEVEL 9	14	6	20
LEVEL 8	14	6	20
LEVEL 7	14	6	20
LEVEL 6	14	6	20
LEVEL 5	14	6	20
LEVEL 4	14	6	20
LEVEL 3			
LEVEL 2			
LEVEL 1			
TOTAL	130	58	188

	69%	31%	
VLI UNITS	13	6	19
	68%	32%	

PARKING PER STATE DENSITY BONUS REQUIREMENTS (>11%VLI, 1/2-MILE TO TRANSIT)				
	UNITS	RATIO	PER UNIT	TOTAL
REQUIRED PARKING	188	0.5	1	94
		STANDARD	PARKLIFT	TOTAL
LEVEL 3		2	94	96
LEVEL 2		35		35
LEVEL 1		38		38
PROVIDED PARKING W/ OPT. STACKERS		75	94	169
PROVIDED PARKING W/O OPT. STACKERS		126		126

BIKE PARKING (Per DSRPP)				
	UNITS	RATIO	PER UNIT	TOTAL
1-BR UNITS	130	1	1	130
2-BR UNITS	58	2	1	116
TOTAL REQUIRED				246
PROVIDED				48 W/ WAIVER

CIVIC AREA		
	REQUIRED	PROVIDED
CIVIC AREA	200 SF	0 W/ WAIVER

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JOB: 2221

SHEET:

ZONING INFO
& PROJECT
DATA

A0.1

AVERAGE UNIT SIZE TABLE		
	BASE PROJECT	PROPOSED PROJECT
TOTAL NET UNIT SF	105,500	158,628
TOTAL UNITS	125	188
AVERAGE UNIT SIZE	844	844

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AVERAGE UNIT SIZE CALCS

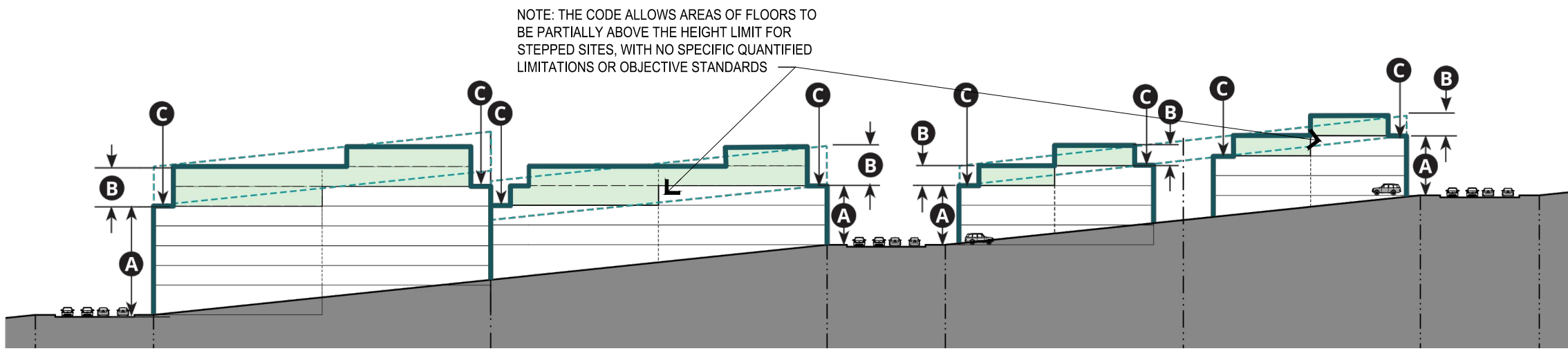


ZONING TABLE		
ZONE	T5N 50/70	T4N 40/50
MAXIMUM BUILDING HEIGHT	50'	40'
GROUND LEVEL CEILING HEIGHT	10' MIN.	NA (9' MIN.)
SETBACK - FRONT	0' MIN., 15' MAX.	7' MIN., 15' MAX.
SETBACK - STREET SIDE	0' MIN., 15' MAX.	7' MIN., 15' MAX.
SETBACK - INTERIOR SIDE	0'	5'
SETBACK - REAR	0'	NA (15' MIN.)

BASE PROJECT UNITS				
	1-BR	2-BR	TOTAL	
LEVEL 5	17	4	21	
LEVEL 4	22	5	27	
LEVEL 3	22	5	27	
LEVEL 2	22	5	27	
LEVEL 1	20	3	23	
GROUND/UNDERGROUND PARKING				
TOTAL	103	22	125	
VEHICULAR PARKING (Per DSRPP)				
	UNITS	RATIO	/ UNIT	TOTAL
1-BR UNITS	103	0.5	1	51.5
2-BR UNITS	22	1	1	22
TOTAL REQUIRED				73.5
TOTAL PROVIDED		PARKLIFT	ADA	TOTAL
		88	2	90
BIKE PARKING (Per DSRPP)				
	UNITS	RATIO	/ UNIT	TOTAL
1-BR UNITS	103	1	1	103
2-BR UNITS	22	2	1	44
TOTAL REQUIRED				147
PROVIDED				147
CIVIC AREA				
			REQUIRED	PROVIDED
CIVIC AREA			200	200

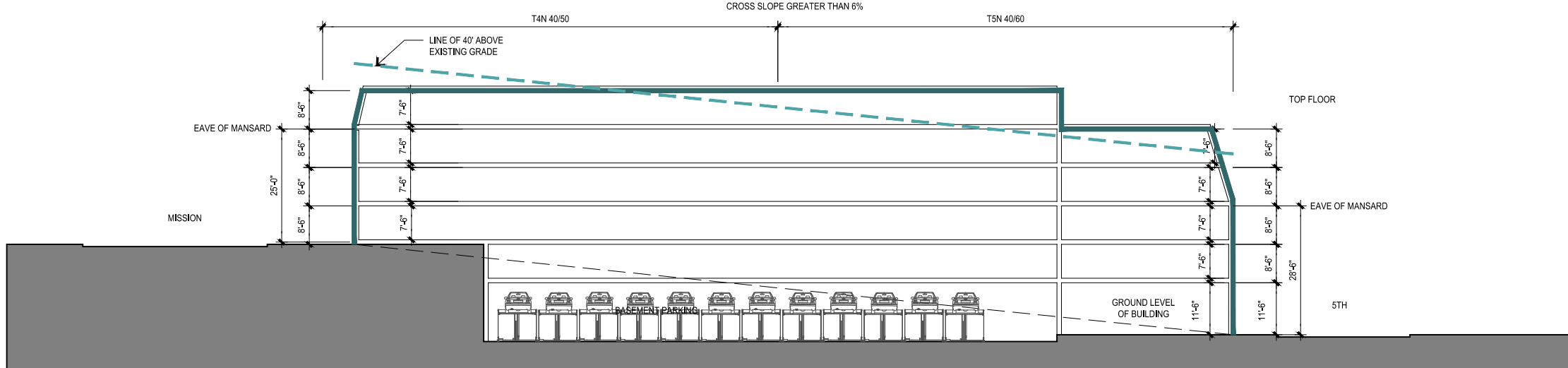
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BASE PROJECT DATA



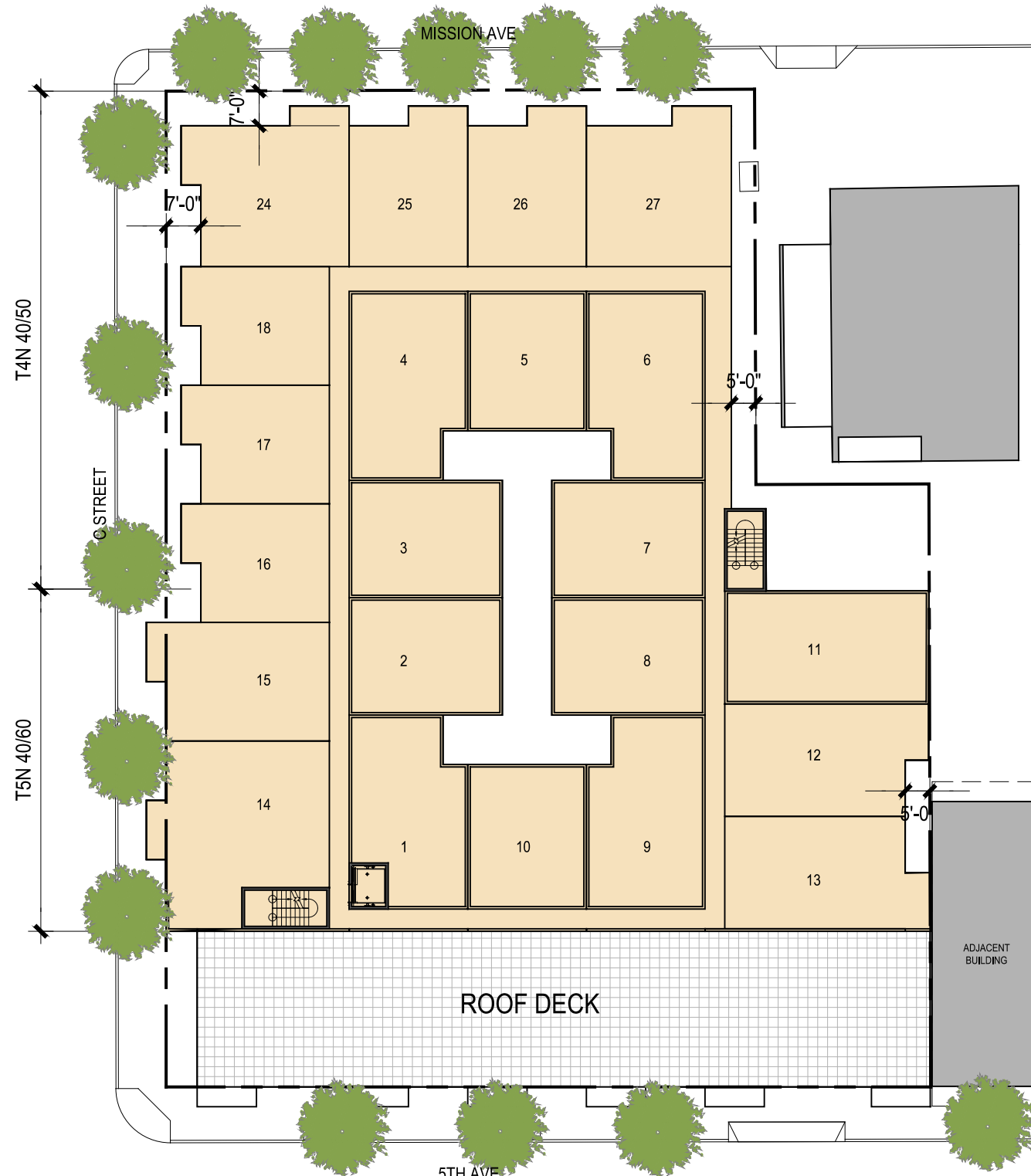
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DSRPP REGULATING CODE - HEIGHT MEASUREMENT ON SLOPED SITES

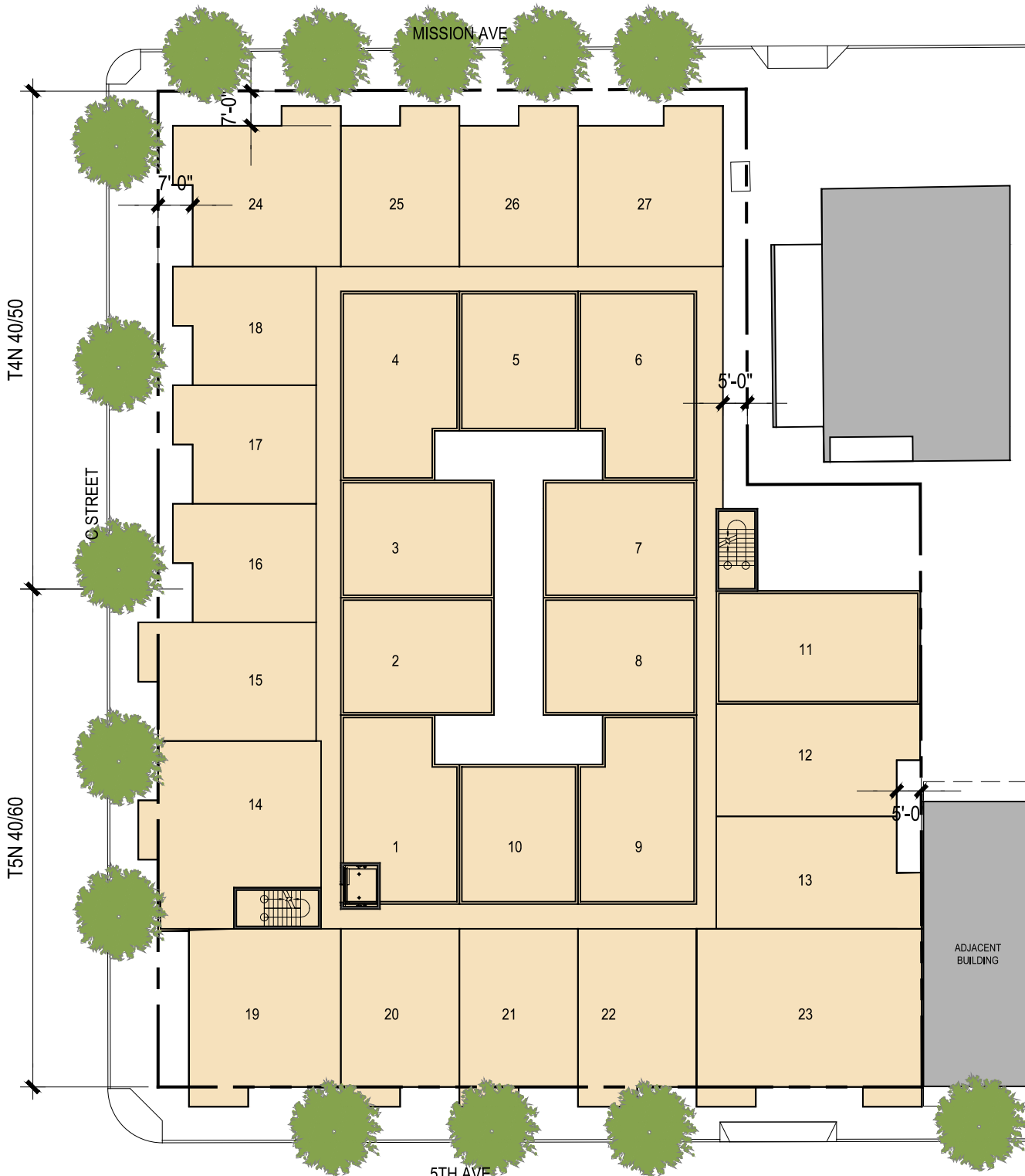


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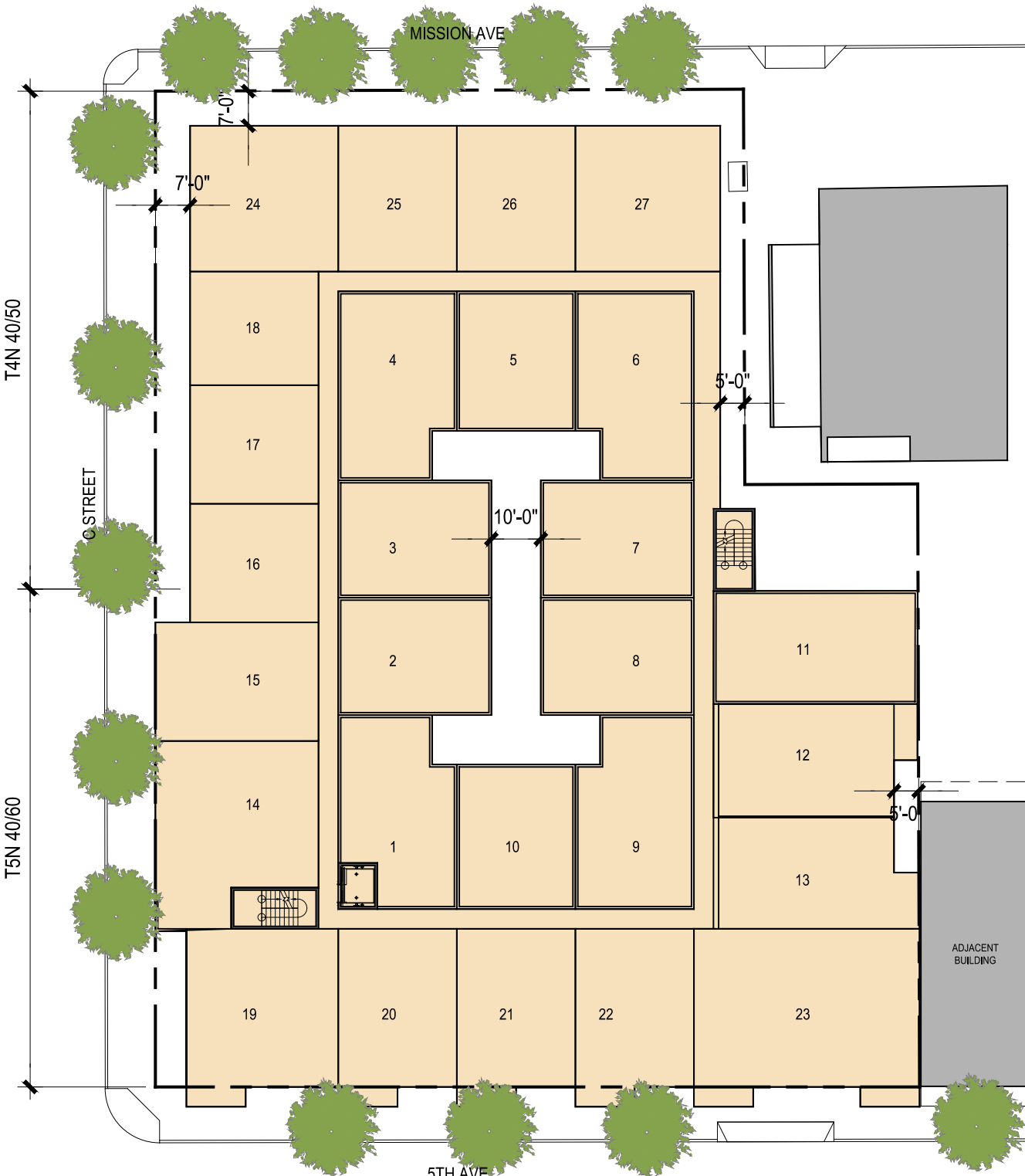
BASE PROJECT SECTION



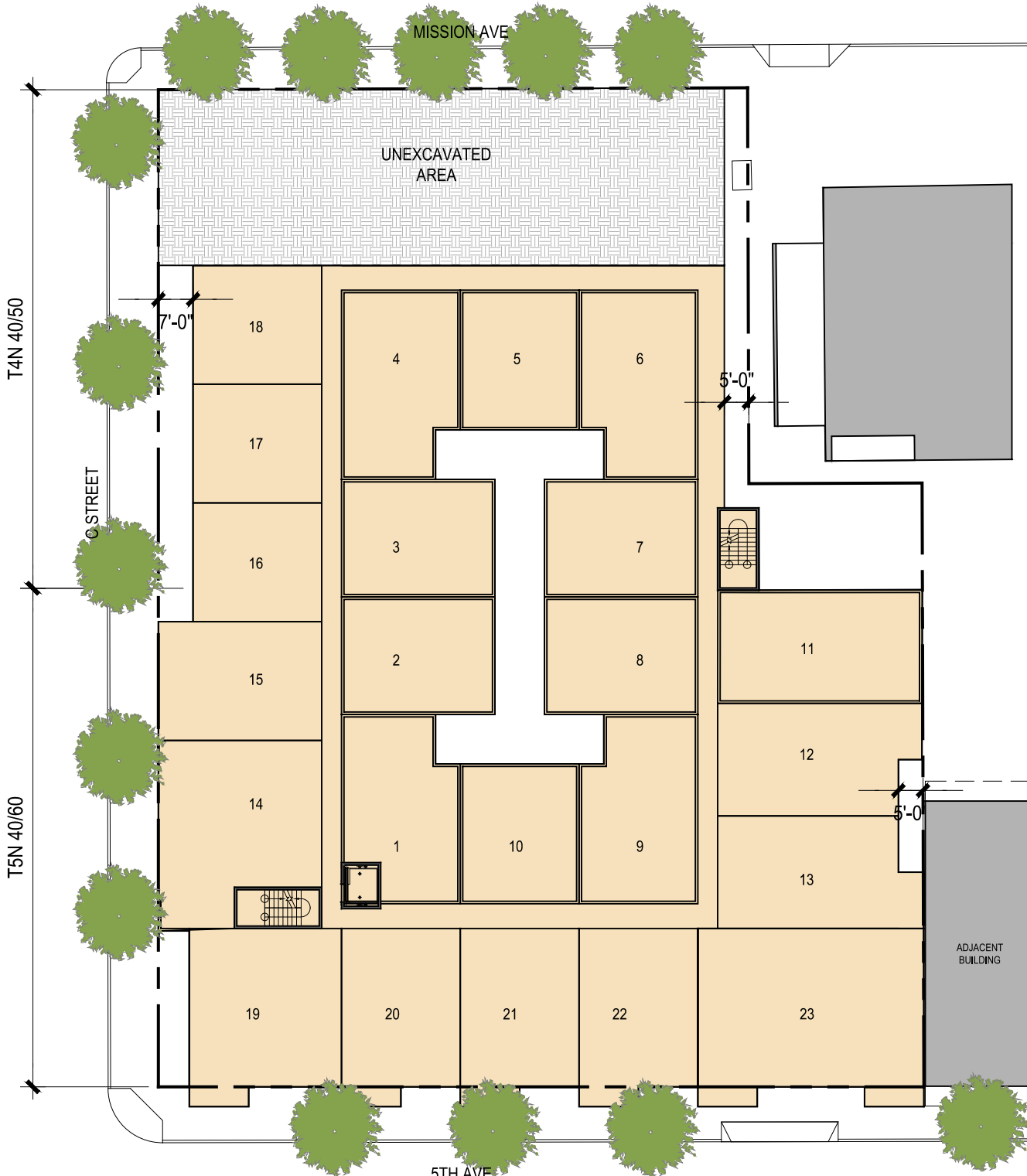
BASE PLAN AT LEVEL 5



BASE PLAN AT LEVELS 3-4



BASE PLAN AT LEVEL 2



BASE PLAN AT RESIDENTIAL LEVEL 1



BASE PLAN AT GROUND LEVEL / BASEMENT

1

BASE PROJECT PLANS

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BASE PROJECT
PLANS AND DATA

A0.2



1. VIEW FROM C STREET - FACING EAST



2. VIEW FROM MISSION AVE - FACING SOUTH



3. VIEW FROM FIFTH AVE - FACING NORTH

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SHEET:

EXISTING
CONTEXT
PHOTOS

A0.3

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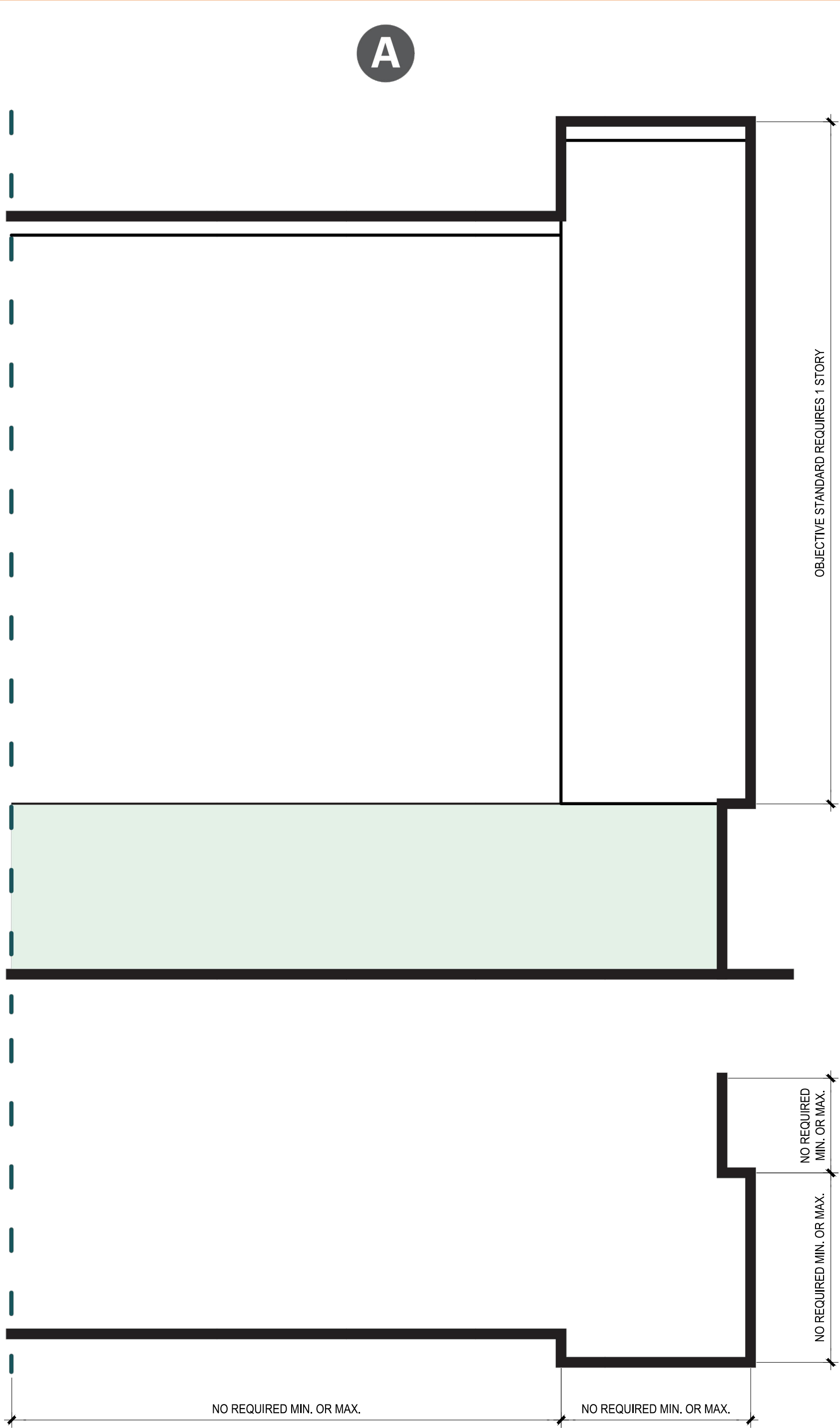
SHEET:

OBJECTIVE
STANDARD
COMPLIANCE

A0.5



PROPOSED COMPLIANT PROJECT



Plan and elevation diagrams of Corner Elements.

OBJECTIVE STANDARD DIAGRAM (DSRPP PAGE 303)

A. Description

New facades and facade modifications shall be designed to include a corner element to give visual importance to the corner and enhance the public realm.

B. Applicability

New buildings and facade modifications where at least 1 facade along a street corner is over 150' in length.

C. Standards/ General Character

- Square **A**
- Octagonal **B**
- Chamfer **C**

Only one corner element is required per eligible facade.

Corner elements shall incorporate at least 1 entire story within the composition and may extend from the ground floor through the top of the building.

Corner elements may exceed the maximum height allowed for the building by up to 10' for a horizontal area up to 20' x 20', only in cases where the top story is at the maximum allowed height.

Corner elements may be recessed or projected from the main facade by up to 4'. Projections over the right of way are allowed when at least 12' above the adjacent sidewalk. **D**

OBJECTIVE STANDARDS (DSRPP PAGE 302)

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT THAT COMPLIES WITH THE REQUIRED OBJECTIVE STANDARDS.

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT ALONG THE C STREET FACADE THAT IS OVER 150' IN LENGTH.

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 SQUARE CORNER ELEMENT.

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT ON THE REQUIRED FACADE.

COMPLIES. THE CORNER ELEMENT INCORPORATES AT LEAST 1 ENTIRE STORY WITHIN THE COMPOSITION.

NOT APPLICABLE AS THIS IS AN OPTION NOT A REQUIREMENT.

COMPLIES. THE CORNER ELEMENT PROJECTS 4'.

NOTE, THE OBJECTIVE STANDARDS DO NOT REQUIRE A MAXIMUM OR MINIMUM WIDTH OF THE CORNER ELEMENT.

COMPLIANCE

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SHEET:

OBJECTIVE
STANDARD
COMPLIANCE

A0.6

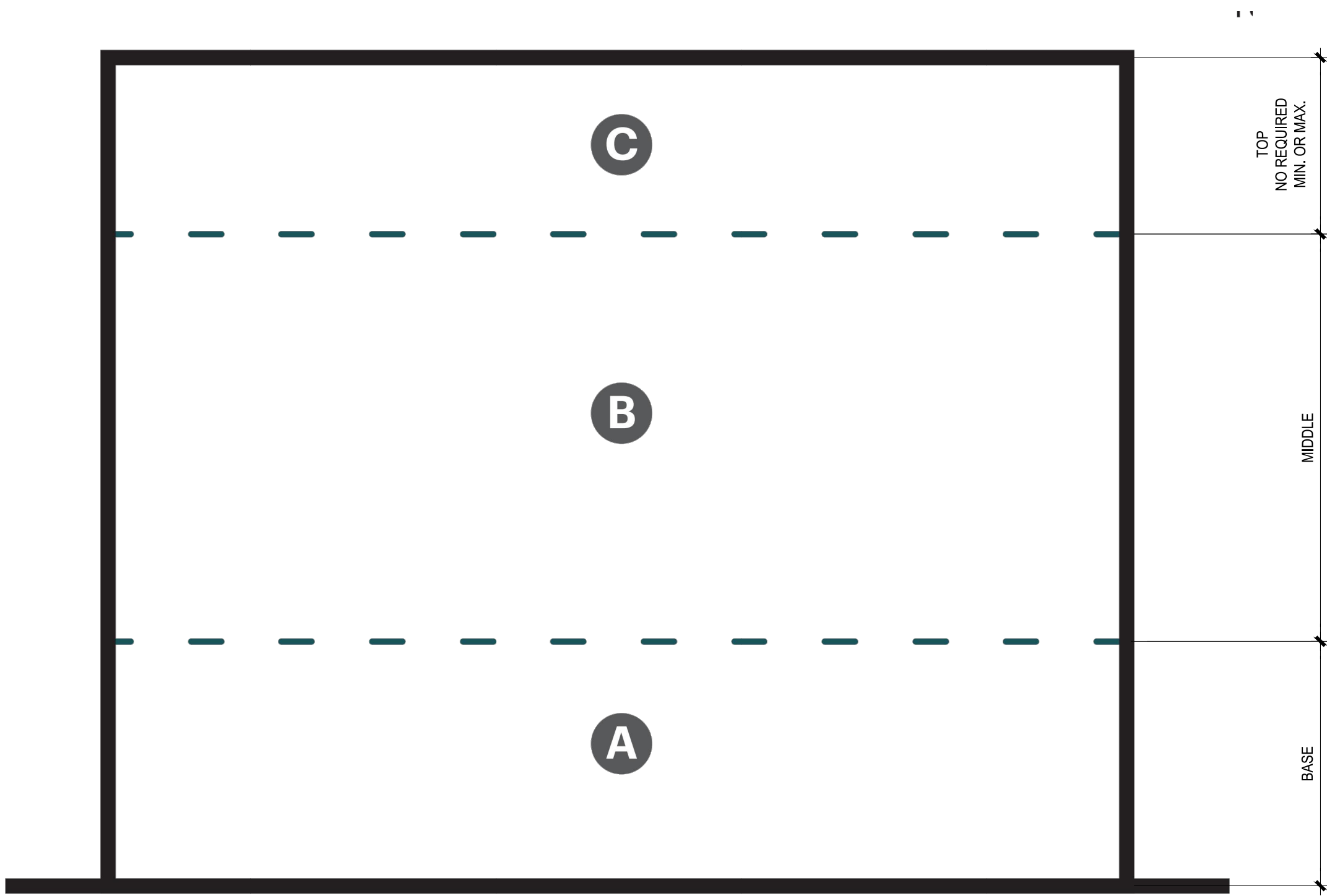


Diagram of tripartite facade articulation.



PROPOSED COMPLIANT PROJECT

Division 3.2 Massing and Facade Articulation Stand

A. Description

New facades and facade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

B. Applicability

New buildings and facade modifications over 75' in length along the adjacent street or civic space.

C. Standards

Ground Floor/ Distinct Base ¹	A
Middle	B
Top ²	C

Combinations of colors, materials, and massing may be used to visually express a base, middle, and top.

¹ The base may include multiple stories.

² The top may include multiple stories. Note that upper stories that are stepped back do not count as part of the "top". To articulate the top, count only stories that are not stepped back from the "base" and "middle" of the building facade.

BASE - MIDDLE - TOP

COMPLIES. THE FACADE MODIFICATIONS ALONG A STREET OR CIVIC SPACE ARE DESIGNED TO VISUALLY EXPRESS A BASE, MIDDLE, AND TOP.

COMPLIES. THE NEW BUILDING IS OVER 75' IN LENGTH AND INCORPORATES A TRIPARTITE FACADE DESIGN.

COMPLIES. FACADES INCORPORATE A BASE, MIDDLE, AND TOP DESIGN.

COMPLIES.

COMPLIES, THE PROJECTED CORNICE SATISFIES THE TOP REQUIREMENT. NOTE THERE IS NO MIN. OR MAX. DIMENSIONS REQUIRED FOR THE HEIGHT OF THE TOP PIECE.

COMPLIANCE

TITLE INFORMATION

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE COMPANY TITLE ORDER NO. 00150729-002-BCO-JS9, DATED MAY 26, 2021 AT 7:30 AM

TITLE TO SAID ESTATE OR INTEREST IS VESTED

1230 FIFTH AVENUE INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ASSESSORS' PARCEL NUMBER

011-300-26

SCHEDULE B TIMES

INDICATES ITEMS PLOTTED HEREON

ITEMS 1-3 NOT A SURVEY MATTER

- ITEM 6 EASEMENT FOR POLES, WIRES AND UTILITIES, TOGETHER WITH INGRESS AND EGRESS AND INCIDENTAL PURPOSES, GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION; RECORDED APRIL 14, 1923; RECORDING NO. BOOK 17, PAGE 243 OF OFFICIAL RECORDS. AFFECTS ROUTE NOT DEFINED OF RECORD. NOT PLOTTABLE.
- ITEM 7 EXISTING SEWER EASEMENT AS DISCLOSED BY THE DEED FROM RUDOLF BEUTLER AND JOSEPHINE BEUTLER RECORDED JULY 17, 1951 IN BOOK 694, PAGE 291 OF OFFICIAL RECORDS. ROUTE NOT DEFINED OF RECORD. SHOWN HEREON.
- ITEM 8 SEWER EASEMENTS AS DISCLOSED BY THE DEED FROM VELMA MC NAMARA, RECORDED NOVEMBER 29, 1955 IN BOOK 990, PAGE 47 OF OFFICIAL RECORDS. ROUTE NOT DEFINED OF RECORD. SHOWN HEREON.
- ITEM 9 EASEMENT FOR REVOCABLE EASEMENT OF 4 1/4 FEET FOR ROOF OVER-HANG PURPOSES, GRANTED TO NORTHWESTERN SAVINGS AND LOAN ASSOCIATION, A CORPORATION; RECORDED NOVEMBER 13, 1957; RECORDING NO. BOOK 1153, PAGE 335 OF OFFICIAL RECORDS. AFFECTS HEREIN DESCRIBED LAND. SHOWN HEREON.
- ITEM 10 THE EFFECT OF THE RECORD OF SURVEY FILED OCTOBER 22, 1980, IN BOOK 16 OF SURVEYS, PAGE 84, MARIN COUNTY RECORDS. NOT PLOTTABLE.
- ITEM 11 EASEMENT FOR INGRESS, EGRESS, DRAINAGE, PARKING, UTILITIES AND INCIDENTAL PURPOSES; GRANTED TO SAN RAFAEL HOUSING GROUP, A CALIFORNIA LIMITED PARTNERSHIP; RECORDED DECEMBER 9, 1992; RECORDING NO. 92-098071 OF OFFICIAL RECORDS. AFFECTS HEREIN DESCRIBED LAND. SHOWN HEREON.
- ITEM 12 EASEMENT FOR INGRESS, EGRESS, DRAINAGE, PARKING, UTILITIES AND NON-BUILDING EASEMENT; RECORDING NO: BOOK 21 OF MAPS, PAGE 25; AFFECTS HEREIN DESCRIBED LAND. SHOWN HEREON.
- ITEM 13 EASEMENT FOR UTILITIES AND FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES; GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION; RECORDED MARCH 16, 1994; RECORDING NO. 94-022424 OF OFFICIAL RECORDS. AFFECTS HEREIN DESCRIBED LAND. NOT PLOTTABLE.

SURVEYOR'S NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
- THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, AND NO ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES EXCEPT AS SHOWN ON THE SURVEY PERSONALLY KNOWN TO THE SURVEYOR.
- NO EASEMENTS RUN THROUGH OR TOUCH ANY BUILDINGS.
- ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- ALL UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD. (UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND/OR VERIFIED).
- FENCE LINES, DRIVEWAY APRONS, SIDEWALKS ARE IN THE PUBLIC RIGHT OF WAY.
- PROPERTY HAS DIRECT ACCESS TO MISSION AVENUE, FIFTH AVENUE, AND C STREET AND OF WHICH IS A PUBLIC STREET.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION. THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

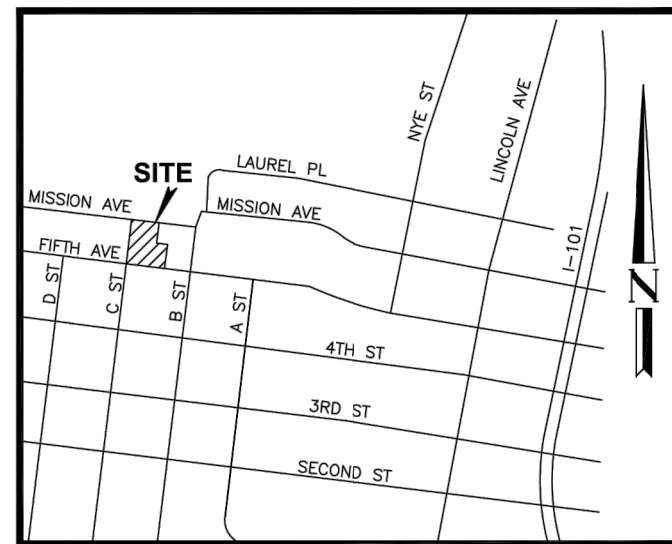
THIS ALTA/NSPS LAND SURVEY IS FOR TITLE INSURANCE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION, DESIGN OR ENGINEERING FOR FUTURE DEVELOPMENT OF SITE.

THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY. ADDITIONAL RESEARCH, FIELD AND OFFICE SURVEY WILL BE REQUIRED.

THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS.

T&M SURVEYING ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ALTA/NSPS LAND TITLE SURVEY
1230-1248 FIFTH AVENUE, CITY OF SAN RAFAEL
COUNTY OF MARIN, STATE OF CALIFORNIA



VICINITY MAP

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SAN RAFAEL, IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: LOT 2 AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "BOYD COURT CONDOMINIUMS BEING A SUBDIVISION OF A PORTION OF BLOCK 21 TOWNSITE OF THE TOWN OF SAN RAFAEL RACK 1, FULL 2" FILED JANUARY 31, 1994 IN VOLUME 21 OF MAPS AT PAGE 25, MARIN COUNTY RECORDS.

PARCEL B: AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS: A STRIP OF LAND 15.00 FEET IN WIDTH, MEASURED AT RIGHT ANGLES, LYING EASTERLY OF AND CONTIGUOUS WITH THE FOLLOWING DESCRIBED WESTERLY LINE; BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MISSION STREET, AS SHOWN UPON SAID RECORD OF SURVEY MAP, FROM WHICH THE SAID NORTHEASTERLY CORNER OF BLOCK 21 BEARS SOUTH 83°16' 08" EAST, 180.03 FEET, THENCE DEPARTING FROM THE SAID SOUTHERLY LINE OF MISSION STREET SOUTH 06° 43' 52" WEST, 80.00 FEET TO THE SOUTHERLY TERMINUS OF THE WESTERLY LINE OF THE EASEMENT HEREIN DESCRIBED.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF B STREET BEING NORTH 06°45'00" EAST PER THE RECORD OF SURVEY OF LANDS OF MARCUS, ALBERT AND GROSSMAN

ZONING

THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF SAN RAFAEL AND IS ZONED: T4N & T5N. FOR MORE INFORMATION ON THIS ZONING AREA PLEASE CONTACT THE CITY OF SAN RAFAEL, CALIFORNIA ZONING DEPARTMENT AT (415) 485-3085.

PARKING COUNT

REGULAR STALLS: 36
HANDICAP STALLS: 1
PARKING STRUCTURE STALLS: 22
TOTAL STALLS: 59

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF SAN RAFAEL, CALIFORNIA AREA OF FLOOD INSURANCE RATE MAP PANEL NUMBER 0604100457E HAVING AN EFFECTIVE DATE OF 03/16/2016, ZONED "X" AREA OF MINIMAL FLOOD HAZARD.

AREA

PARCEL A 28,070.78 SF OR 0.64 ACRES ±
PARCEL B 1,200.00 SF OR 0.03 ACRES ±

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF CALIFORNIA, CERTIFIES TO:

1230 FIFTH AVENUE INVESTORS, LLC, AND CHICAGO TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS; AND INCLUDES ITEMS 2-4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c) 8, 9, 11(a), 13, 14, 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/04/2022

Ty E. Thomas

TY E. THOMAS
P.L.S. 9309 EXP. 09/30/2022

7-12-2023

DATE



REVISIONS		
REV	DATE	DESCRIPTION
1	7/12/23	PROPERTY LINE ADJUSTED

PREPARED BY:

T&M
SURVEYING
28 E. THIRTIETH AVE.
ORANGE, CA
OFFICE 714-924-0022 CELL 714-966-0711
WWW.TANDMSURVEYING.COM



ALTA / NSPS LAND TITLE SURVEY

1230-1248 FIFTH AVENUE
SAN RAFAEL, CALIFORNIA

PROJECT NO.

-1433

SHEET

1

OF

2

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

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JOB: 2221

SHEET:

SURVEY

A1.0

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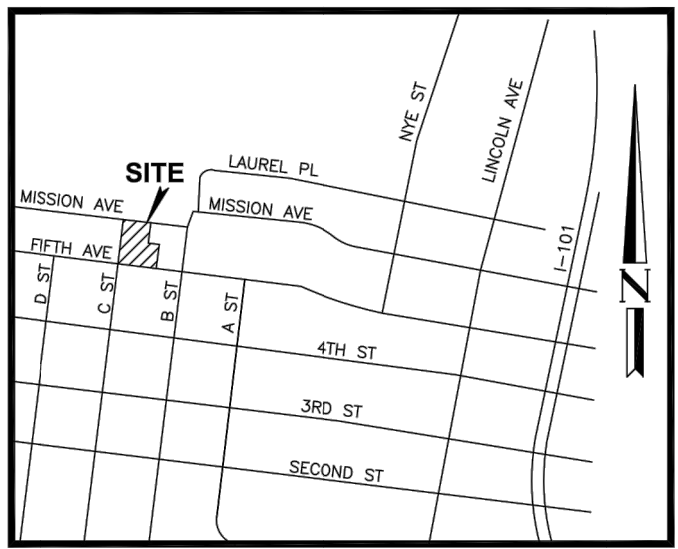
JOB: 2221

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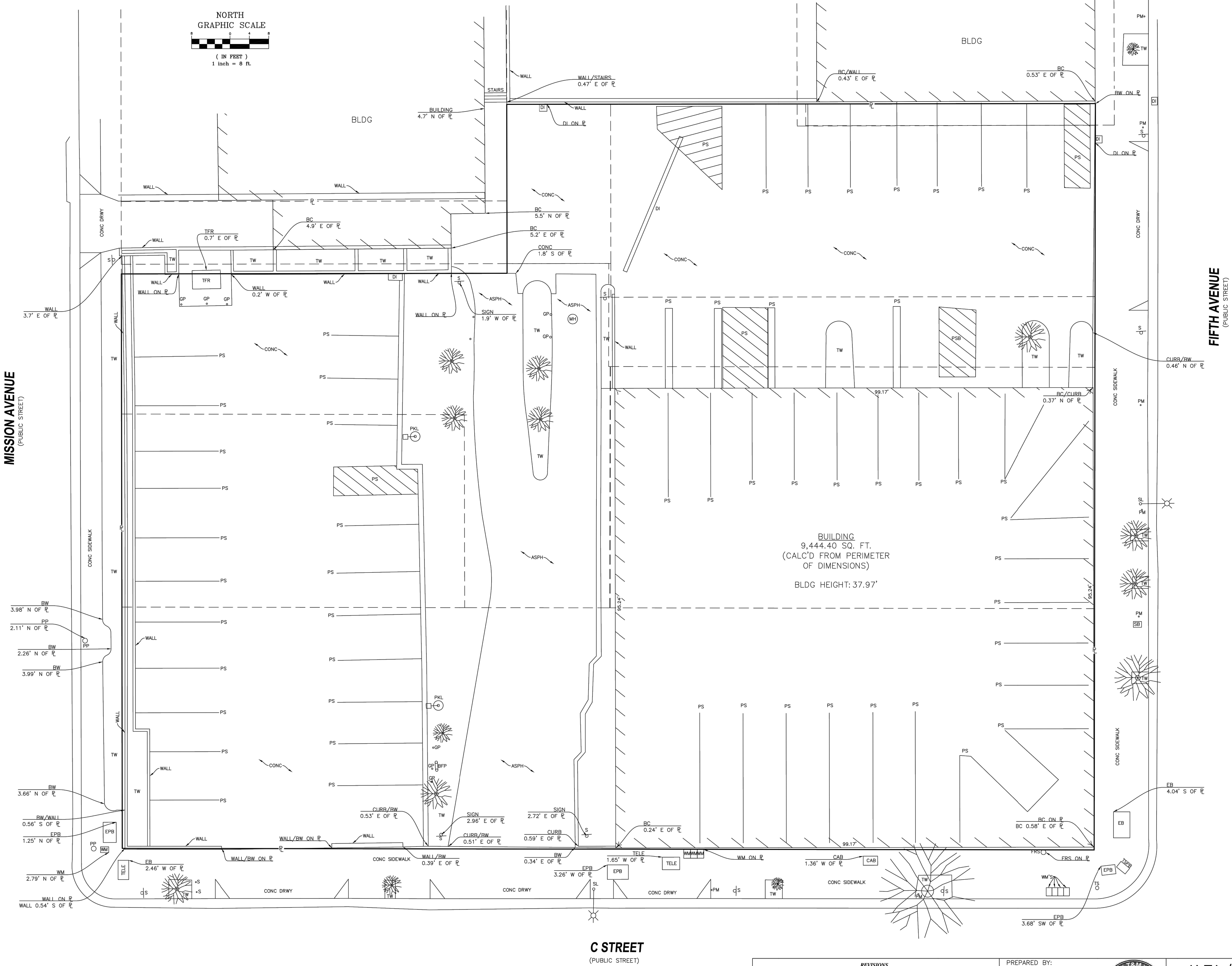
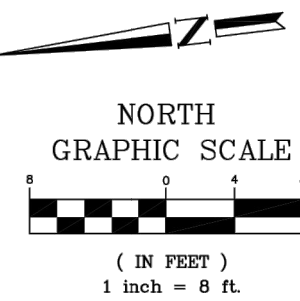
SURVEY

A1.1

ALTA/NSPS LAND TITLE SURVEY
1230-1248 FIFTH AVENUE, CITY OF SAN RAFAEL
COUNTY OF MARIN, STATE OF CALIFORNIA



VICINITY MAP



LEGEND

- PL PROPERTY LINE
ASPH ASPHALT
BC BUILDING CORNER
BFP BACK FLOW PREVENTOR
BLDG BUILDING
BW BACK OF WALK
CAB CABLE
CONC CONCRETE
DI DRAIN INLET
DRWY DRIVEWAY
EB ELECTRICAL BOX
EPB ELECTRIC PULL BOX
FDC FIRE DEPARTMENT CONNECTION
FH FIRE HYDRANT
FRS FIRE SPRINKLER
GP GUARD POST
GV GAS VALVE
MH MANHOLE
PKL PARKING LOT LIGHT
PM PARKING METER
PP POWER POLE
PS PAINT STRIPE (WHITE)
PSB PAINT STRIPE (BLUE)
S SIGN
SB SEWER BOX
SL STREET LIGHT
STRS STAIRS
TELE TELEPHONE BOX
TFR TRANSFORMER
TS TRAFFIC SIGNAL
TSPB TRAFFIC SIGNAL PULL BOX
TW TREE WELL
WM WATER METER

REVISIONS		
REV	DATE	DESCRIPTION
1	7/12/23	PROPERTY LINE ADJUSTED

PREPARED BY:
T&M
SURVEYING
38 R. TRINITY AVE.
ORANGE, CA 92667
OFFICE 714-942-4033 CELL 714-946-4711
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ALTA / NSPS LAND TITLE SURVEY

1230-1248 FIFTH AVENUE
SAN RAFAEL, CALIFORNIA

PROJECT NO. -1433

SHEET
OF 2
2

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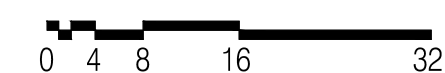
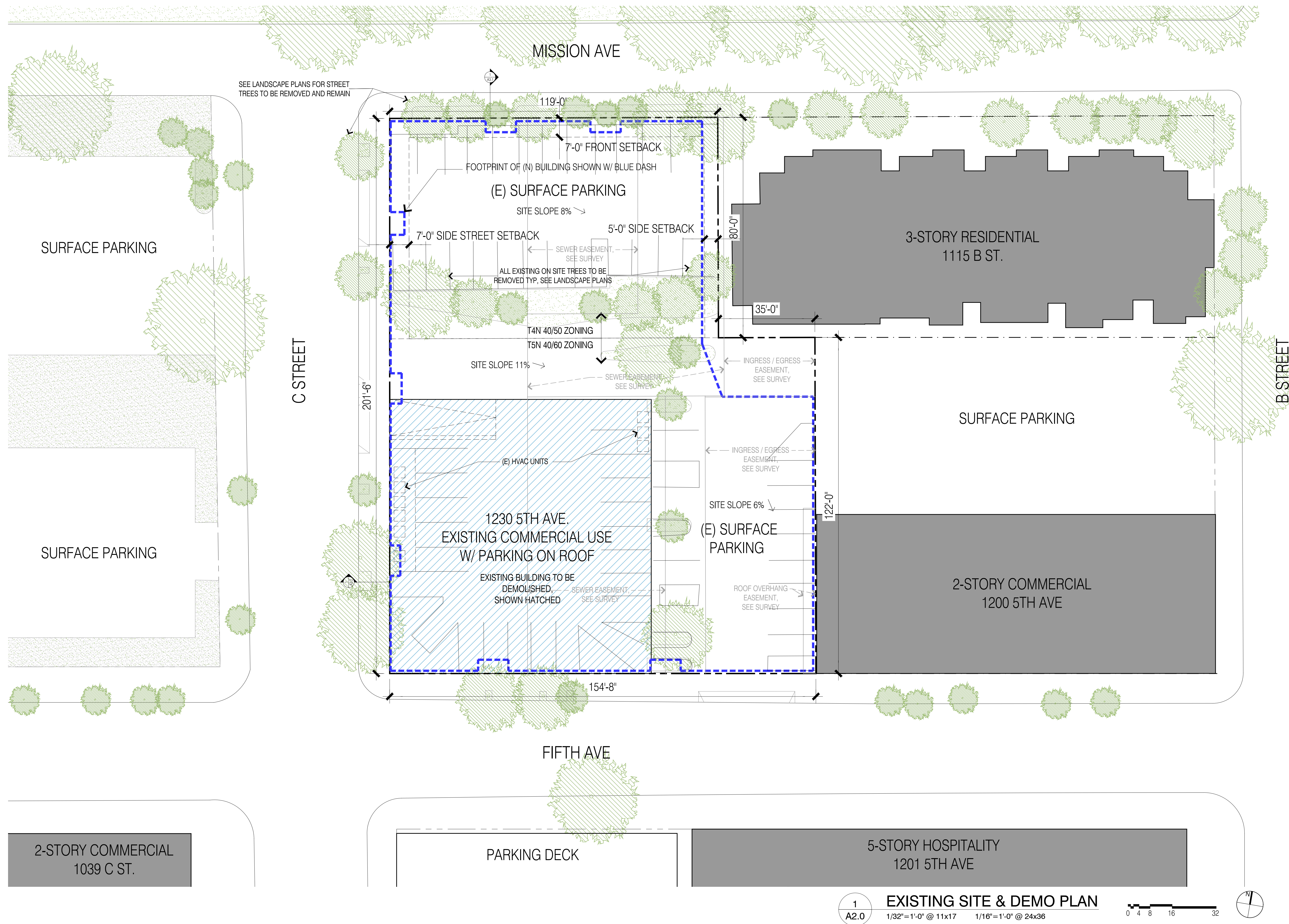
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JOB: 2221

SHEET:

EXISTING
SITE & DEMO
PLAN

A2.0A



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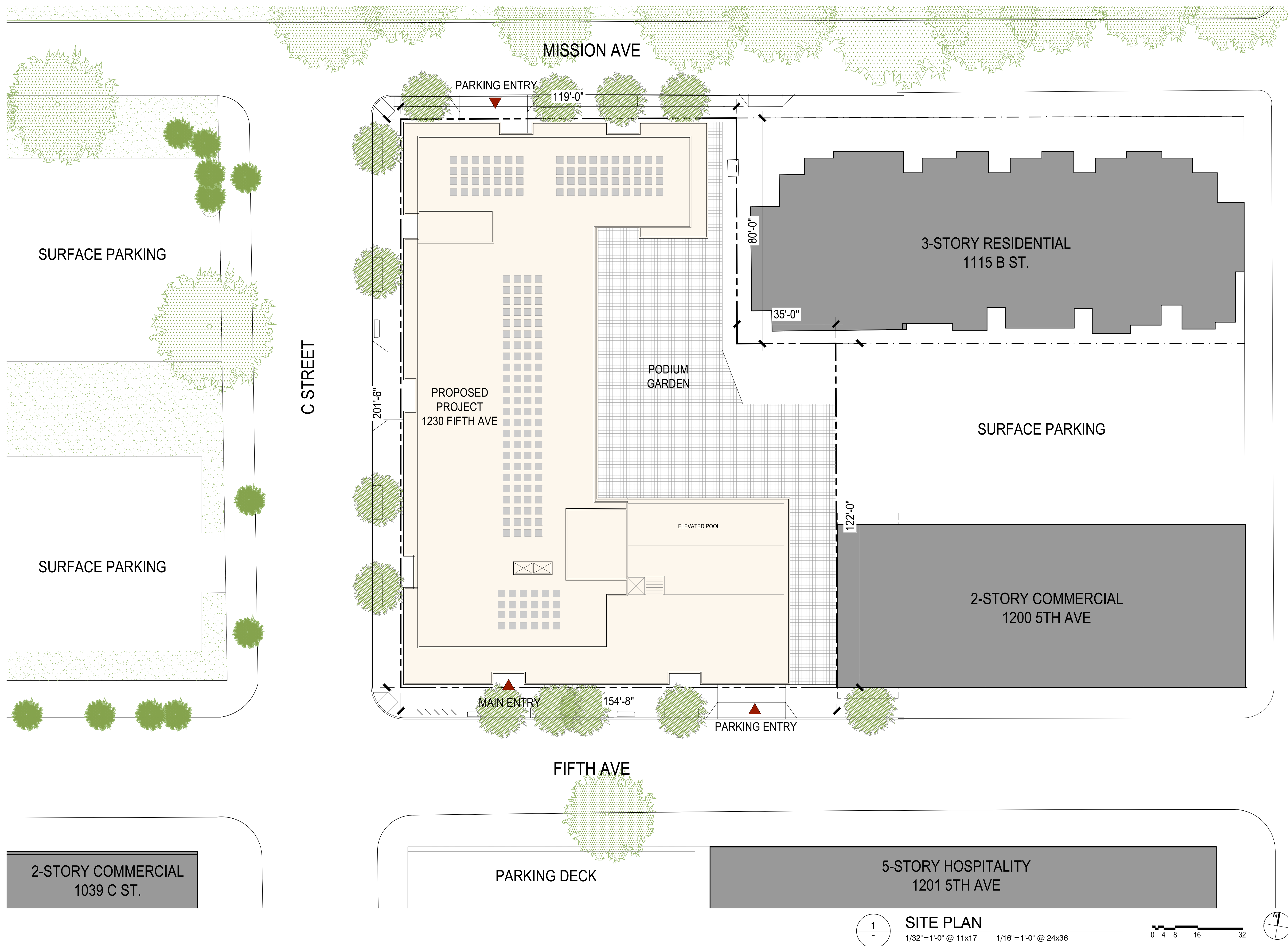
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SHEET:

SITE PLAN

A2.0B



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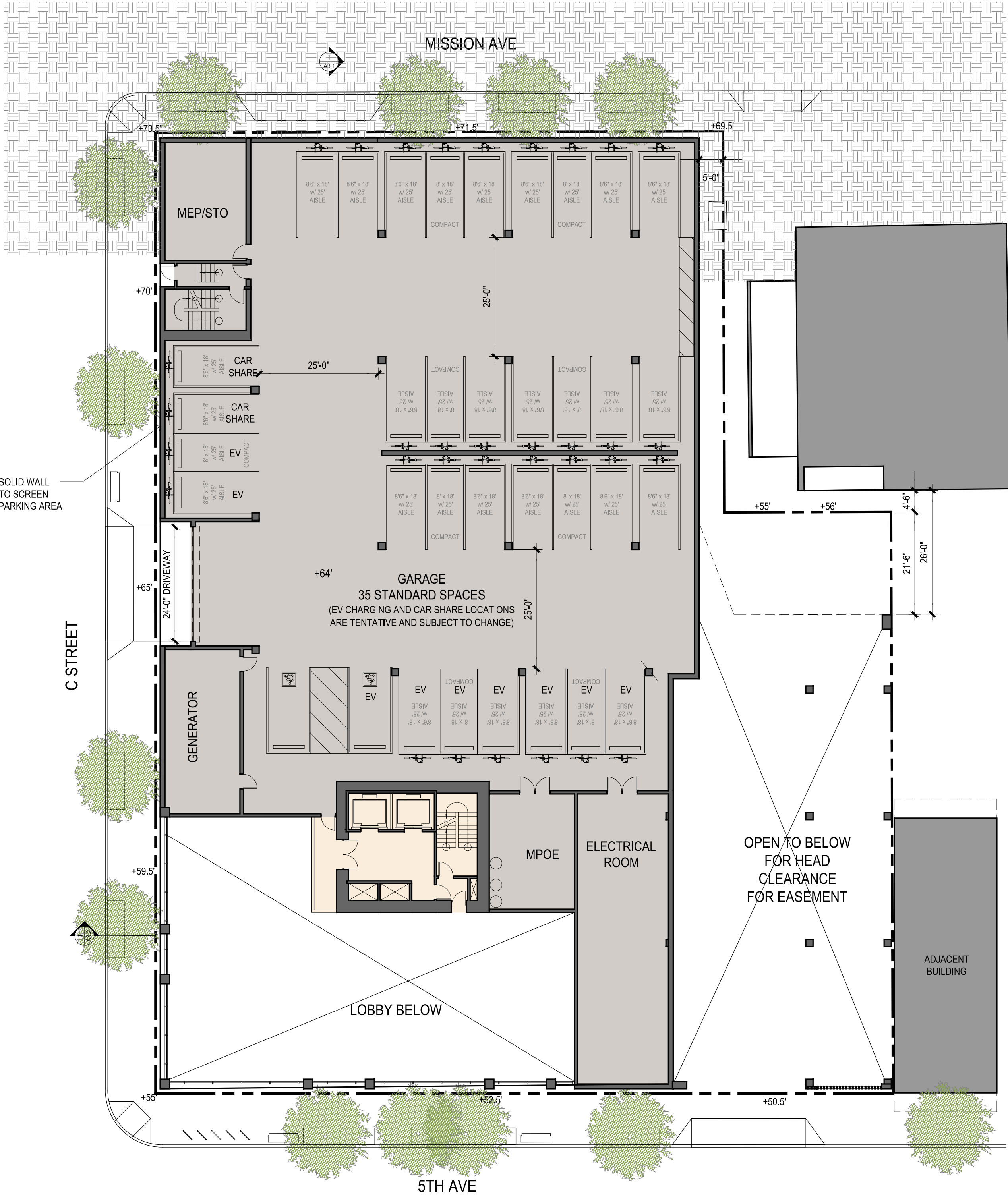
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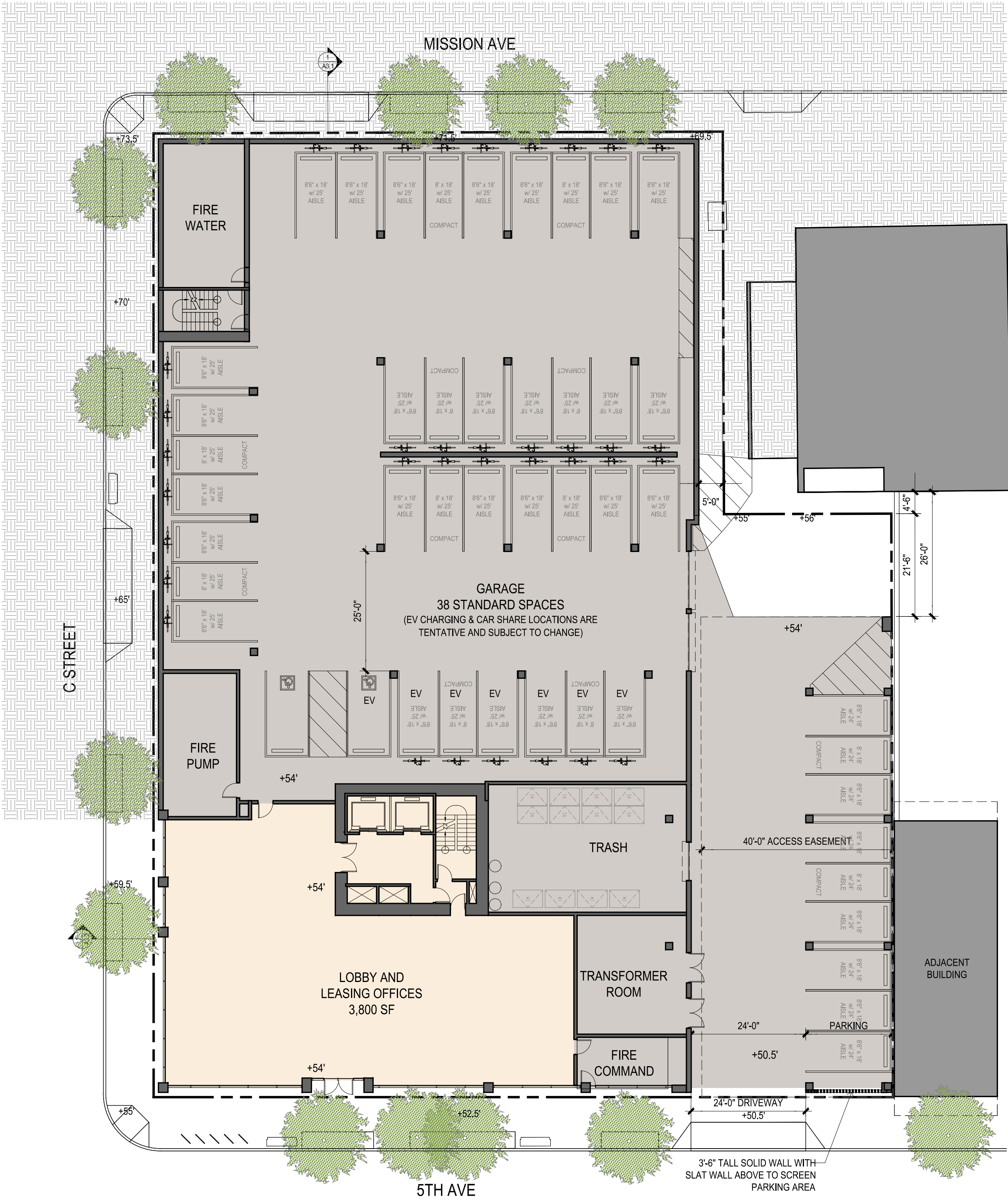
SHEET:

PROPOSED
PROJECT
PLANS

A2.1

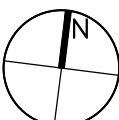


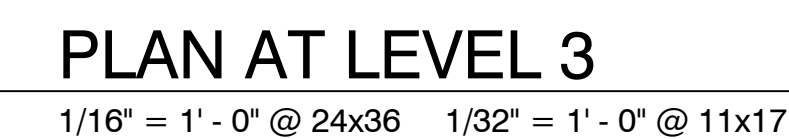
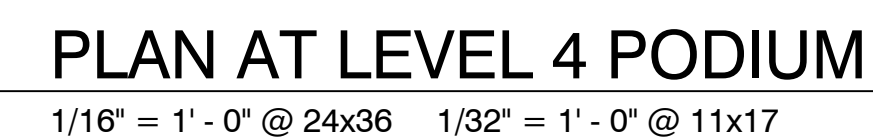
2
PLAN AT LEVEL 2
1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17



1
PLAN AT GROUND LEVEL
1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

0 4 8 16 32





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A2.2



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SHEET:

PROPOSED
PROJECT
PLANS

A2.3



2

PLAN AT LEVEL 6

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

1

PLAN AT LEVEL 5

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

0 4 8 16 32



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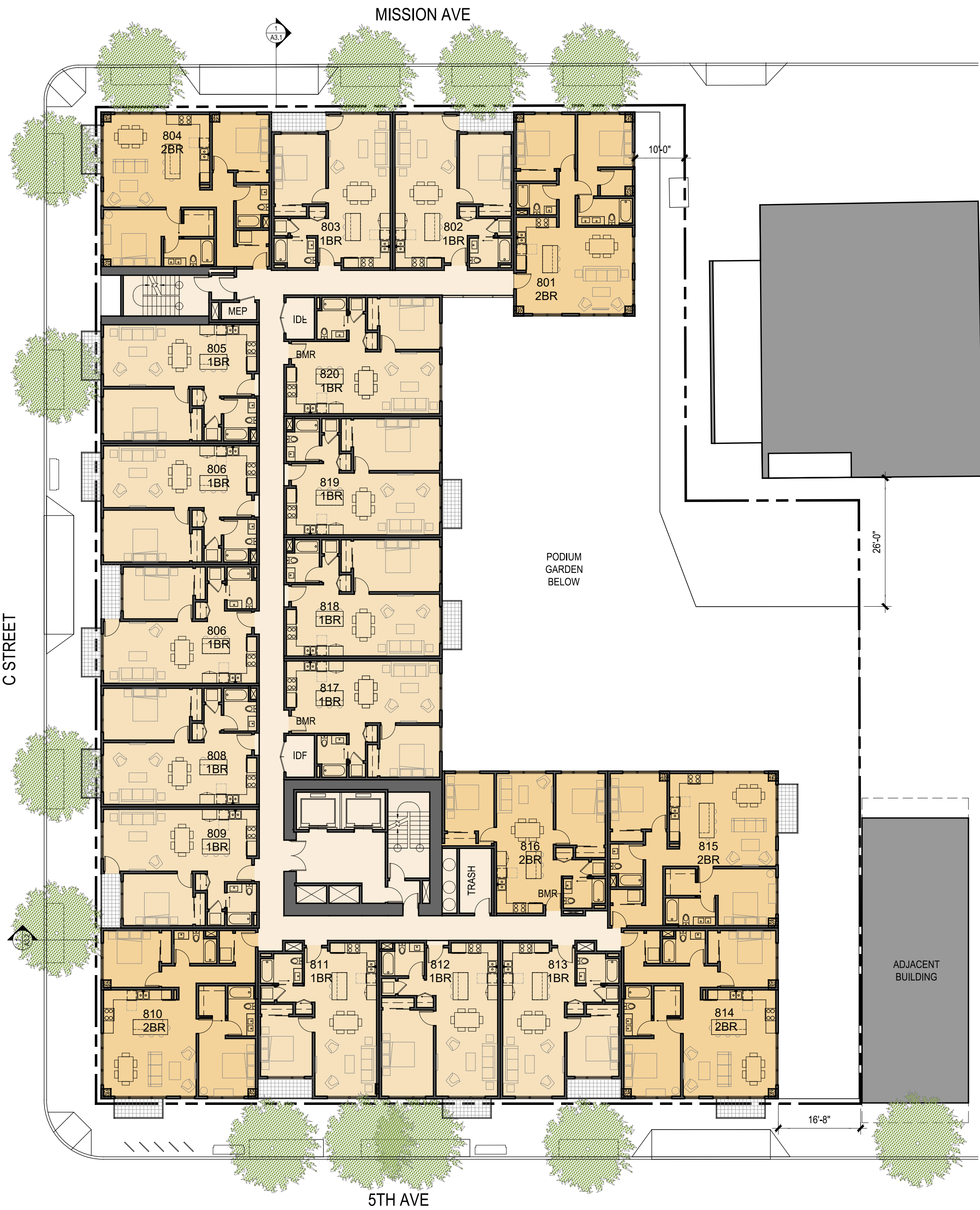
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JOB: 2221

SHEET:

PROPOSED
PROJECT
PLANS

A2.4



2

PLAN AT LEVEL 8

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

1

PLAN AT LEVEL 7

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

0 4 8 16 32



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JOB: 2221

SHEET:

PROPOSED
PROJECT
PLANS

A2.5



PLAN AT LEVEL 10

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17



PLAN AT LEVEL 9

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

0 4 8 16 32

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JOB: 2221

SHEET:

PROPOSED
PROJECT
PLANS

A2.6



PLAN AT LEVEL 12

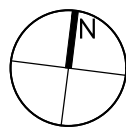
1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17



PLAN AT LEVEL 11

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

0 4 8 16 32



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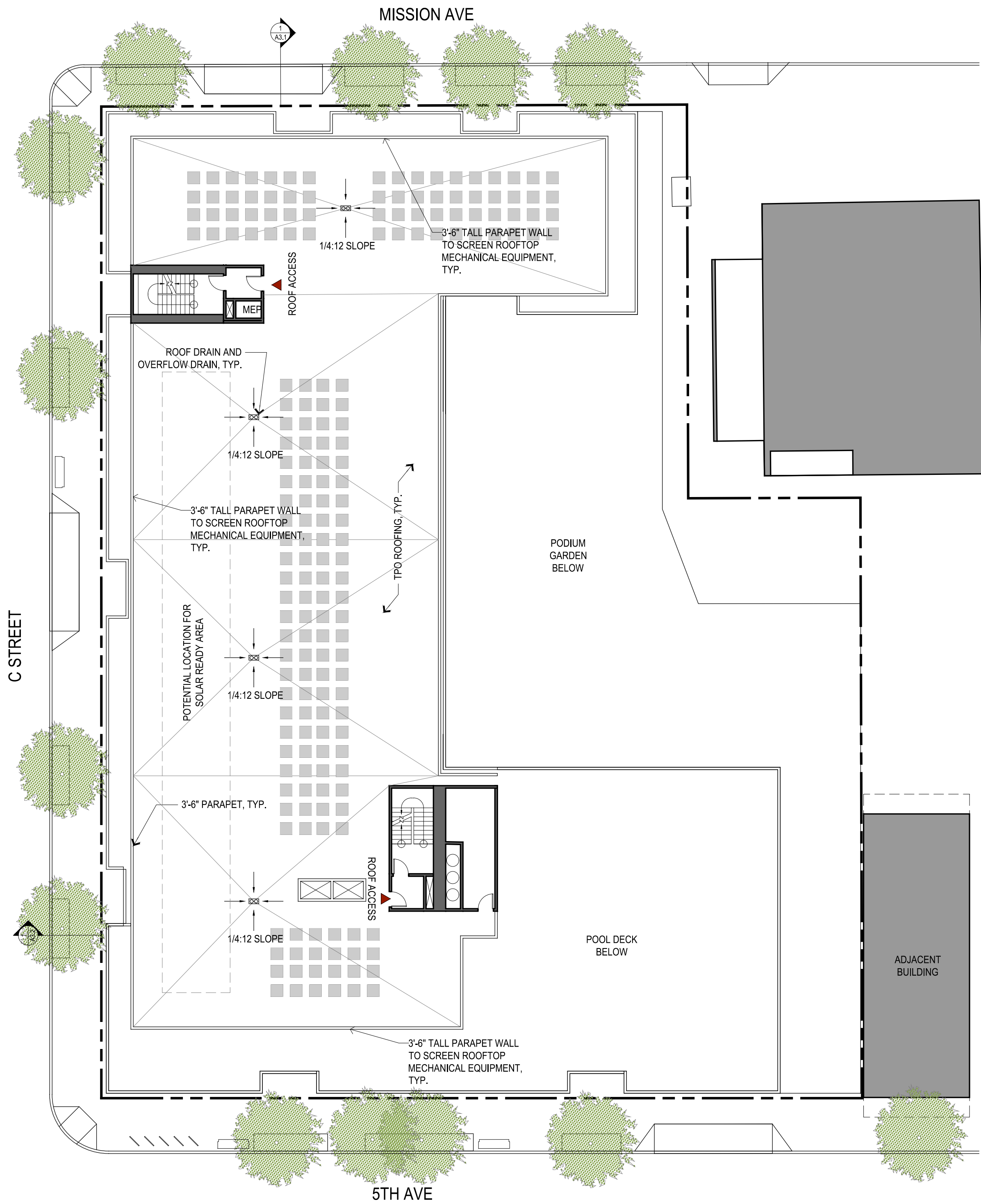
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SHEET:

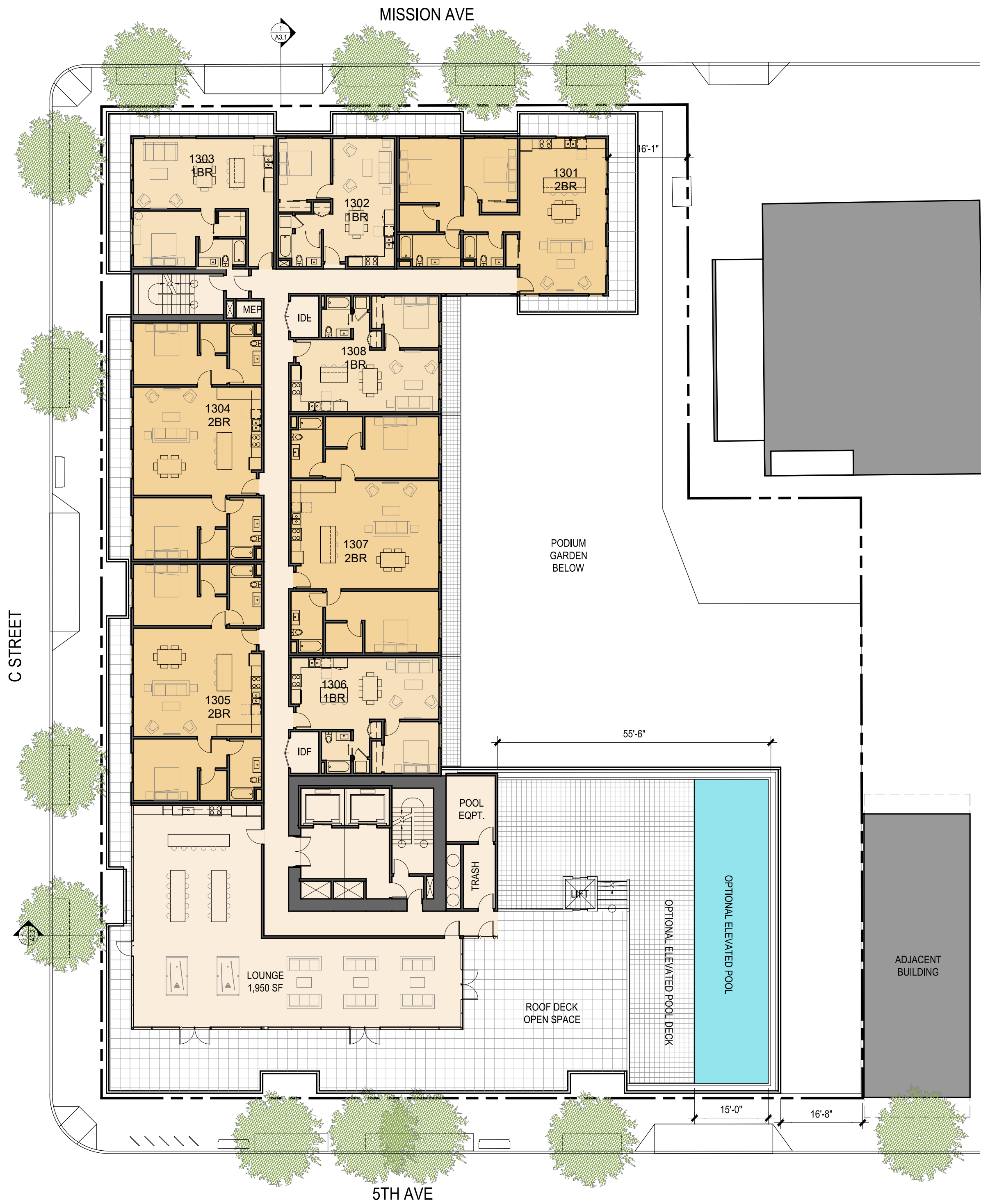
PROPOSED
PROJECT
PLANS

A2.7



PLAN AT ROOF

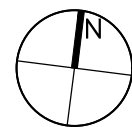
1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17



PLAN AT LEVEL 13 - ROOF DECK PLAN

1/16" = 1' - 0" @ 24x36 1/32" = 1' - 0" @ 11x17

0 4 8 16 32



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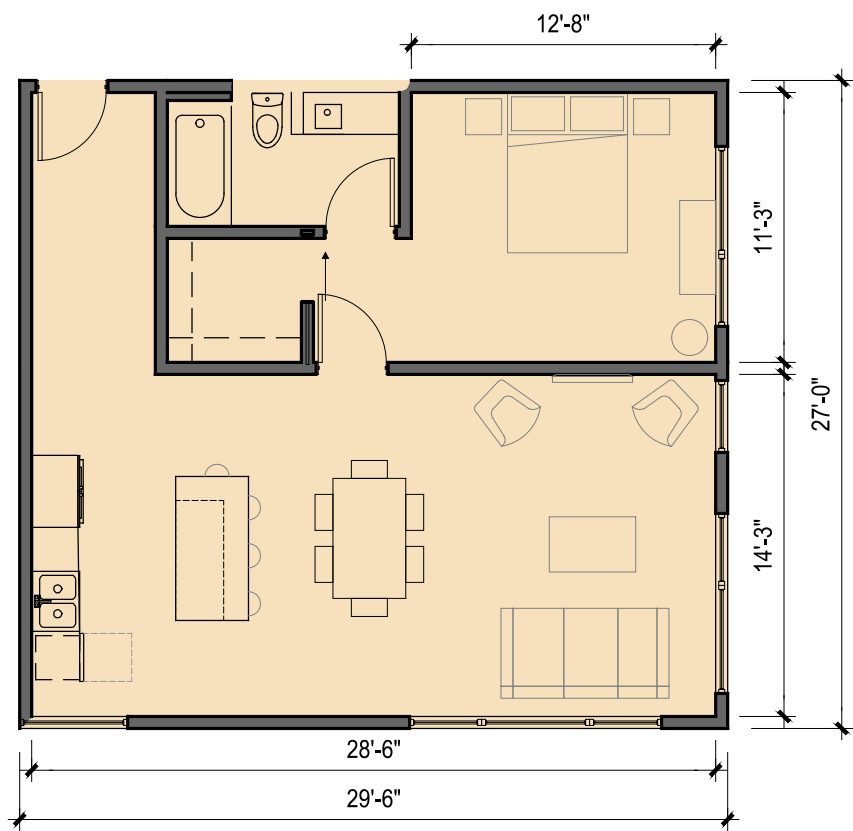
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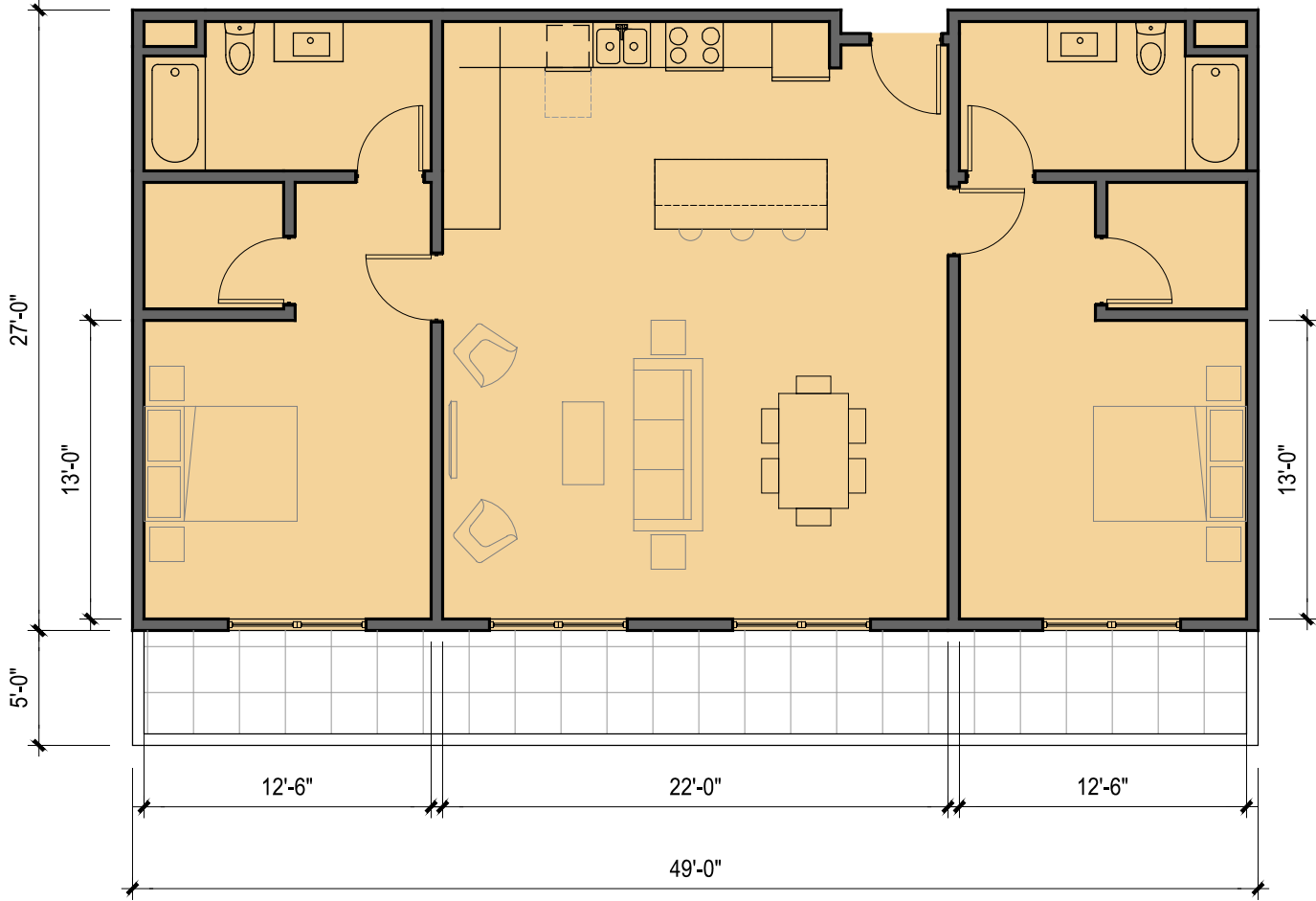
SHEET:

UNIT
PLANS

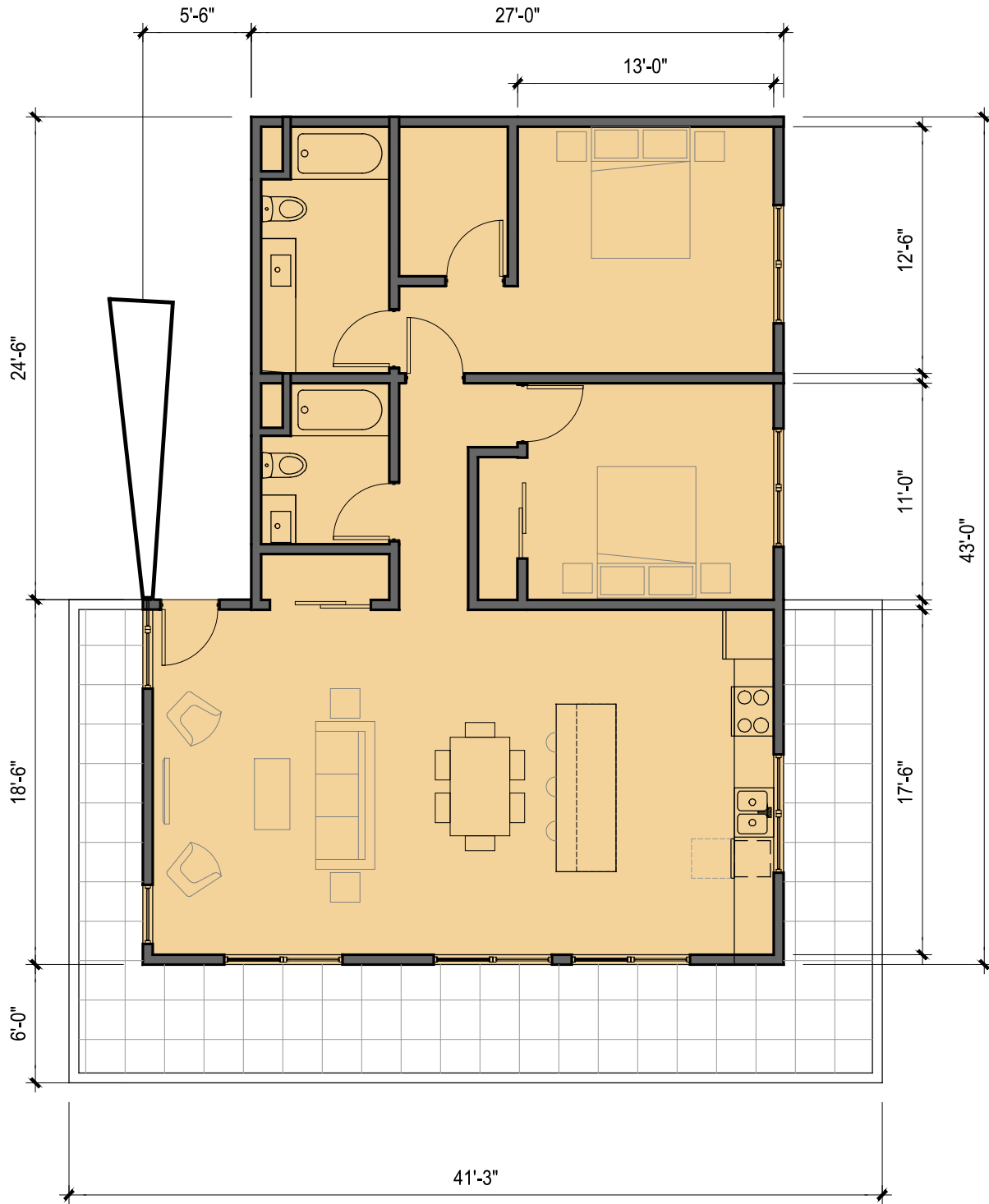
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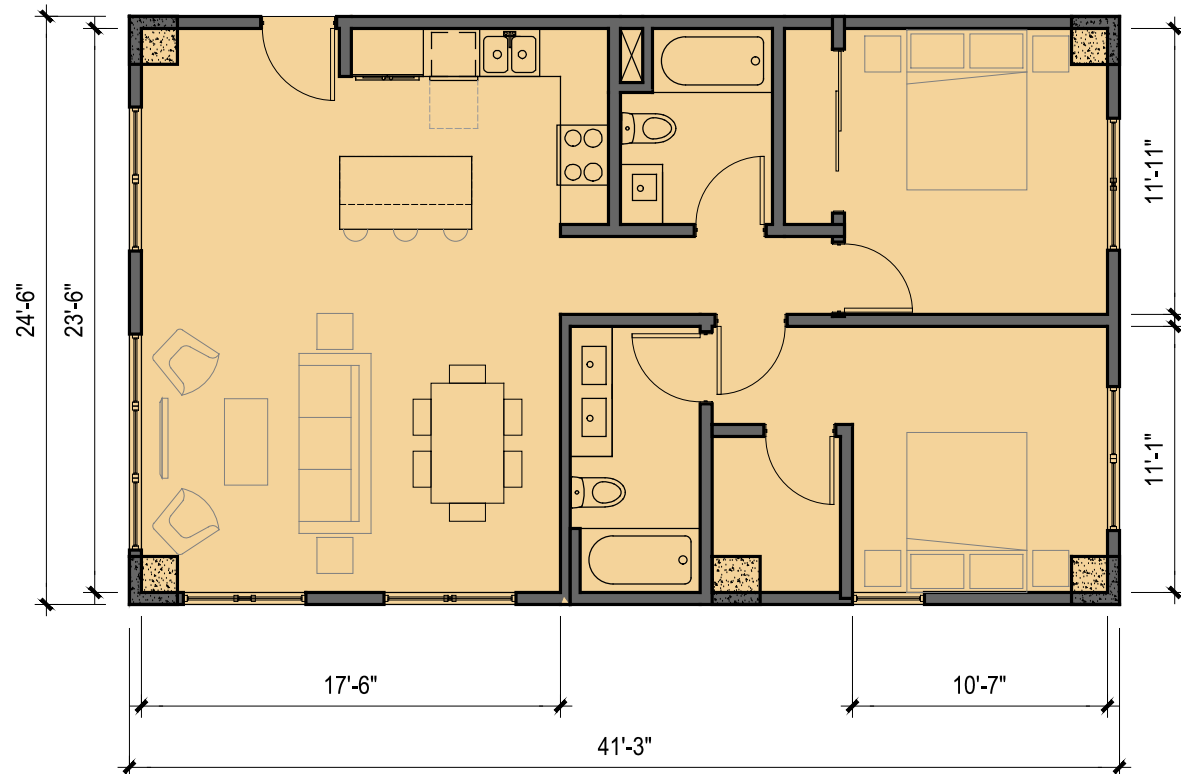
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795 SF



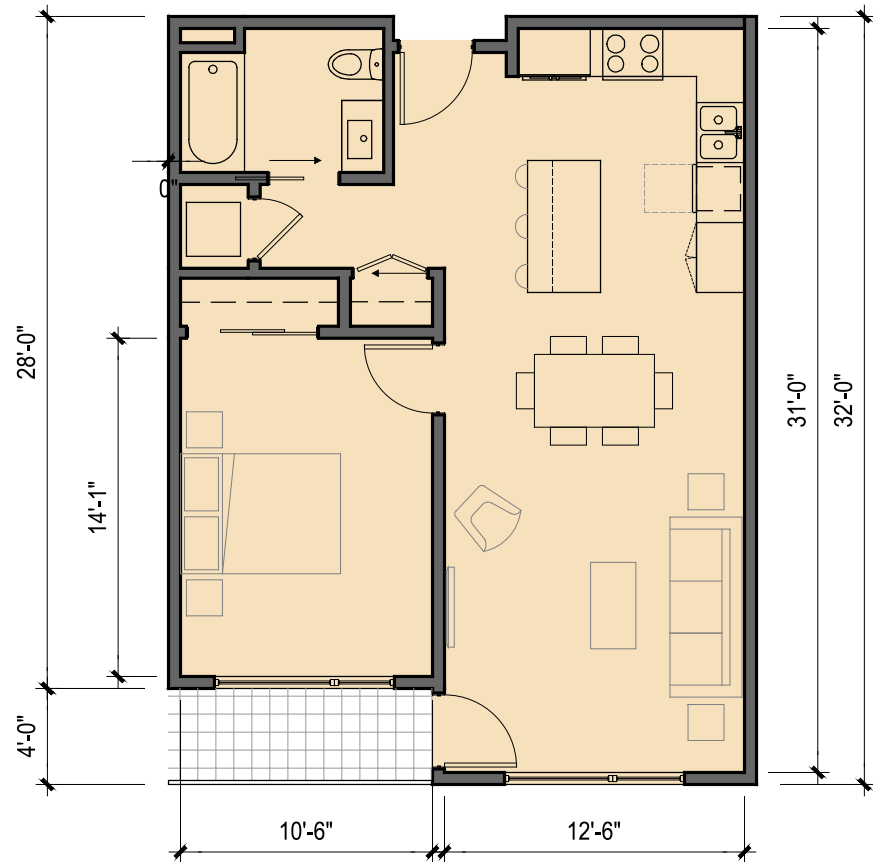
UNIT TYPE 2C
1,320 SF



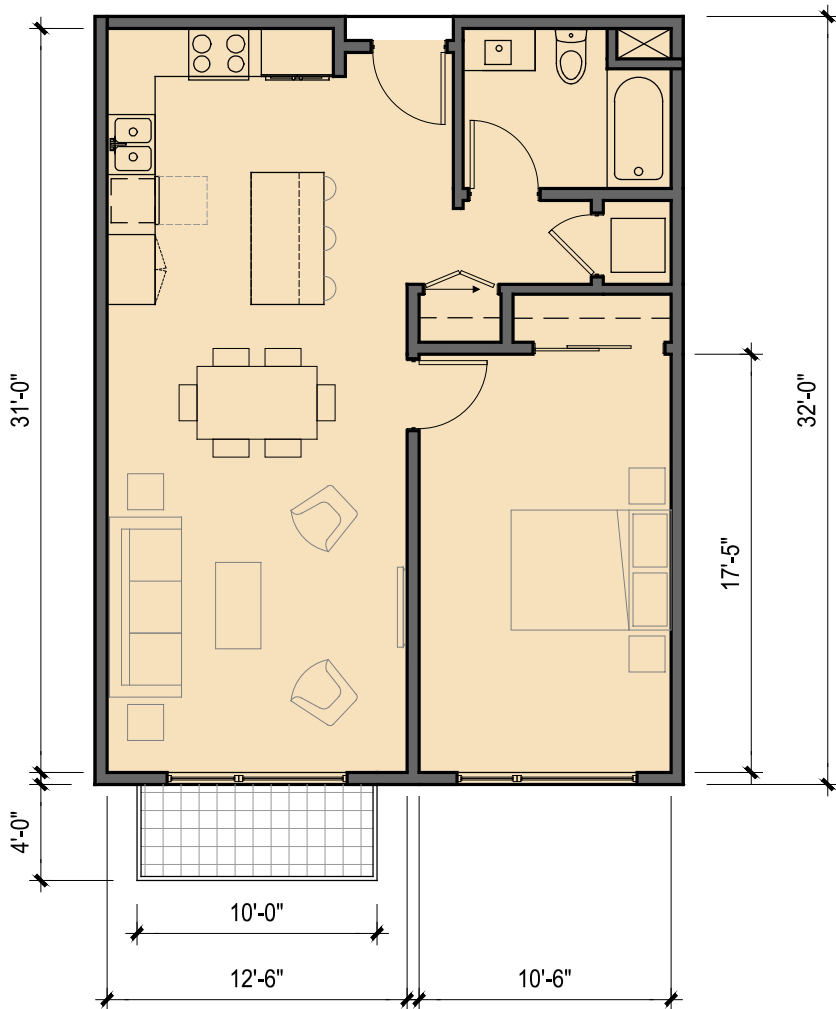
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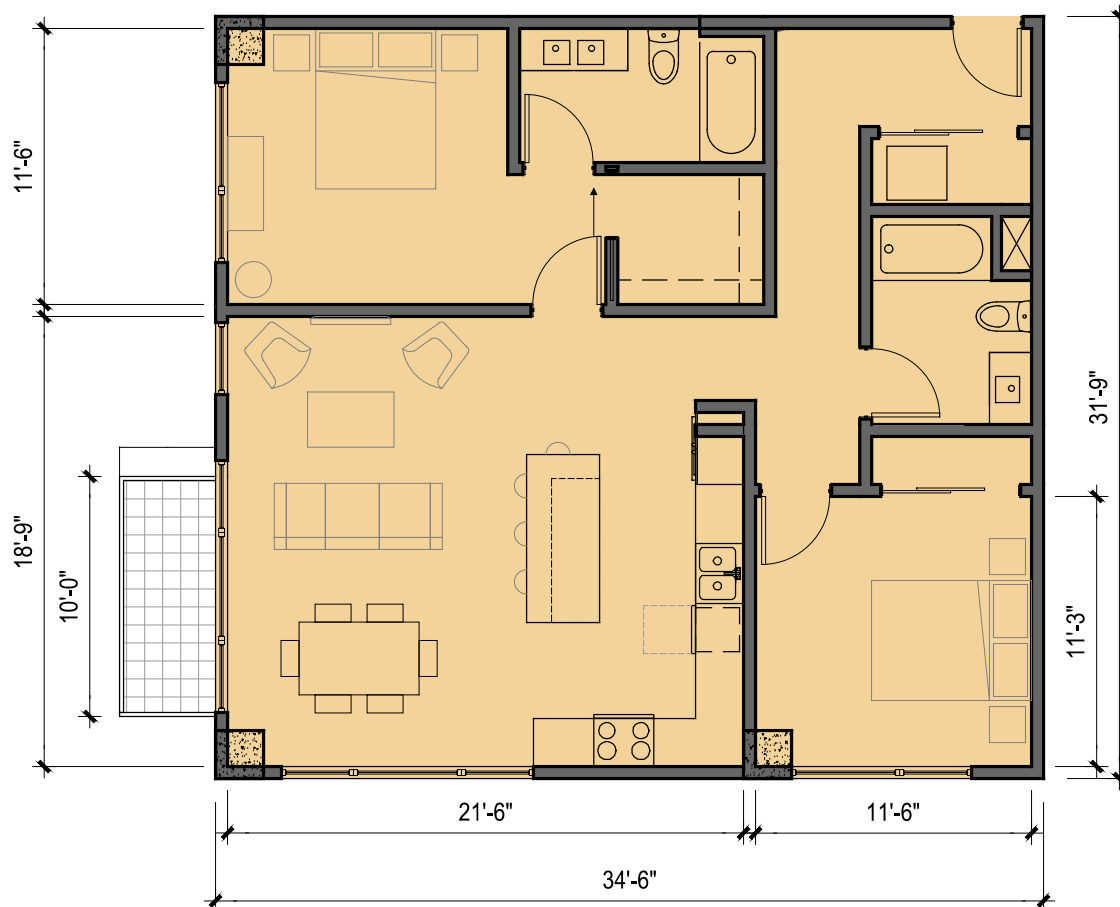
UNIT TYPE 2E
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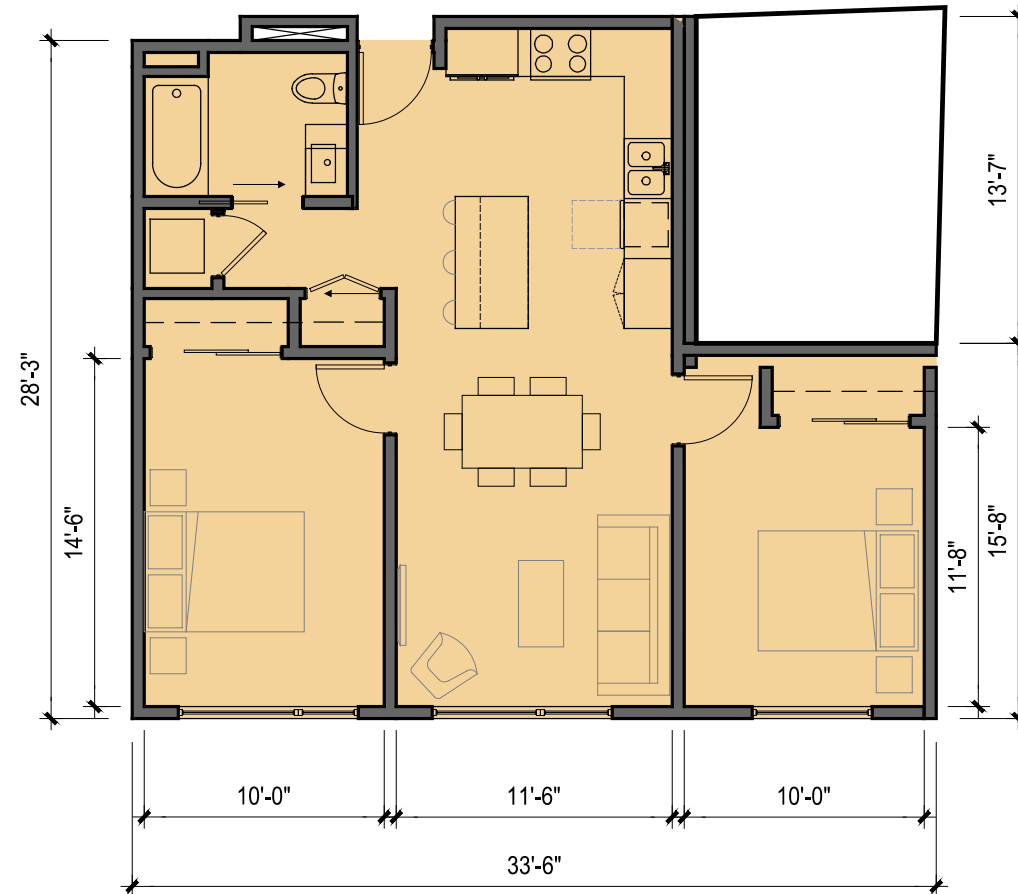
UNIT TYPE 1A
735 SF



UNIT TYPE 1B
780 SF



UNIT TYPE 2A
1,095 SF



UNIT TYPE 2B
820 SF

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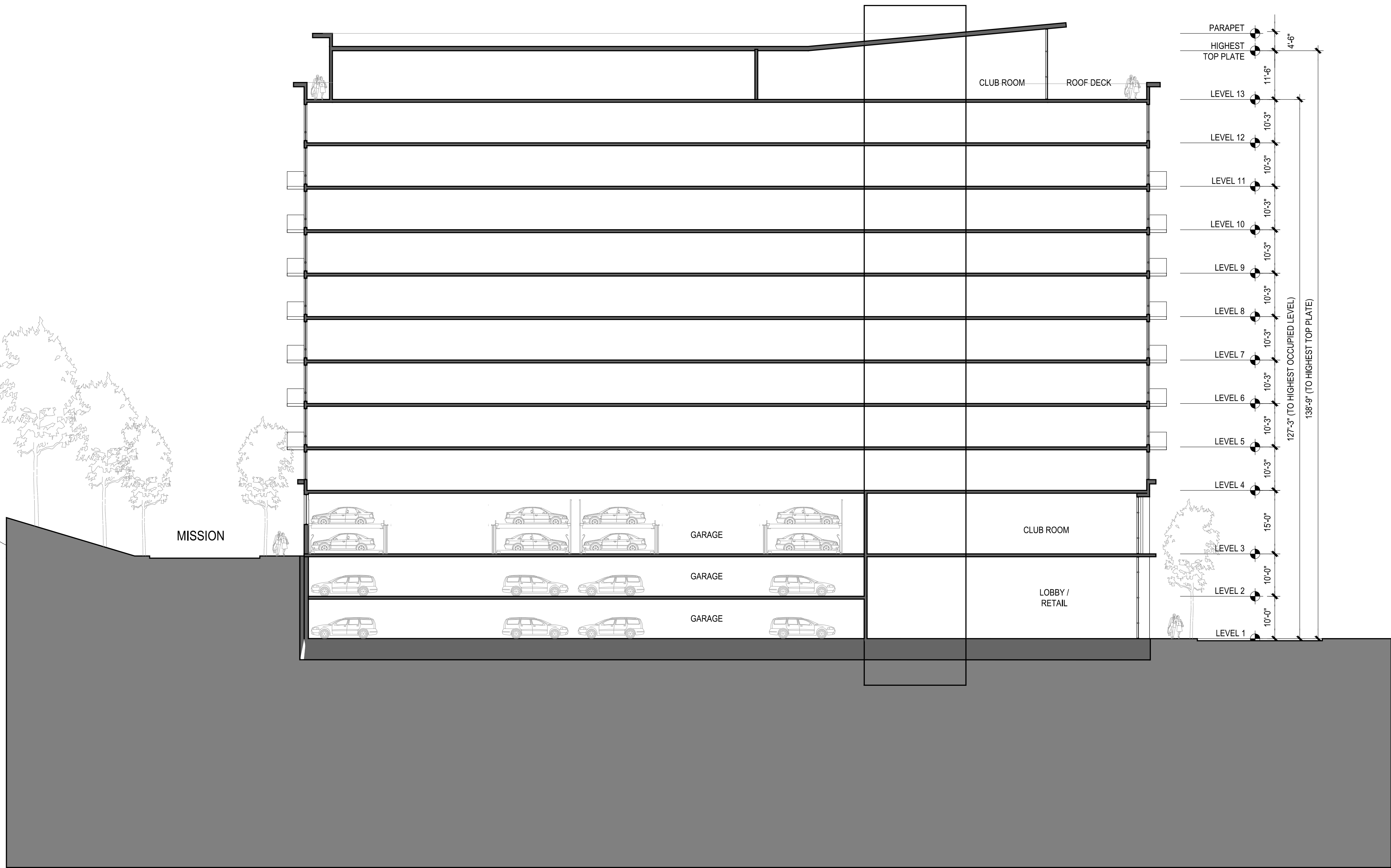
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SECTION

A3.1



1 BUILDING SECTION
1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17

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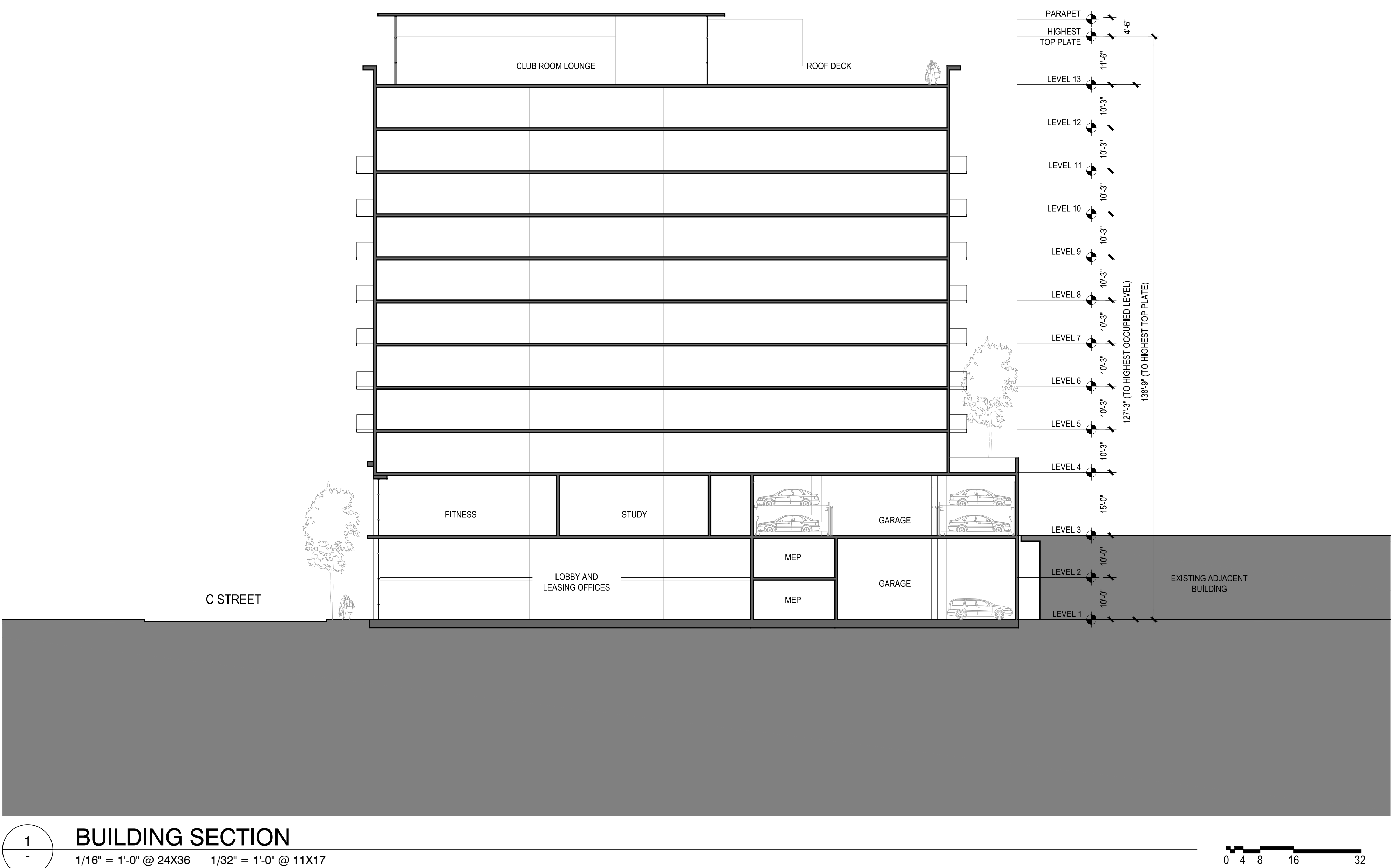
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A3.2



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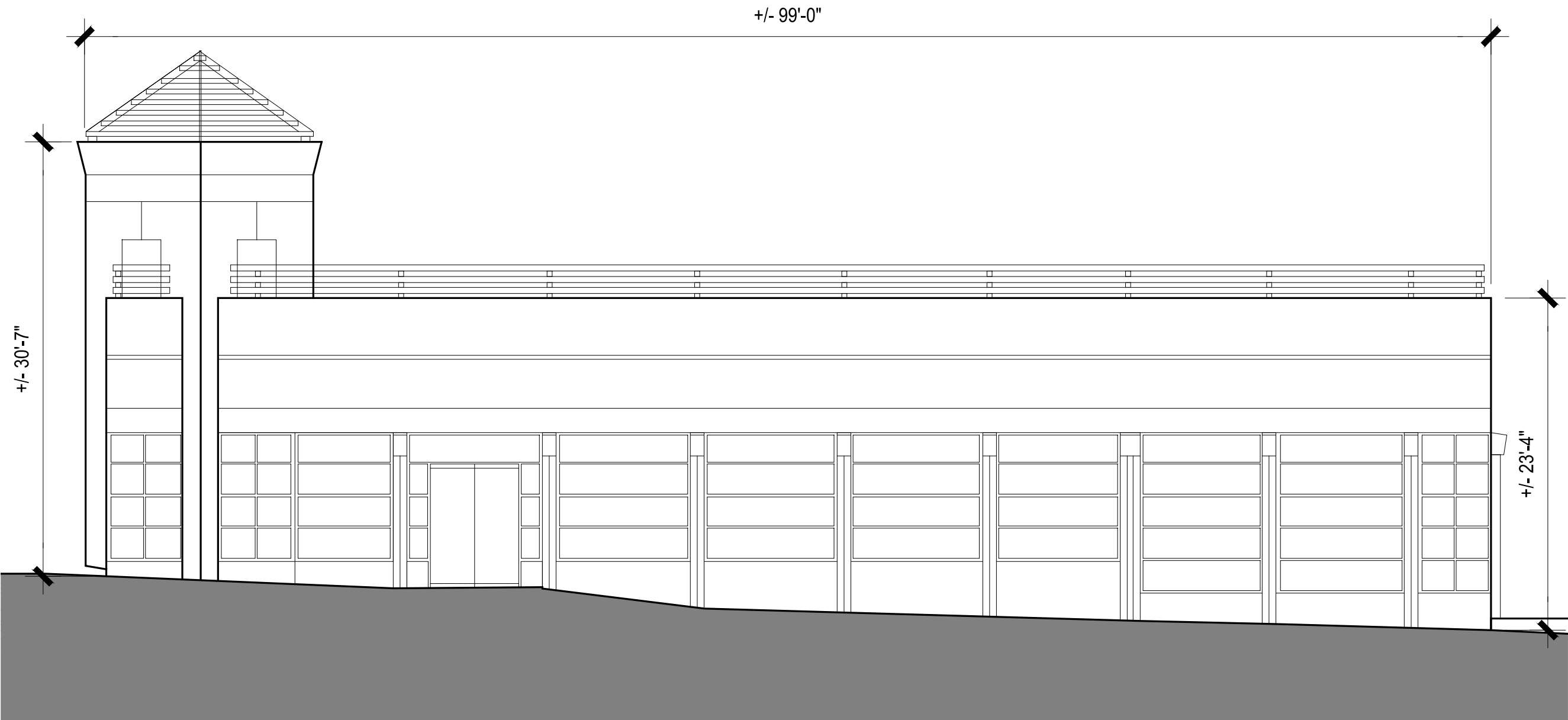
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SHEET:

EXISTING
ELEVATIONS

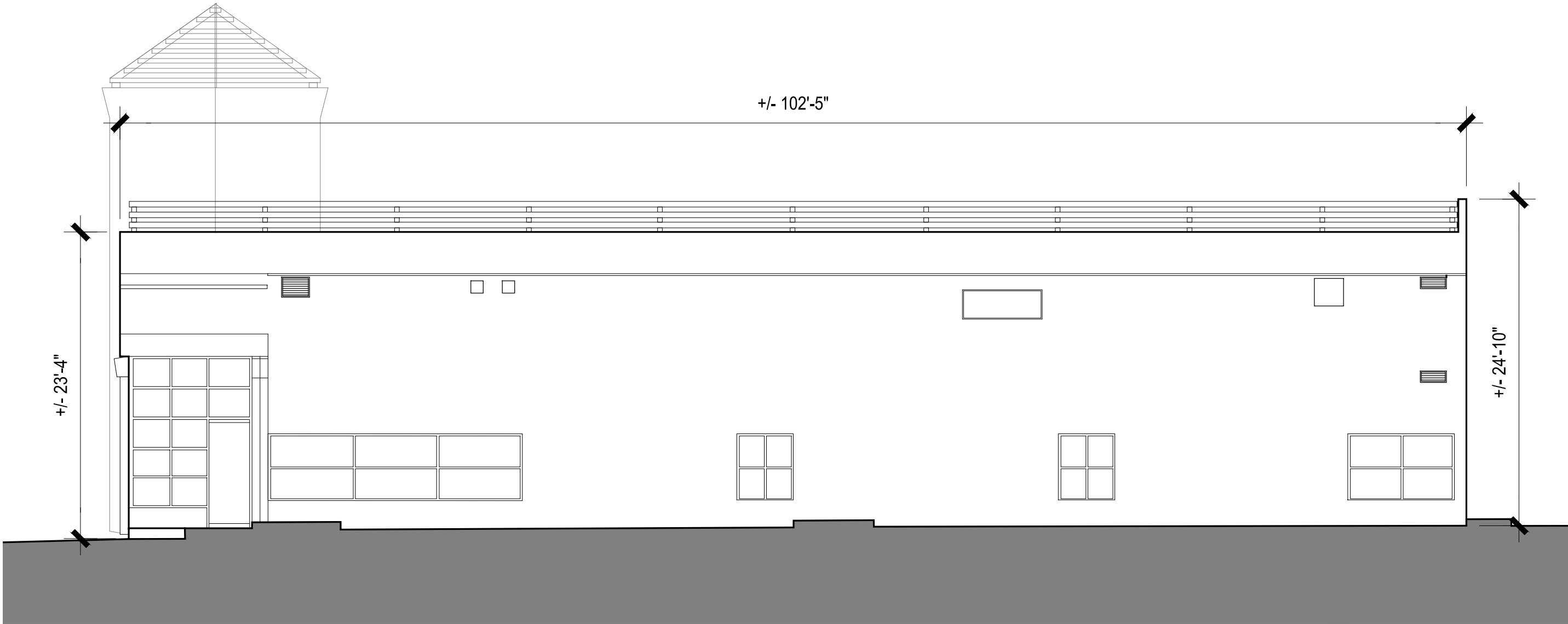
A3.3



1
-
SOUTH ELEVATION - EXISTING

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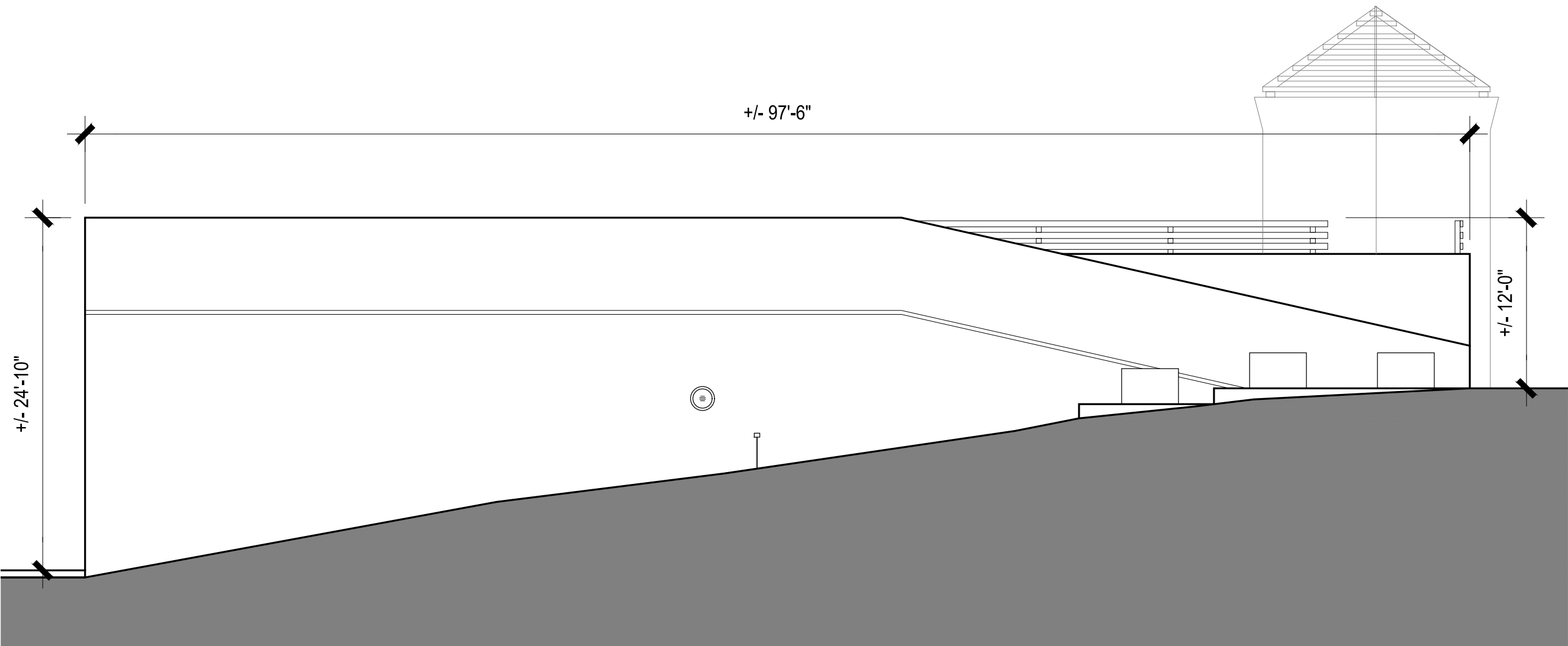
0 2 4 8 16



2
-
EAST ELEVATION - EXISTING

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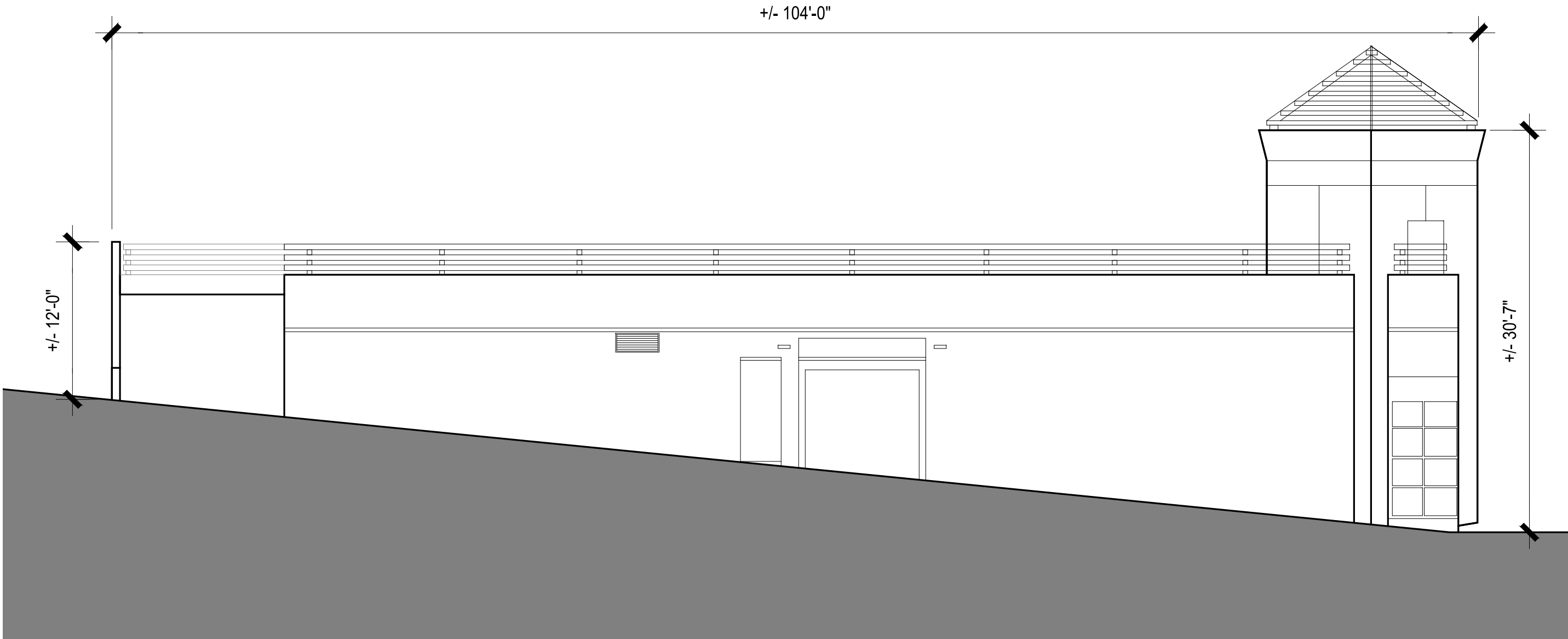
0 2 4 8 16



3
-
NORTH ELEVATION - EXISTING

1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

0 2 4 8 16



4
-
WEST ELEVATION - EXISTING

1/8" = 1'-0" @ 24X36 1/16" = 1'-0" @ 11X17

0 2 4 8 16

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06.03.2025 PLANNING RESUBMITTAL
07.25.2025 PLANNING RESUBMITTAL v2

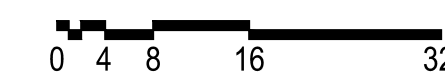
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JOB: 2221

SHEET:

ELEVATIONS

A3.4



1230 5TH AVE

San Rafael, CA

10.29.2024 PLANNING SUBMITTAL
04.09.2025 PLANNING RESUBMITTAL
05.22.2025 PLANNING RESUBMITTAL
06.03.2025 PLANNING RESUBMITTAL
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JOB: 2221

SHEET:

ELEVATIONS

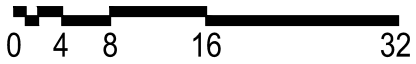
A3.5



2
-
EAST ELEVATION
1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17



1
-
NORTH ELEVATION
1/16" = 1'-0" @ 24X36 1/32" = 1'-0" @ 11X17



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JOB: 2221

SHEET:

PROPOSED
PROJECT
RENDERING

A3.6

1
-
VIEW ALONG 5TH STREET LOOKING EAST

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JOB: 2221

SHEET:

PROPOSED
PROJECT
RENDERING

A3.7

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JOB: 2221

SHEET:

PROPOSED
PROJECT
RENDERING

A3.8



1
-
VIEW ALONG 5TH LOOKING WEST

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JOB: 2221

SHEET:

PROPOSED
PROJECT
RENDERING

A3.9

PARKLEX WOOD
SIDING

INTEGRAL COLOR
STUCCO

INTEGRAL COLOR
STUCCO

INSULATED METAL
PANELS

ALUMINUM
WINDOWS

GLASS
BALCONIES

OPTIONAL ALTERNATIVE
BALCONIES: METAL RAILING

TRACHTENBERG
ARCHITECTS

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JOB: 2221

SHEET:

BUILDING
MAT

MAT



STREET

PARKLEX WOOD
SIDING

ALUMINUM
STOREFRONT

INTEGRAL COLOR
STUCCO

1
MAT

EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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EMAIL: MATTREI59@GMAIL.COM
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DATE: 6/4/25

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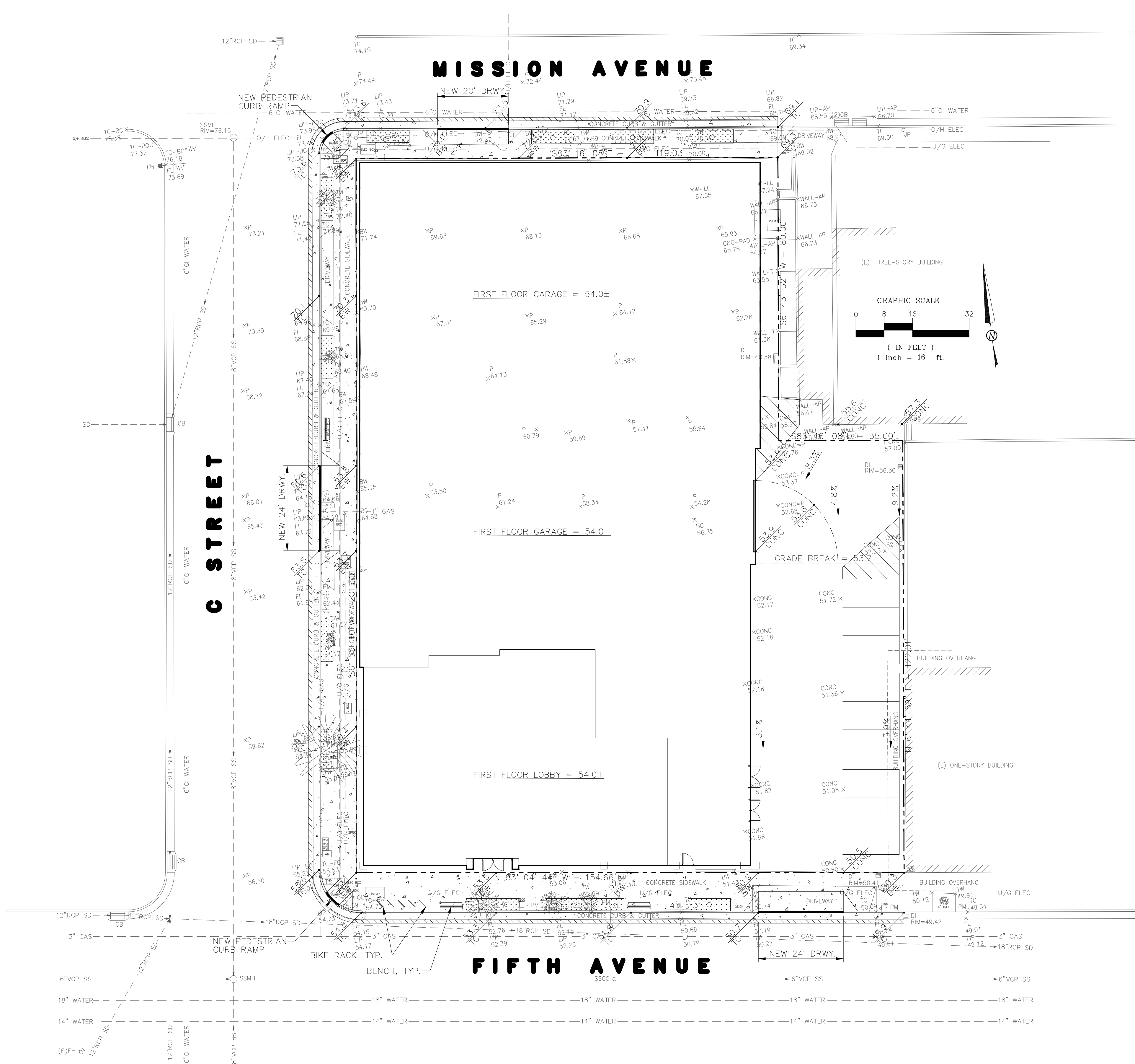
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SCALE: 1"=16' PHASE: PRELIM

SHEET:

CONCEPTUAL
CIVIL ENGINEERING
FIRST FLOOR & PUBLIC
IMPROVEMENT PLAN

C1.0



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06.03.2025 PLANNING RESUBMITTAL

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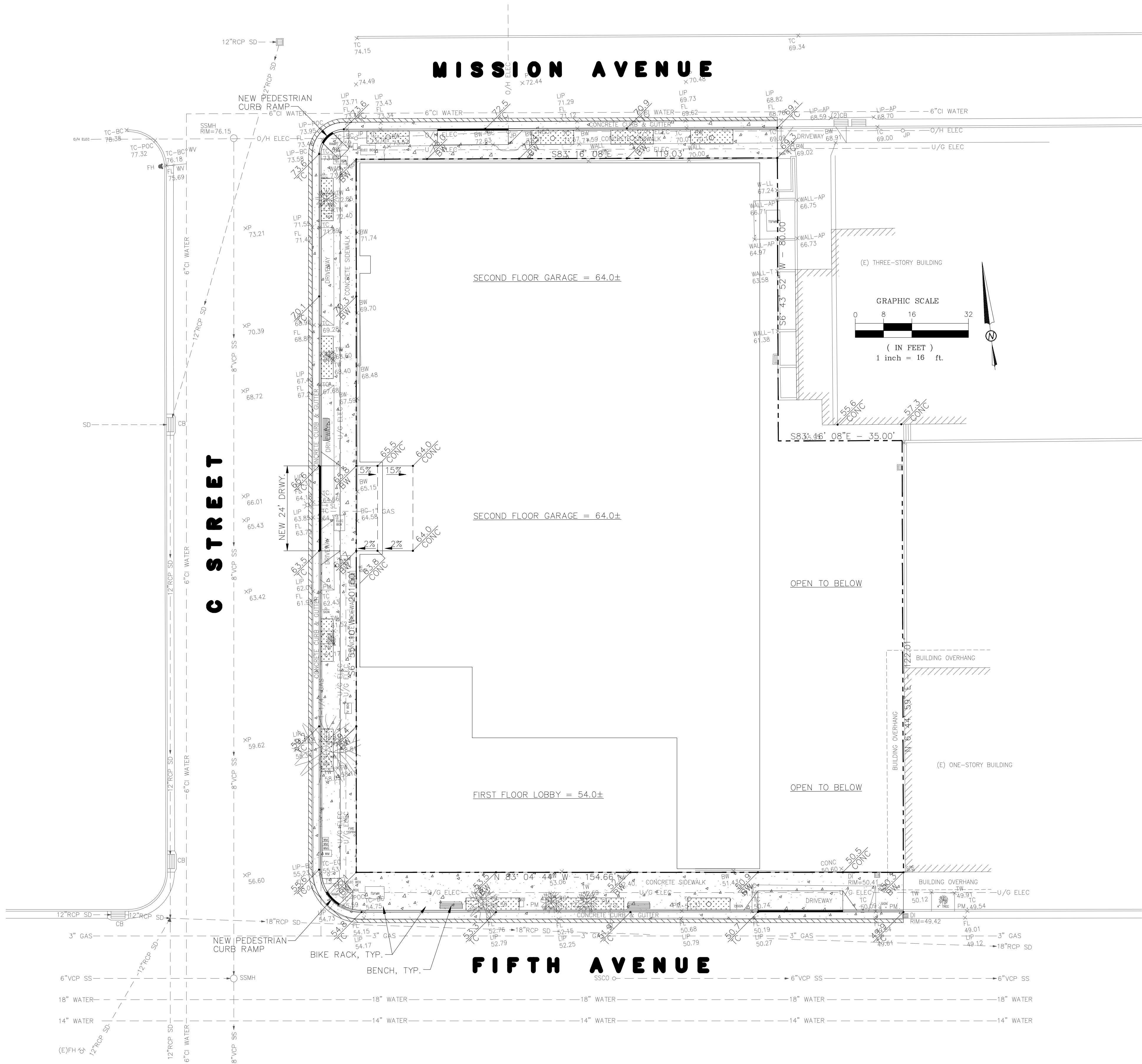
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SCALE: 1"=16' PHASE: PRELIM

SHEET:

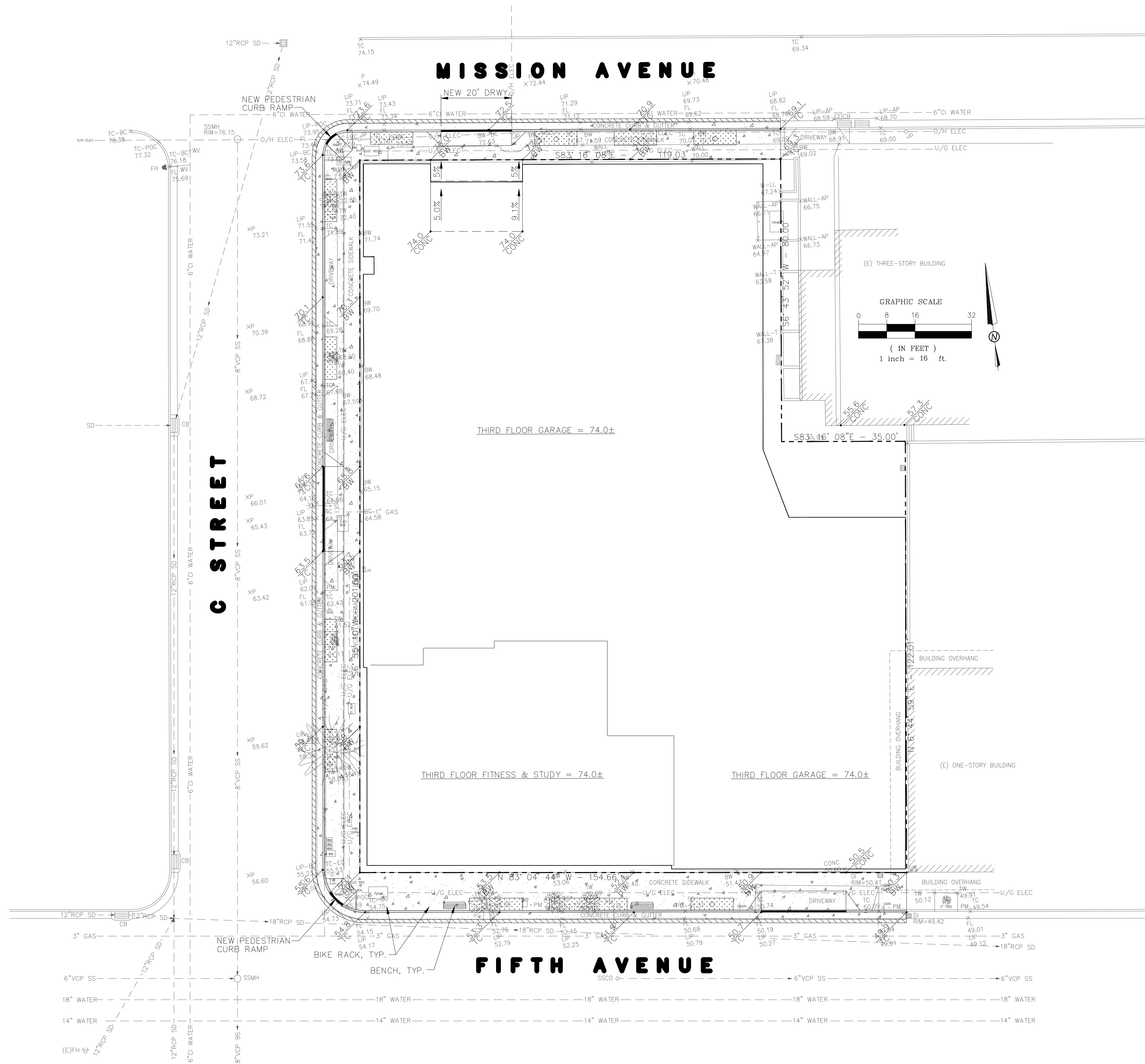
CONCEPTUAL
CIVIL ENGINEERING
SECOND FLOOR PLAN

C1.1



NOTE
PROJECT SURVEY & TOPOGRAPHY
PROVIDED BY T & M SURVEYING

C1.2



NOTE
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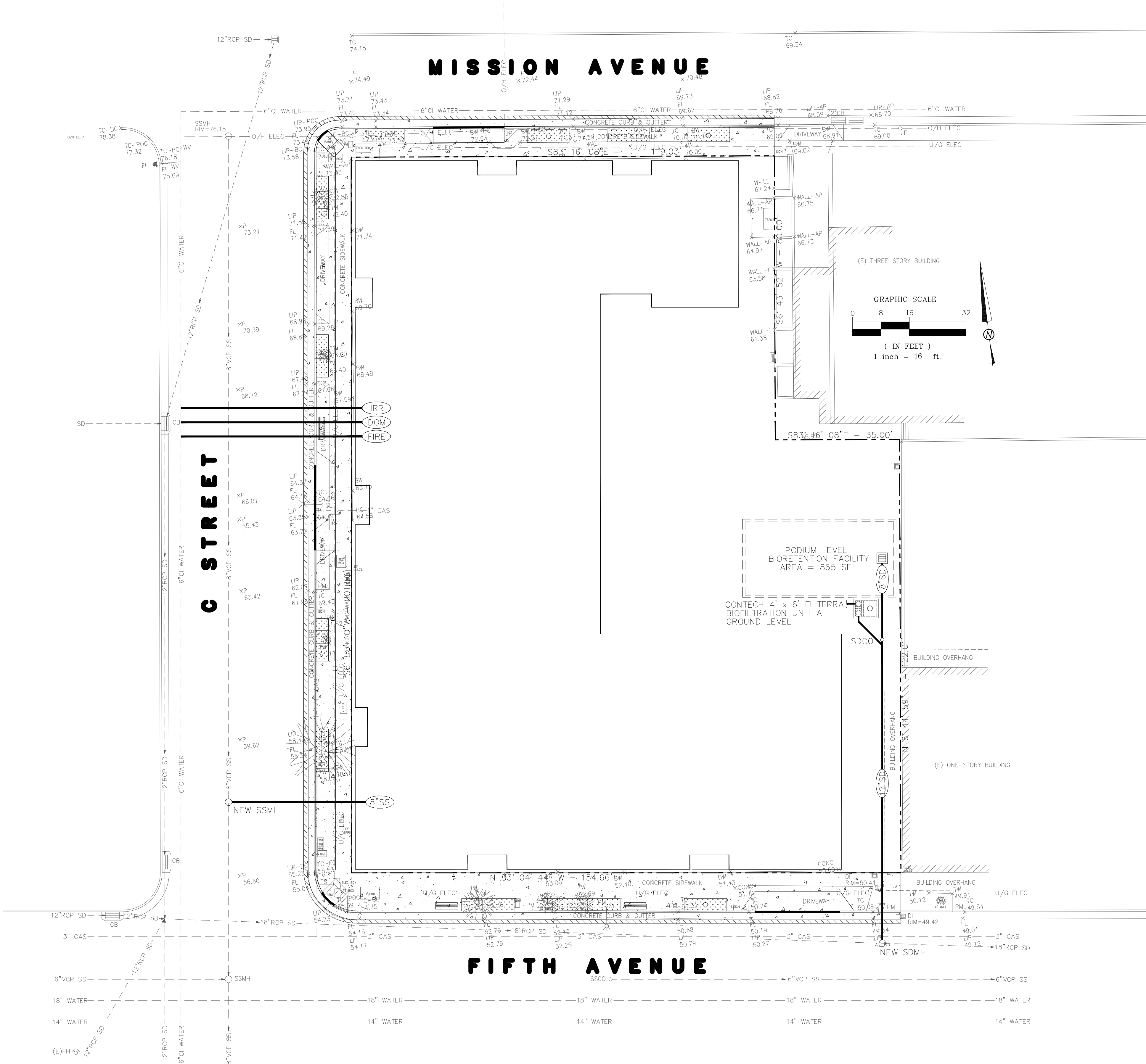
JOB: 2221 DRAWN BY: MLR

SCALE: 1"=16' PHASE: PRELIM

SHEET:

CONCEPTUAL
CIVIL ENGINEERING
UTILITY PLAN

C1.3



CIVIL UTILITY LEGEND

- SDCO - STORM DRAIN CLEANOUT
- SDMH - STORM DRAIN MANHOLE
- (DOM) - DOMESTIC WATER
- (FIRE) - FIRE WATER
- (IRR) - IRRIGATION WATER
- (12"SD) - STORM DRAIN LINE, SIZE AS SHOWN
- (8"SS) - SANITARY SEWER LINE, SIZE AS SHOWN

NOTE
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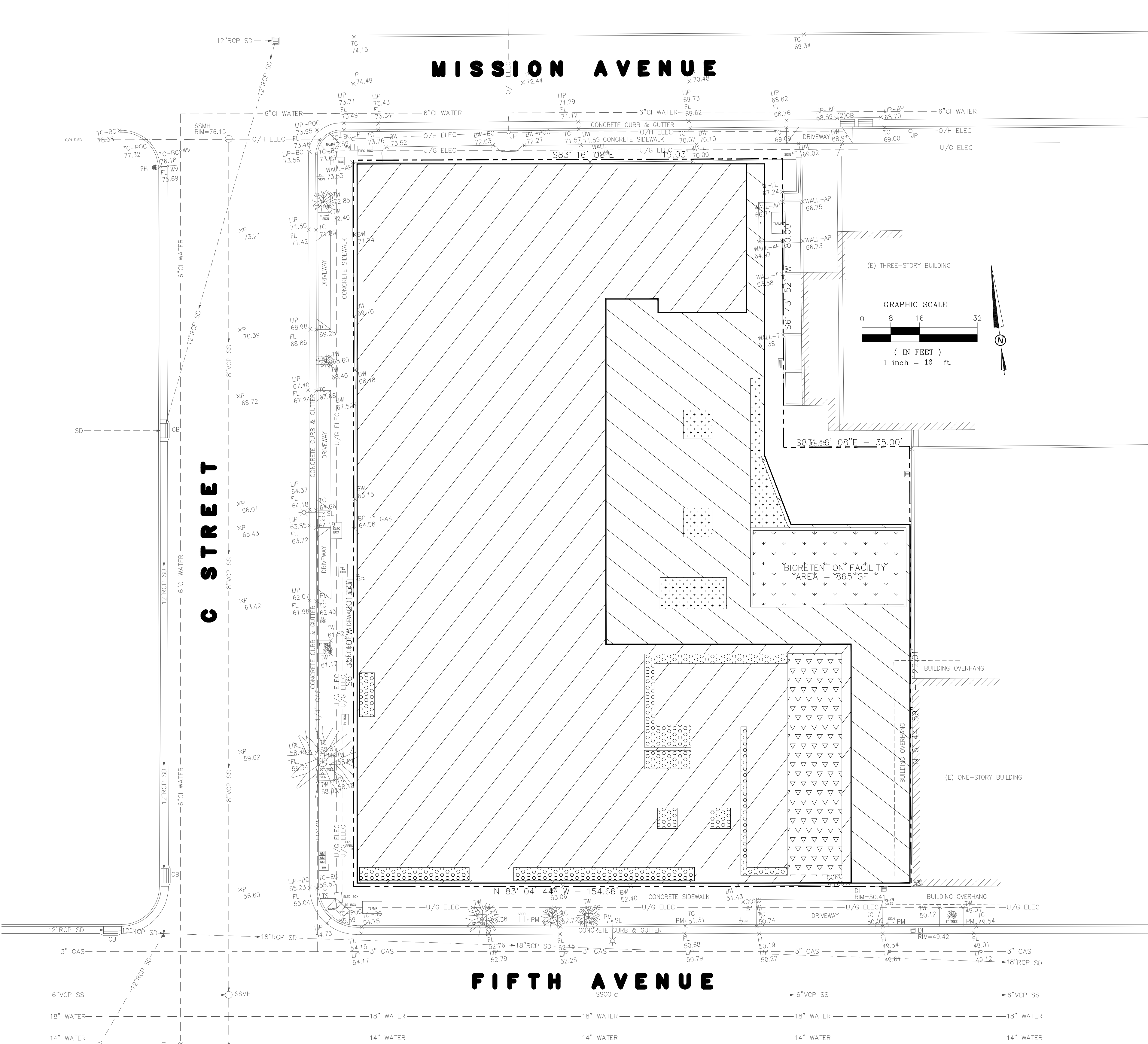
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SCALE: 1"=16' PHASE: PRELIM

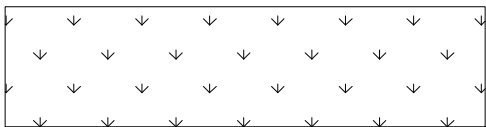
SHEET:

CONCEPTUAL
CIVIL ENGINEERING
STORM WATER
CONTROL PLAN

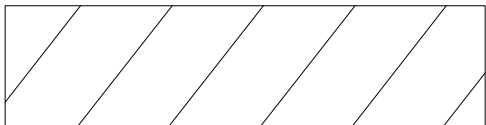
C1.4



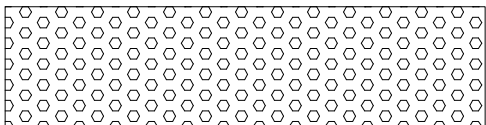
STORMWATER TREATMENT MEASURES



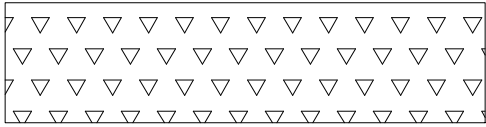
BIORETENTION FACILITY #1
PODIUM LEVEL
AREA = 865 SF



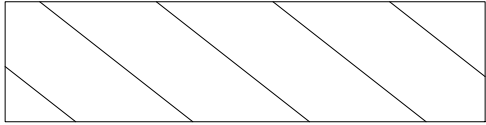
DMA-1: ROOF
IMPERVIOUS AREA = 17,800 SF
BIORETENTION AREA REQUIRED = 712 SF



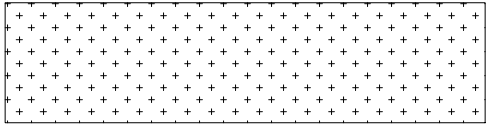
DMA-2: ROOF LEVEL LANDSCAPE PLANTERS
PERVIOUS AREA = 802 SF
BIORETENTION AREA REQUIRED = 3 SF



DMA-3: ROOFTOP SWIMMING POOL
SELF TREATING AREA = 925 SF
BIORETENTION AREA REQUIRED = 0 SF



DMA-4: FOURTH FLOOR/PODIUM LEVEL
IMPERVIOUS AREA = 5,368 SF
BIORETENTION AREA PROVIDED = 0 SF*



DMA-5: FOURTH FLOOR/PODIUM
LEVEL LANDSCAPE PLANTERS
PERVIOUS AREA = 488 SF
BIORETENTION AREA PROVIDED = 0 SF*



DMA-6: MISCELLANEOUS PERIMETER AREAS
AREA = 2,093 SF
BIORETENTION AREA PROVIDED = 0 SF*

* STORMWATER QUALITY TO BE PROVIDED
BY CONTECH FILTERRA BIORETENTION
UNIT AT GROUND LEVEL

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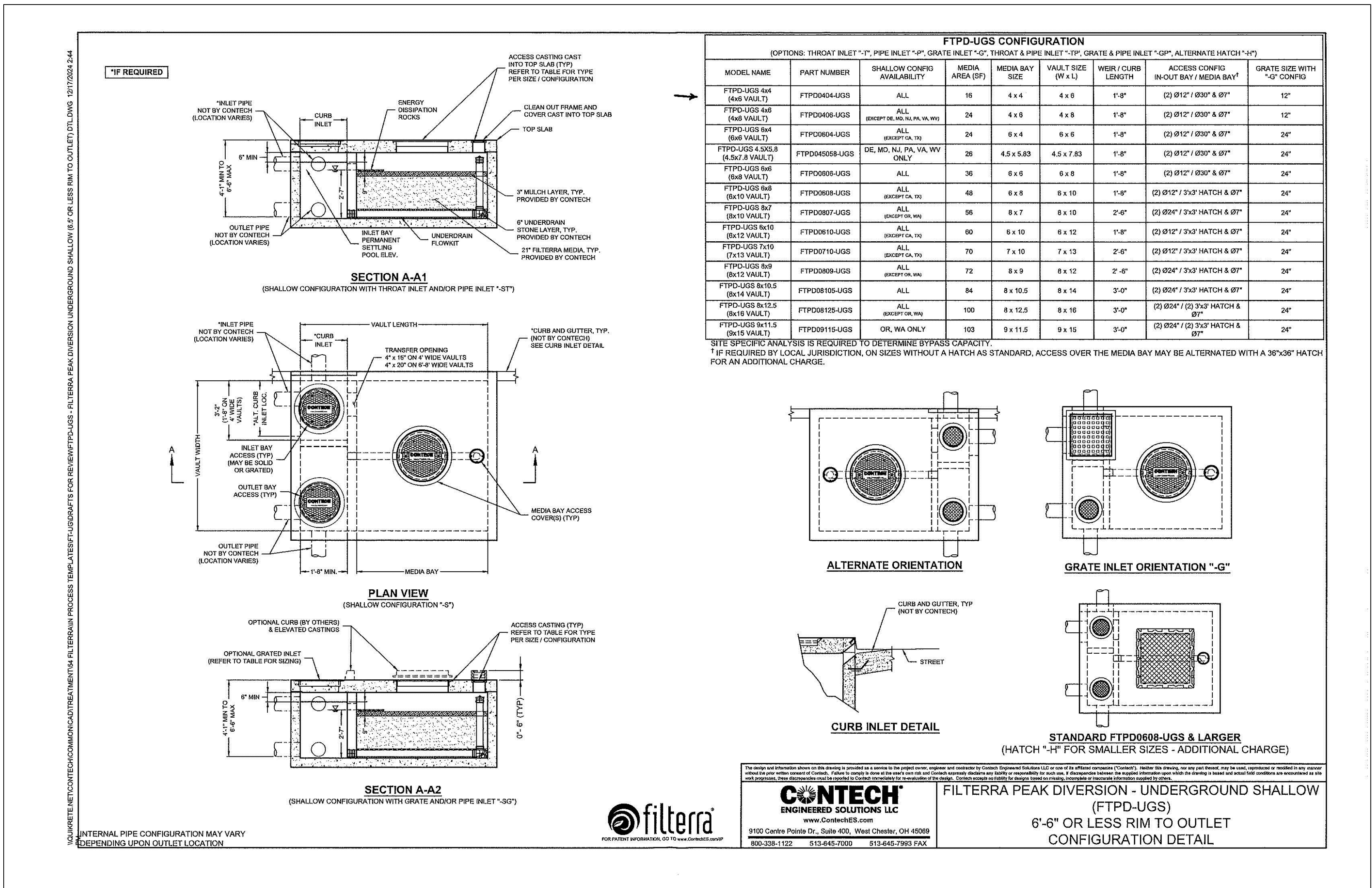
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SCALE: N/A PHASE: PRELIM

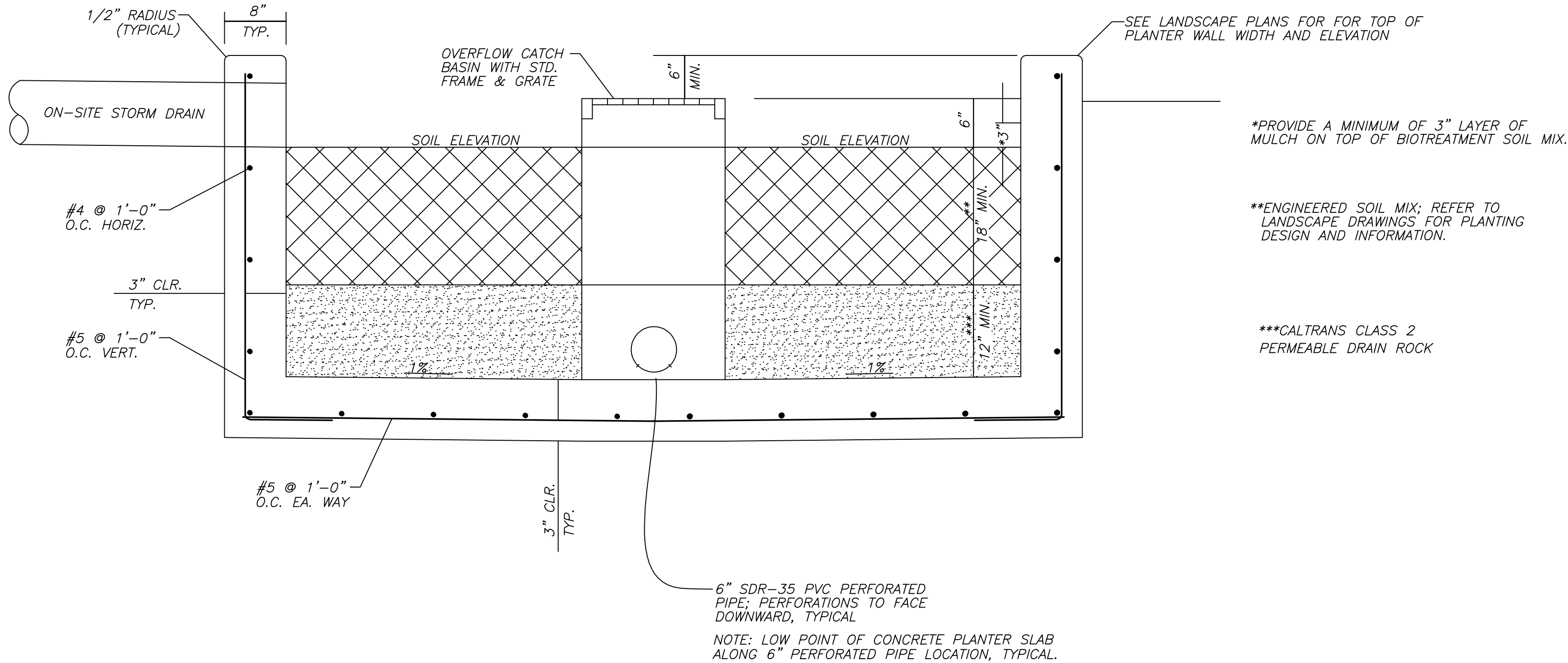
SHEET:

CONCEPTUAL
CIVIL ENGINEERING
BIORETENTION FACILITY
& MECHANICAL STORM
FILTER UNIT

C1.5



GROUND LEVEL CONTECH FILTERRA BIORETENTION UNIT
NTS

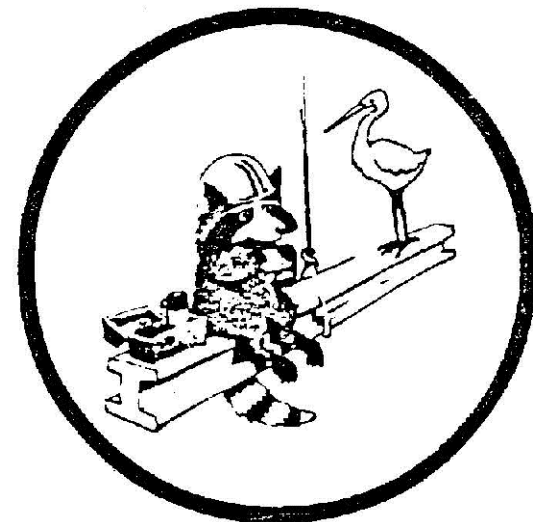
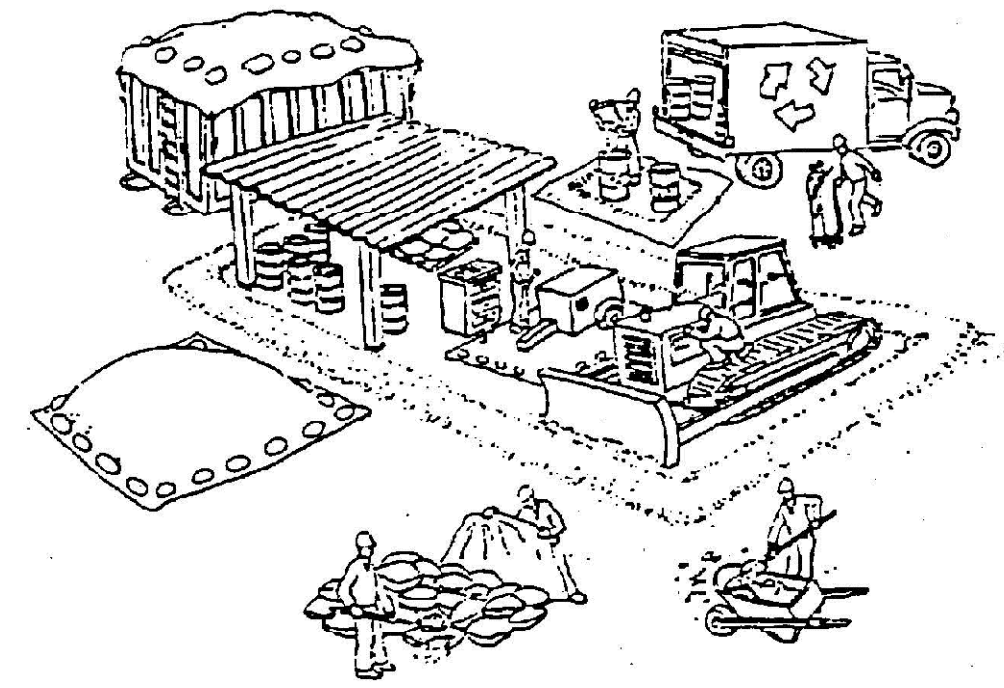


PODIUM LEVEL FLOW-THRU BIORETENTION PLANTER SECTION
NTS

City of San Rafael Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with City of San Rafael ordinance requirements.



City of San Rafael Storm Water Program
(415) 485-3435

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Call City of San Rafael Fire Department, (415) 485-3308

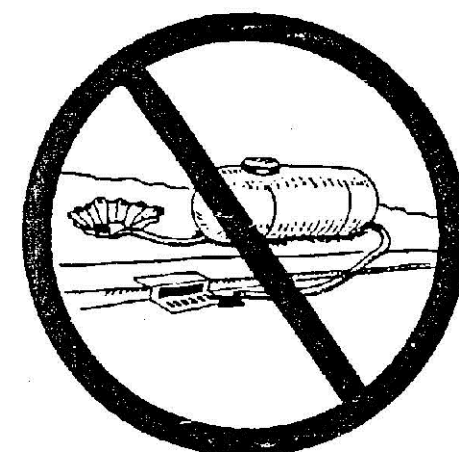
Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call the City's Stormwater Manager before discharging water to a street, gutter, or storm drain. Call the Stormwater Manager at (415) 485-3435. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the City Fire Dept. to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain. If a suitable dirt area is not available, filter the wash water through hay bales before discharging to a storm drain.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Fire Dept., (415) 485-3308, for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

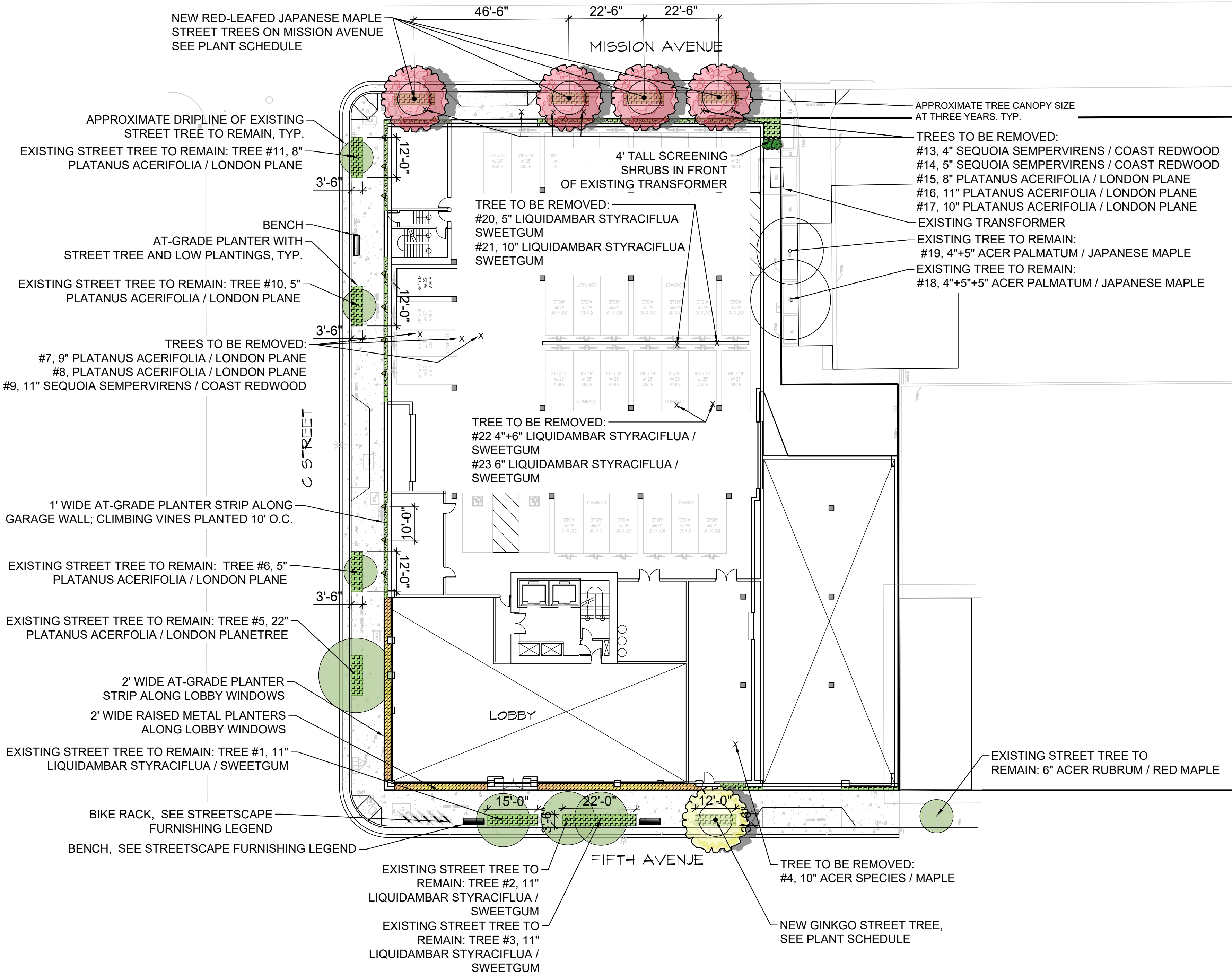


Painting

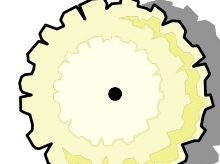
- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Storm drain polluters may be liable for fines of up to \$500 per day!



STREET LEVEL PLANT SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>WATER USE</u>	<u>MATURE SIZE</u> (H' x W')	<u>SIZE AT 3 YEARS</u>
TREES						
	4	Acer palmatum 'Atropurpureum' Red-leaf Japanese Maple	36" Box	MED	20' x 20'	10' x 10'
	1	Ginkgo biloba 'Fairmount' Fairmount Maidenhair Tree	36" Box	MED	30' x 10'	14' x 5'
SHRUBS						
	3	Carpenteria californica 'Elizabeth' Elizabeth Bush Anemone	15 gal	LOW	4' x 4'	4' x 4'
VINES						
	18	Ficus pumila Creeping Fig	5 gal	MED	15' x 6'	6' x 6'
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>				
PLANTING AREA						
	210 sf	PLANTERS AROUND BUILDING Raised 24" metal planters				
	809 sf	STREETSCAPE PLANTING Flush with sidewalk See plant palette below				
1,019 SF TOTAL STREET LEVEL LANDSCAPE AREA						

STREET LEVEL PLANT PALETTE

STREETSCAPE PLANTERS	MATURE SIZE (H/W)	WATER USE
Agave 'Blue Glow' / Agave	4' x 4'	VERY LOW
Callistemon viminalis 'Better John' / Dwarf Bottlebrush	3' x 4'	LOW
Cistus x crispatus 'Warley Rose' / Rockrose	2' x 4'	LOW
Festuca idahoensis / Blue Fescue	1' x 1'	VERY LOW
Grevillea 'Scarlet Synter' / Dwarf Grevillea	3' x 3'	LOW
Nandina x 'Harbor Dwarf' / Dwarf Heavenly Bamboo	2' x 2'	LOW
BUILDING PERIMETER PLANTERS		
Aloe vera / Aloe	3' x 2'	LOW
Echeveria 'Domingo' / Echeveria	1' x 1'	LOW
Carex buchananii / Leather Leaf Sedge	3' x 3'	LOW
Euphorbia characias 'Humpty Dumpty' / Euphorbia	4' x 4'	LOW
Mahonia 'Soft Caress' / Soft Caress Mahonia	3' x 3'	LOW

STREETSCAPE FURNISHINGS LEGEND

-  BENCH QTY: 3
6" STEEL BENCH WITH BACK AND ARM RESTS AT ENDS AND CENTER. VICTOR STANLEY 'EVA', OR PER CITY OF SAN RAFAEL STREETSCAPE FURNISHINGS STANDARDS.
-  BIKE RACK QTY: 5 RACKS (10 BIKE PARKING SPACES)
STEEL TUBE HOOP BIKE RACK, SURFACE MOUNT. DERO 'HOOP RACK', OR PER CITY OF SAN RAFAEL STREETSCAPE FURNISHINGS STANDARDS.

PUBLIC RIGHT-OF-WAY NOTES:

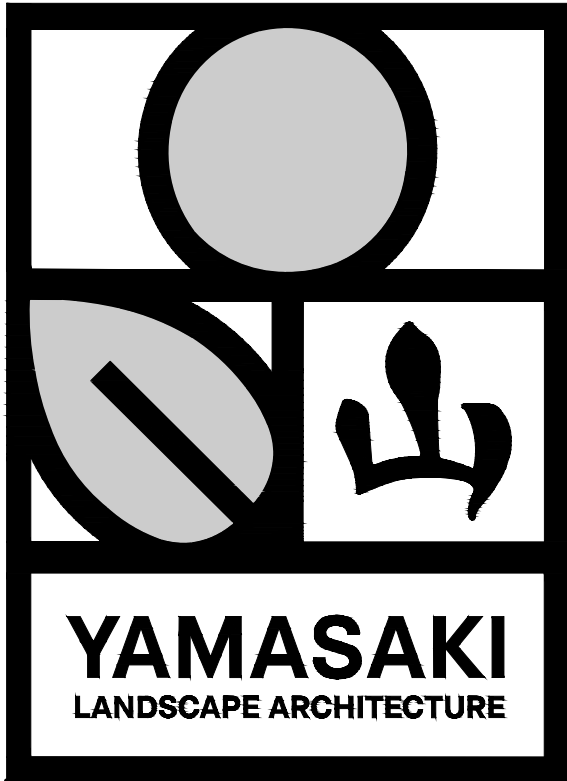
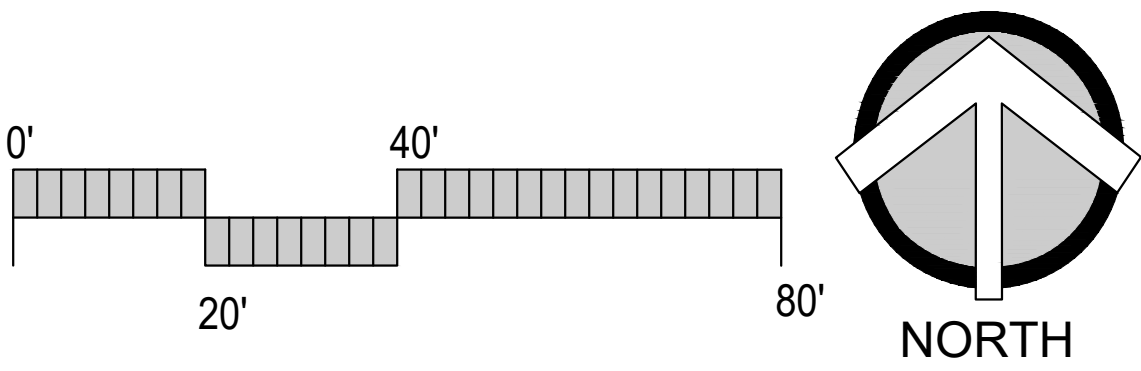
- Proposed plantings and improvements located in the public right of way shall be reviewed by Public Works prior to issuance of any entitlement for the project.
- Landscape plan shall receive written approval from MMWD prior to issuance of a building permit.
- Existing street trees will be preserved in place wherever possible. If unforeseen conditions arise or an existing street tree does not survive, it will be replaced with an appropriate tree selected from the city's street tree list and with direction from the city.

LANDSCAPE CONCEPT PLAN - STREET LEVEL



STREETSCAPE FURNISHINGS IMAGES, SEE ALSO STREETSCAPE FURNISHING LEGEND

SEE PLANTING AND IRRIGATION STATEMENTS, SHEET L2
REFER ALSO TO ARBORIST REPORT PREPARED BY HORTICULTURAL ASSOCIATES, DATED AUGUST 22, 2023



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

1230 5TH AVE

SAN RAFAEL, CALIFORNIA

Project Mgr: TVZ

Drawn By: TVZ

Scale: 1" = 20'-0"

Date: 6/3/2025

File Name: 1230-LP

No. Date Revision

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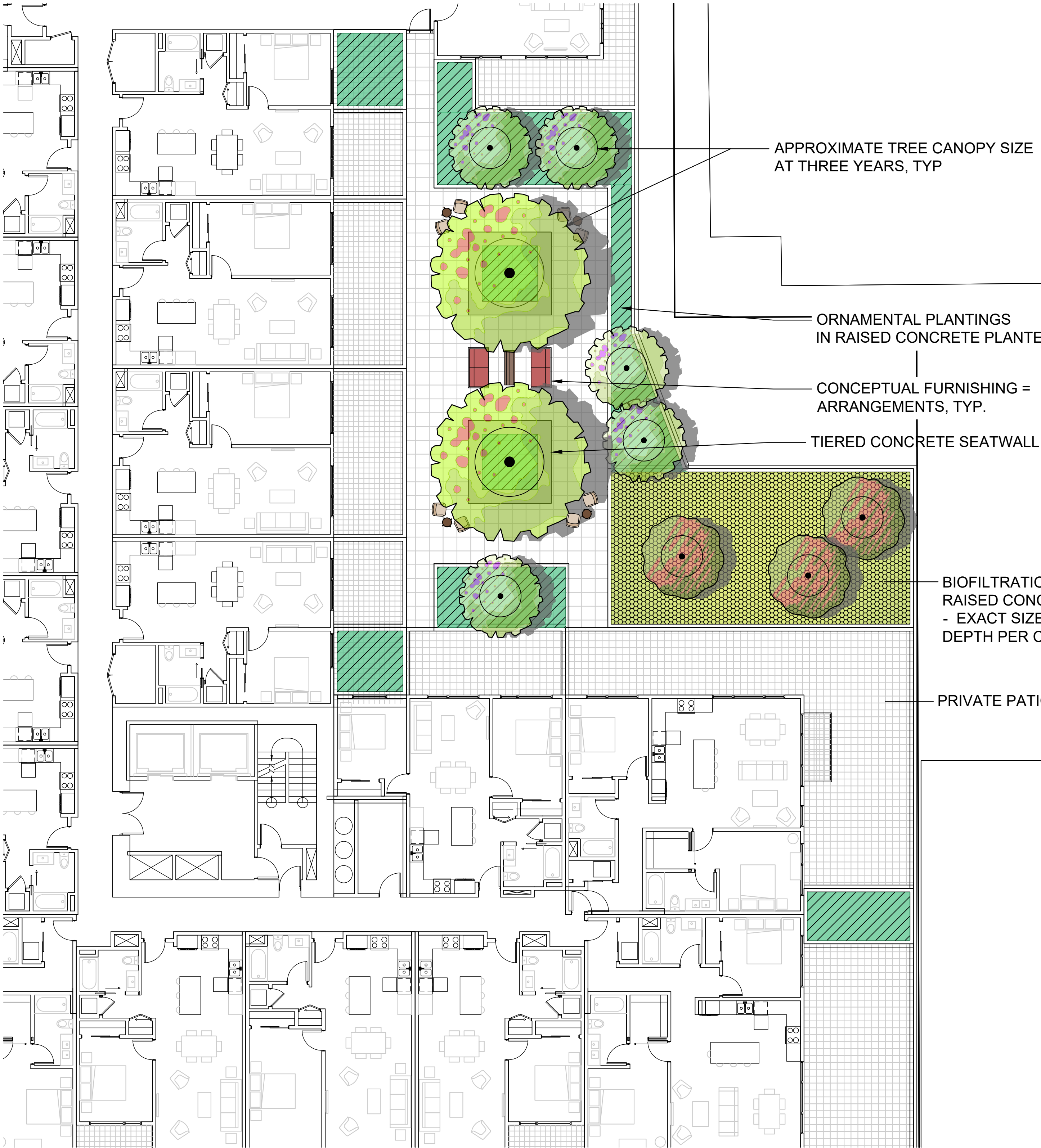


Sheet Title

LANDSCAPE
CONCEPT PLAN -
STREET LEVEL

Sheet No L1

\\VPC\Public\Projects\1230 5th Ave\DWG\1230-LP.dwg (PODIUM LEVEL) 4 Jun 2025 8:57 AM by Theresa



LANDSCAPE CONCEPT PLAN - PODIUM LEVEL

PLANTING STATEMENT

The landscape plant palette consists of low water use shrubs, perennials, trees, and ornamental grasses that are considered low maintenance, long lived, and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site.

Plant design varies in form, texture and color. Informal plant forms and textures balance the straight lines of the planters. Planting design takes ease of maintenance into consideration by minimizing the following: plant material that may attract pests/disease, that drop extreme amounts of litter, or with a mature size larger than the space provided for growth.

All planted areas shall be properly amended, compacted and finish graded prior to planting. A pre-emergent herbicide will be installed in all shrub and groundcover planting areas to control weeds. All landscape areas will be top dressed with a 3-inch depth of shredded bark mulch (no shredded Redwood).

Shrubs and ground covers will be no less than 1-gallon size. Trees will be no less than 15 gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system for street-level landscape will be serviced by a new dedicated irrigation water meter and point of connection. Irrigation at the rooftop terrace planters will be serviced by the domestic water service line and will incorporate backflow prevention equipment. The irrigation design will consist of low volume point source drip irrigation in planters and in streetscape planter areas; and surface bubblers at trees. The system will include a smart irrigation controller with weather sensing capabilities to automatically adjust duration of application based on current evapotranspiration data. Maximum water allowance will be determined by State MWEL0 code. Irrigation stations shall be separated by hydrozones - areas with similar watering needs and microclimates.

PODIUM LEVEL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CA NATIVE	MATURE SIZE (H/W)	WATER USE
TREES							
	ACE SCR	2	Acer rubrum 'Scarsen' Scarlet Sentinel Red Maple	36" Box	NO	40' x 25'	MED
	CER WES	3	Cercis occidentalis Western Redbud Multi-trunk	36" Box	YES	18' x 18'	VERY LOW
	CHI LIN	5	Chilopsis linearis 'Lois Adams' Desert Willow	36" Box	YES	25' x 20'	VERY LOW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
PLANTING AREA					
	BIOFIL	950 sf	BIOFILTRATION PLANTERS Raised concrete planters		
	PODIUM	1,103 sf	PLANTERS IN PODIUM COURTYARD Raised concrete planters		
2,053 sf TOTAL STREET LEVEL LANDSCAPE AREA Extent to be determined during design development; See plant palette below					

PODIUM LEVEL PLANT SCHEDULE BIOFILTRATION AREA IN PODIUM COURTYARD

BOTANICAL / COMMON NAME	SIZE	CA NATIVE	MATURE SIZE (H/W)	WATER USE
Achillea millefolium californica / Yarrow	1 GAL	YES	1' x 1'	LOW
Carex barbarae / Santa Barbara Sedge	1 GAL	YES	3' x 2'	LOW
Carex divulsa / Berkeley Sedge	1 GAL	NO	2' x 2'	LOW
Chondropetalum tectorum / Small Cape Rush	1 GAL	NO	3' x 4'	LOW
Iris douglasiana / Douglas Iris	1 GAL	YES	2' x 2'	LOW
Leymus condensatus 'Canyon Prince' / Wild Rye	5 GAL	YES	6' x 8'	LOW
Lobelia cardinalis / Cardinal Flower	1 GAL	YES	4' x 1'	HIGH
Muhlenbergia rigens / Deer Grass	5 GAL	YES	4' x 4'	LOW
Sisyrinchium bellum / Blue-Eyed Grass	1 GAL	YES	2' x 2'	LOW

RAISED PLANTERS IN PODIUM COURTYARD

BOTANICAL / COMMON NAME	SIZE	CA NATIVE	MATURE SIZE (H/W)	LOW WATER USE
Arctostaphylos densiflorus 'Howard McMinn' / Manzanita	15 GAL	YES	8' x 7'	MED
Callistemon viminalis 'Better John' / Dwarf Bottlebrush	5 GAL	NO	3' x 4'	LOW
Carex buchananii / Leather Leaf Sedge	1 GAL	NO	3' x 3'	LOW
Carpenteria californica 'Elizabeth' / Bush Anemone	15 GAL	YES	6' x 3'	LOW
Ceanothus thyrsiflorus 'Yankee Point' / Creeping CA Lilac	1 GAL	YES	3' x 10'	LOW
Cistus x crispatus 'Warley Rose' / Rockrose	5 GAL	NO	2' x 4'	MED
Dendromecon harfordii / Island Bush Poppy	1 GAL	YES	15' x 10'	LOW
Euphorbia characias 'Humpty Dumpty' / Euphorbia	1 GAL	NO	3' x 4'	MED
Fragaria californica / Woodland Strawberry	1 GAL	YES	1' x 2'	LOW
Frangula californica 'Seaview' / Dwarf CA Coffeeberry	5 GAL	YES	3' x 6'	MED
Gaura lindheimeri / Gaura	1 GAL	NO	4' x 4'	LOW
Grevillea 'Scarlet Sprite' / Dwarf Grevillea	5 GAL	NO	3' x 3'	LOW
Heuchera micrantha / Crevice Alumroot	1 GAL	YES	1' x 3'	LOW
Lonicera hispidula / California Honeysuckle	5 GAL	YES	3' x 6'	LOW
Nandina x 'Harbor Dwarf' / Dwarf Heavenly Bamboo	1 GAL	NO	2' x 2'	LOW
Stachys byzantina / Lambs Ears	1 GAL	NO	2' x 2'	LOW
Zauschneria californica / California Fuchsia	1 GAL	YES	4' x 4'	LOW

Note: Understory plant material is assumed to be at its mature size within three years, so only mature sizes are noted here.



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LANDSCAPE DEVELOPMENT PLANS

1230 5TH AVE

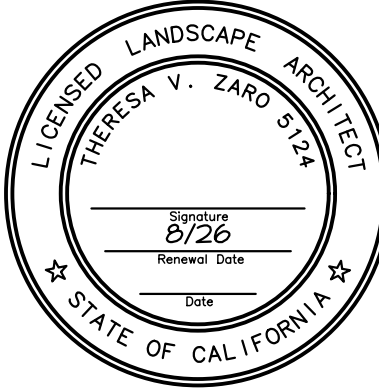
SAN RAFAEL, CALIFORNIA

Project Mgr: TVZ
Drawn By: TVZ
Scale: 1" = 10'
Date: 6/3/2025
File Name: 1230-LP

No. Date Revision

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Seal

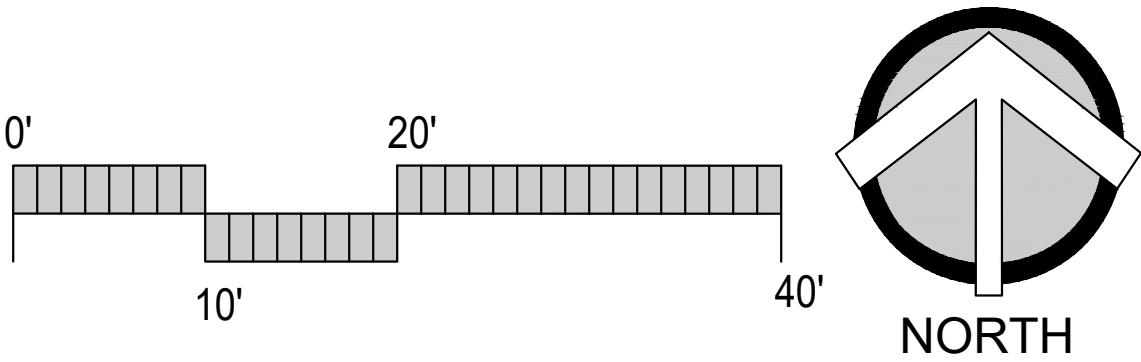


Sheet Title

LANDSCAPE
CONCEPT PLAN -
PODIUM LEVEL

Sheet No

L2



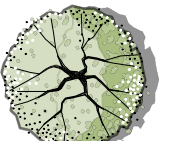
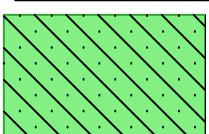


APPROXIMATE TREE CANOPY SIZE
AT THREE YEARS, TYP.

RAILING-HEIGHT RAISED PLANTER,
TYP.

CONCEPTUAL FURNISHINGS,
TYP.

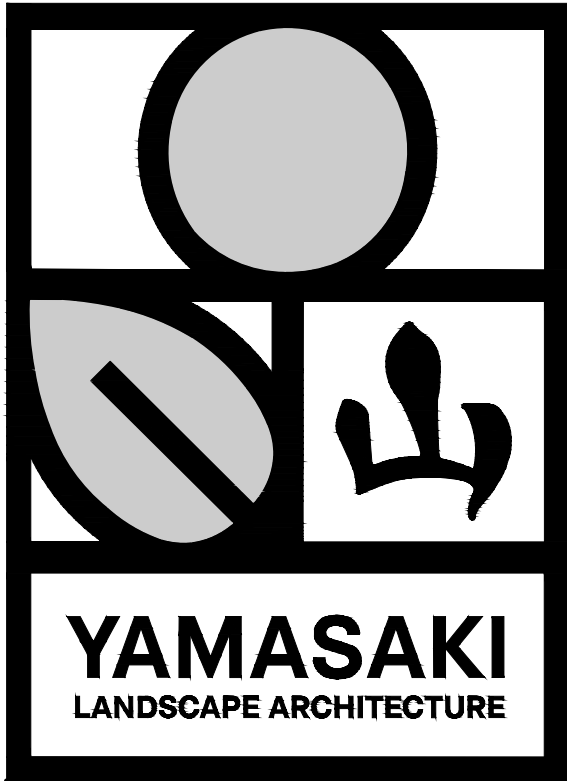
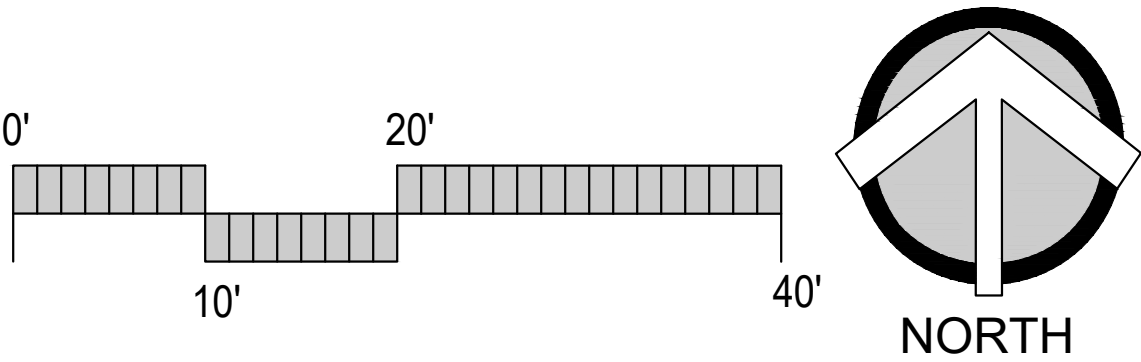
FIFTH AVENUE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CA NATIVE</u>	<u>MATURE SIZE</u>	<u>WATER USE</u>
TREES							
	CHI LIN	5	Chilopsis linearis 'Lois Adams' Desert Willow	36" Box	YES	25' x 20'	VERY LOW
	OLE SWA	6	Olea europaea 'Swan Hill' Std. Fruitless Olive	36" Box	NO	8' x 8'	VERY LOW
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>		
PLANTING AREA							
	ROOFTOP	<u>808 sf</u>	ROOFTOP TERRACE PLANTERS Raised planters, height varies See plant palette below				
			808 sf TOTAL STREET LEVEL LANDSCAPE AREA				
ROOFTOP LEVEL PLANT PALETTE							

PLANTERS AND FURNISHINGS IMAGES



LANDSCAPE CONCEPT PLAN - ROOFTOP LEVEL



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LANDSCAPE DEVELOPMENT PLANS

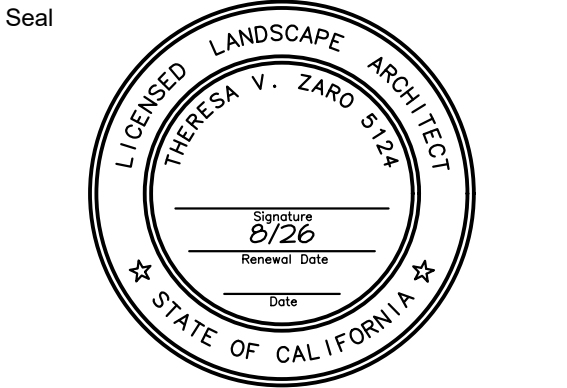
1230 5TH AVE

SAN RAFAEL, CALIFORNIA

Project Mgr: TVZ
Drawn By: TVZ
Scale: 1" = 10'-0"
Date: 6/3/2025
File Name: 1230-LP

No. Date Revision

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Sheet Title
LANDSCAPE
CONCEPT PLAN -
ROOFTOP LEVEL

Sheet No
L3

1230 5TH AVE

San Rafael, CA

10.29.2024 PLANNING SUBMITTAL

04.09.2025 PLANNING RESUBMITTAL

05.22.2025 PLANNING RESUBMITTAL

06.03.2025 PLANNING RESUBMITTAL

07.25.2025 PLANNING RESUBMITTAL v2

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JOB: 2221

SHEET:

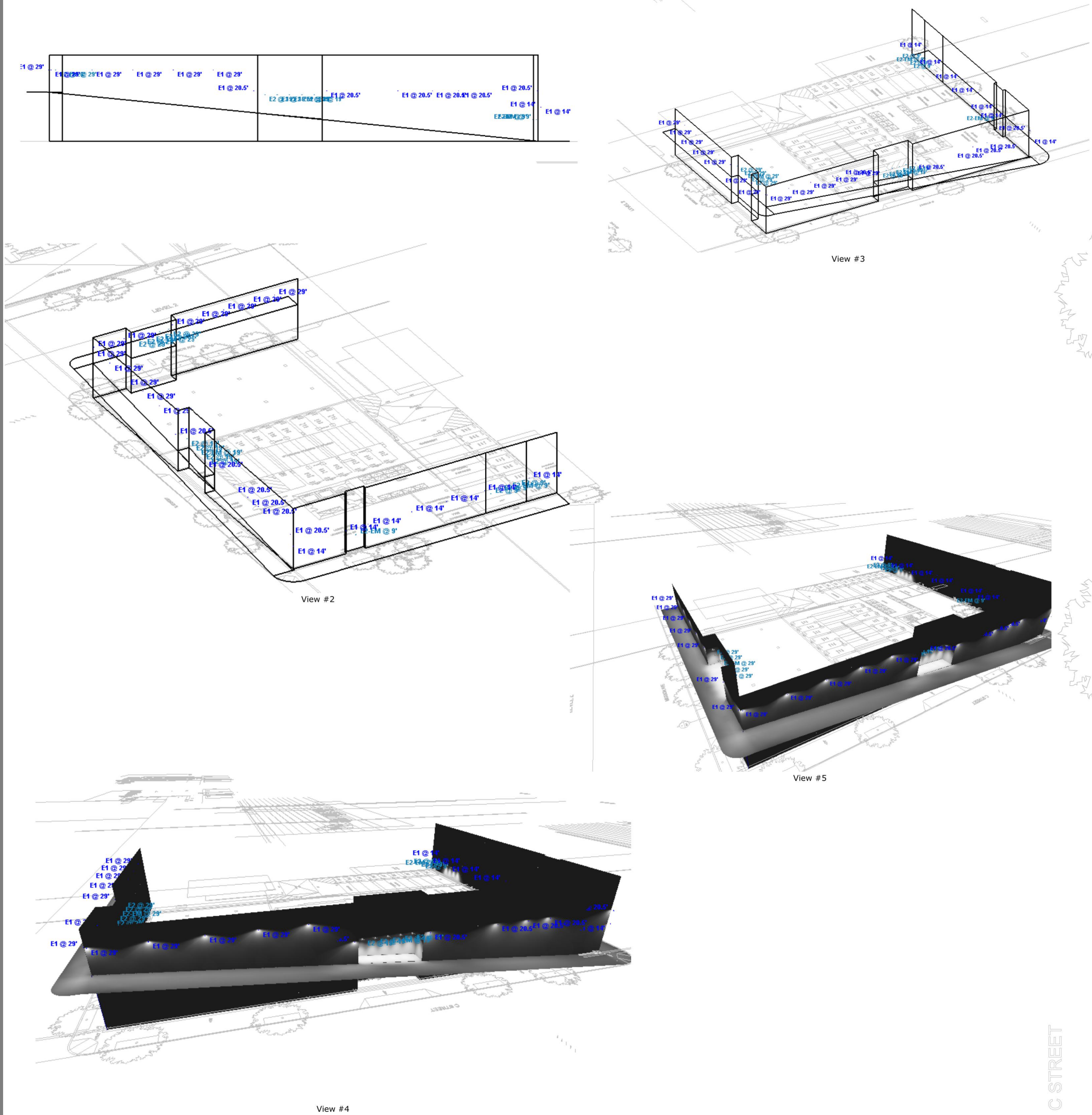
PHOTOMETRIC
PLAN -
GROUND FLOOR

LTG - 1



1230 5TH AVE SAN RAFAEL / SIDEWALK
PC # 24-XXXXX
CLIENT: TRACHTENBERG ARCHITECTS

Designer
REV / Q
Date
7/23/2025
Scale
Not to Scale
Drawing No.
Rev 0
Summary
1 of 1



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor
	E1	25	LIGMAN	MV-30013-T2-W30	Marvik 2 medium down light	4 LED 3000K	574	0.85
	E2	11	Gotham Architectural Lighting	EV04 40/20 AR MD LD	EVO 4IN ROUND DOWNLIGHT, 80 CRI, 4000K, 2000LM, MED DIST, CLEAR MATTE DIFFUSE	4000K LED	1740	0.85
	E2-EM	4	Gotham Architectural Lighting	EV04 40/20 AR MD LD	EVO 4IN ROUND DOWNLIGHT, 80 CRI, 4000K, 2000LM, MED DIST, CLEAR MATTE DIFFUSE	4000K LED	1740	0.85

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROLS, DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6. Therefore, this proposal includes:

☐ SOLUTION: This proposal includes a complete lighting and control specification as is deemed to be needed or as is recommended based on the information provided, subject to your review and approval.

☐ SUPPLEMENT: This proposal includes lighting as requested/specified, as well as a proposed lighting control system for your review and approval.

☒ ALERT: This proposal includes only lighting as requested/specified, however, the application may require compatible lighting controls to meet the following criteria. We will help to provide a lighting control system proposal at your request.

Manual Switching

Automatic time switch (photometric)

Occupancy Sensing

Photometric / daylight sensing

Demarcation / load shedding

Controlled Rescheduling

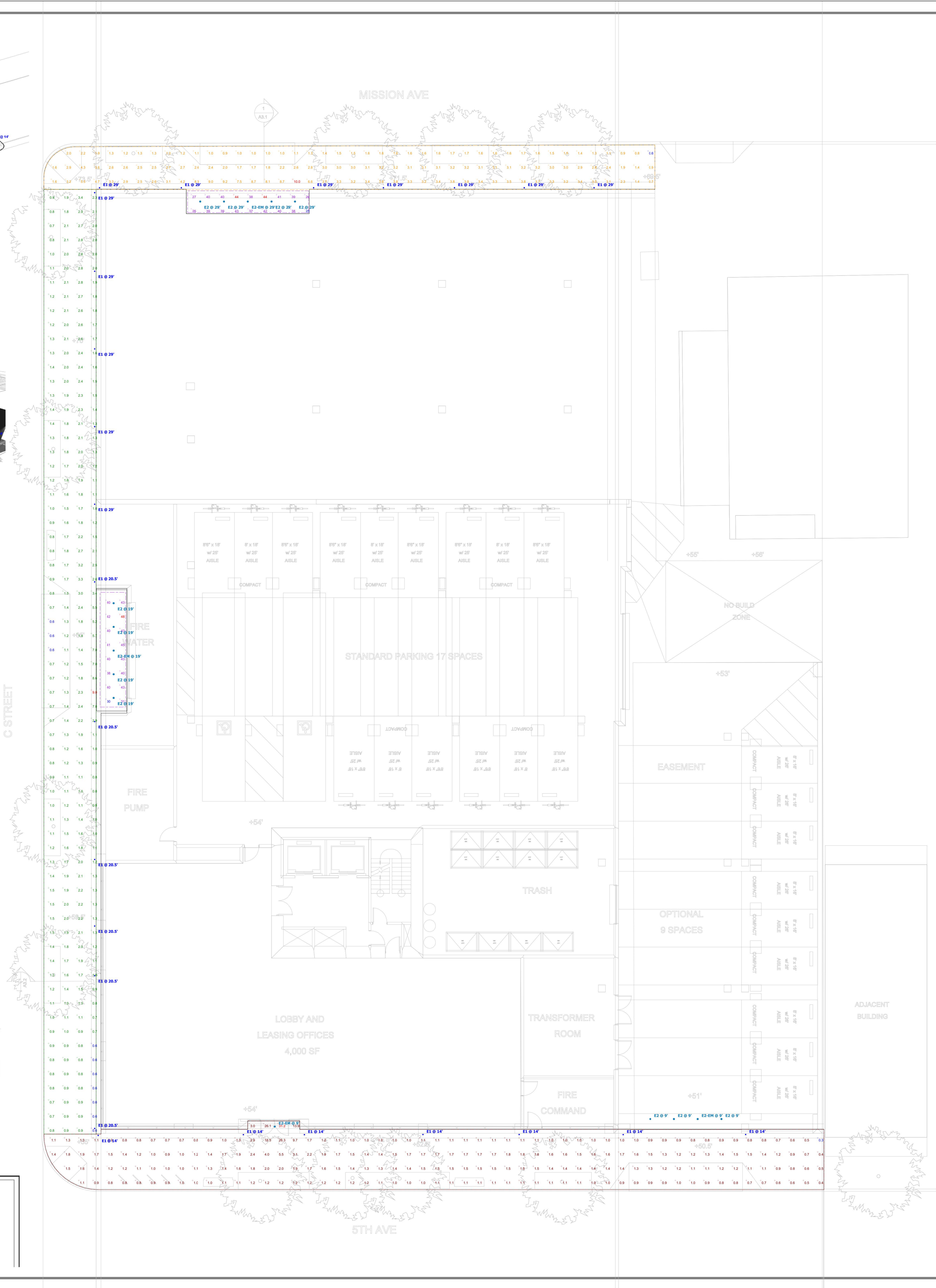
Motion Sensing - Outdoor

Ceiling Height: Varies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted
Finish reflectance values: Ceiling 30%, Wall 30%, Floor 20%

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.



sixteen5hundred
Lucia Quinones
Lighting Specifications & Sales
e: luciaq@16500.com
c: 510.773.2817



2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

1230 5TH AVE

San Rafael, CA

10.29.2024 PLANNING SUBMITTAL
04.09.2025 PLANNING RESUBMITTAL
05.22.2025 PLANNING RESUBMITTAL
06.03.2025 PLANNING RESUBMITTAL
07.25.2025 PLANNING RESUBMITTAL v2

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JOB: 2221

SHEET:

PHOTOMETRIC
PLAN - LEVEL 4
COURTYARD

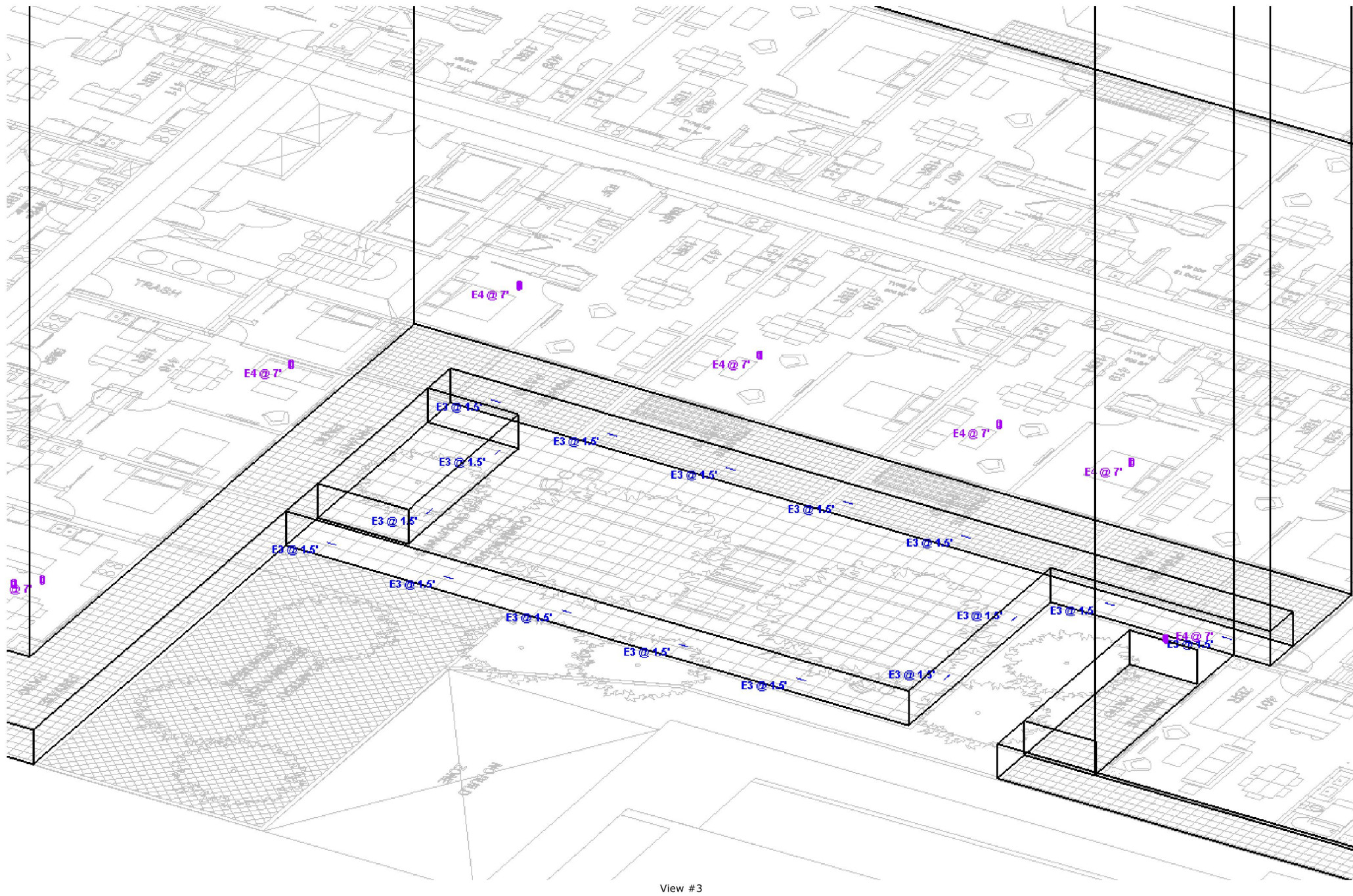
LTG-2



1230 5TH AVE SAN RAFAEL / COURTYARD
PC # 24-XXXXX
CLIENT: TRACHTENBERG ARCHITECTS

Designer
REV / Q
Date
7/23/2025
Scale
Not to Scale
Drawing No.
Rev 0
Summary

1 of 1



View #3

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E3	16	Targetti	ZEL41FWFEL230	Zedge Line steplight / BUG Rating: B0 - U0 - G0	LED	1250	0.85	8
	E4	8	OCL	VA1-010A-08-WF-(FINISH)-LED1-30K-UNV-DIM1	Vega wall sconce / MOD 35K TO 30K+0.97 / BUG Rating: B1 - U0 - G0	LED	795	0.85	10

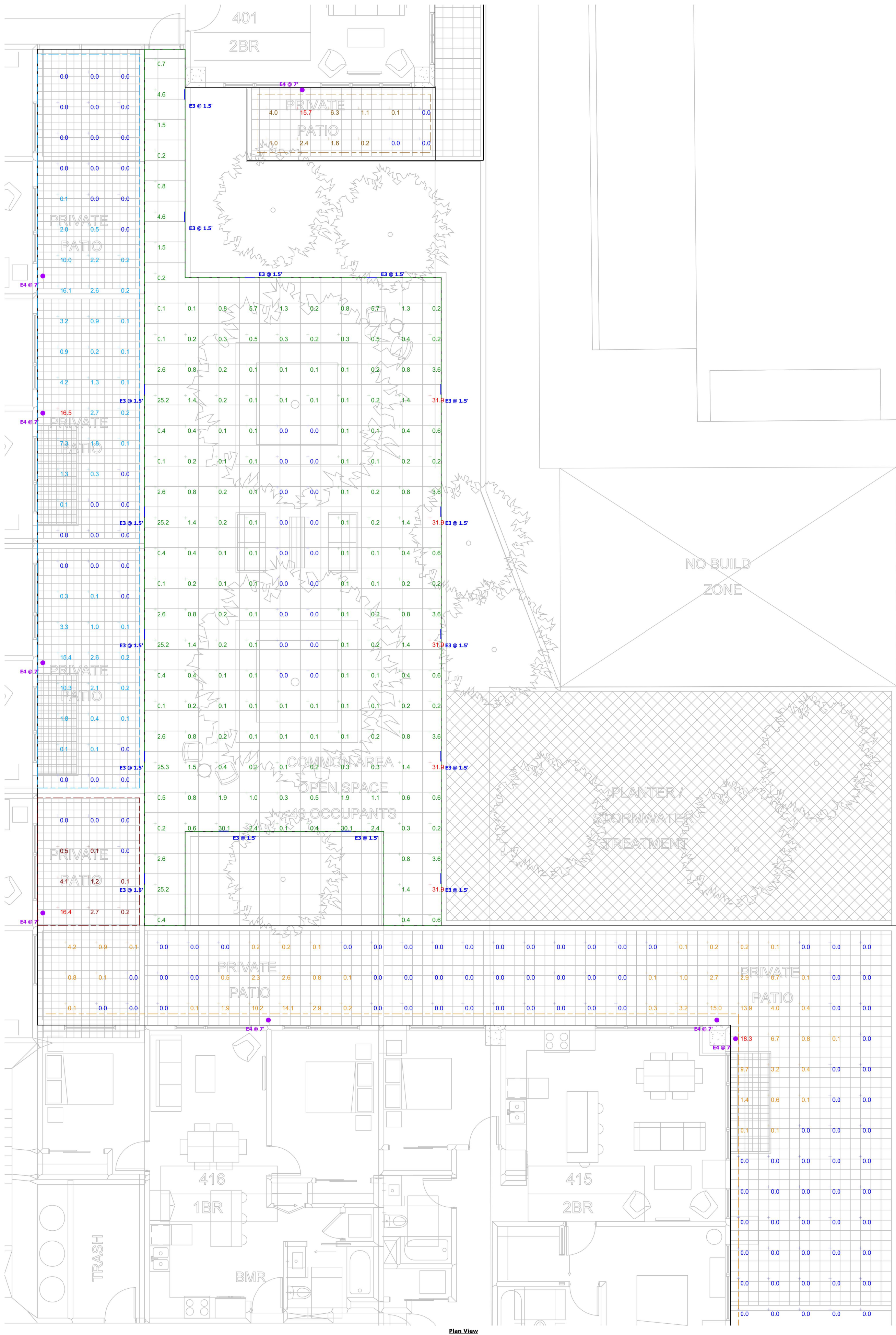
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CONTROLS, DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.
Therefore, this proposal includes:
☐ SOLUTION: This proposal includes a complete lighting and control
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approval.
☒ ALERT: This proposal includes only lighting as requested/specified.
However, the application may require compatible lighting controls to
meet the following criteria. We are happy to provide a lighting control
specification at your request.
Manual Switching
Automatic time switch (seasonal)
Occupancy Sensing
Photo-sensing / daylight sensing
Demand responsive / load shedding
Controlled receptacles
Motion Sensing - Outdoor

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Courtyard	+	2.4 fc	31.9 fc	0.0 fc	N/A	N/A	
Private Patio	+	2.1 fc	16.4 fc	0.0 fc	N/A	N/A	
Private Patio	+	1.6 fc	16.5 fc	0.0 fc	N/A	N/A	
Private Patio	+	2.7 fc	15.7 fc	0.0 fc	N/A	N/A	
Private Patio	+	0.7 fc	18.3 fc	0.0 fc	N/A	N/A	

sixteen5hundred

Ceiling Height: Varies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted
Finish reflectance values: Ceiling 30%, Wall 30%, Floor 20%

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Plan View

1230 5TH AVE

San Rafael, CA

10.29.2024 PLANNING SUBMITTAL
04.09.2025 PLANNING RESUBMITTAL
05.22.2025 PLANNING RESUBMITTAL
06.03.2025 PLANNING RESUBMITTAL
07.25.2025 PLANNING RESUBMITTAL v2

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JOB: 2221

SHEET:

PHOTOMETRIC
PLAN - LEVEL 13
ROOF TERRACE

LTG-3



1230 5TH AVE SAN RAFAEL
PC # 24-XXXXX
CLIENT: TRACHTENBERG ARCHITECTS

Designer
RJR / LQ
Date
10/28/2024
Scale
Not to Scale
Drawing No.
Rv 00
Summary

1 of 1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor
	E1A	0	LIGMAN	MV-30011-M-W30	Marvik 2 wall sconce / BUG Rating: B2 - U0 - G0	LED	1763	0.85
	E2A	12	Gotham Architectural Lighting	EV04 30/10 AR MWD LD	EVO 4in downlight	LED	851	0.8
	E3	4	Targetti	ZEL41FWFEL230	Zedge Line steplight / BUG Rating: B0 - U0 - G0	3000K LED	1250	0.85
	E4	14	OCL	VA1-010A-08-WF-(FINISH)-LED1-30K-UNV-DIM1	Vega wall sconce / MOD 35K TO 30K+0.97 / BUG Rating: B1 - U0 - G0	3000K LED	795	0.85
	E5	21	Modern Forms	WS-W9101 A061916	VESEL wall cylinder	3000K LED	892	1
								Wattage
								20
								8.8
								8
								10
								17.2702

Statistics

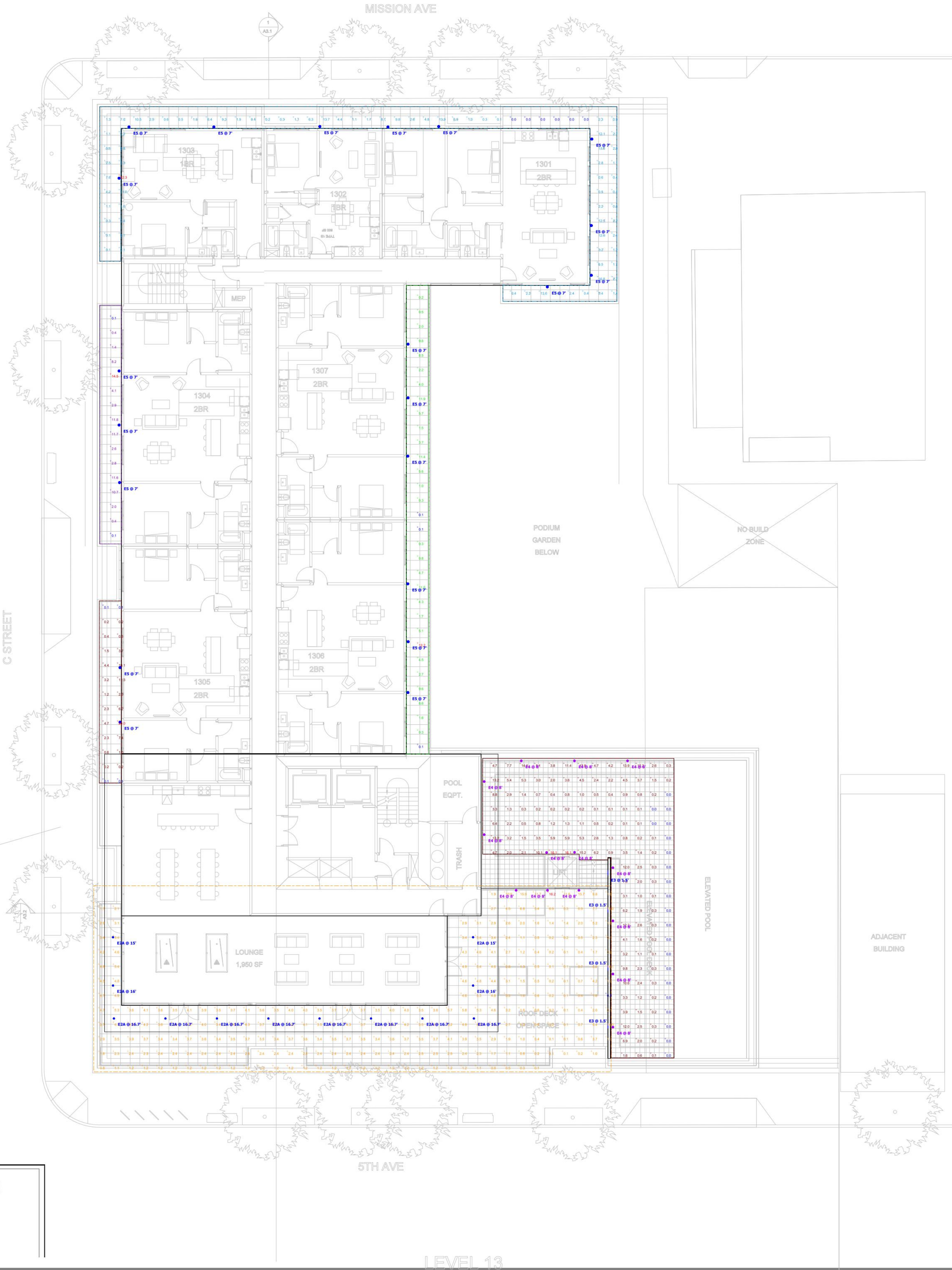
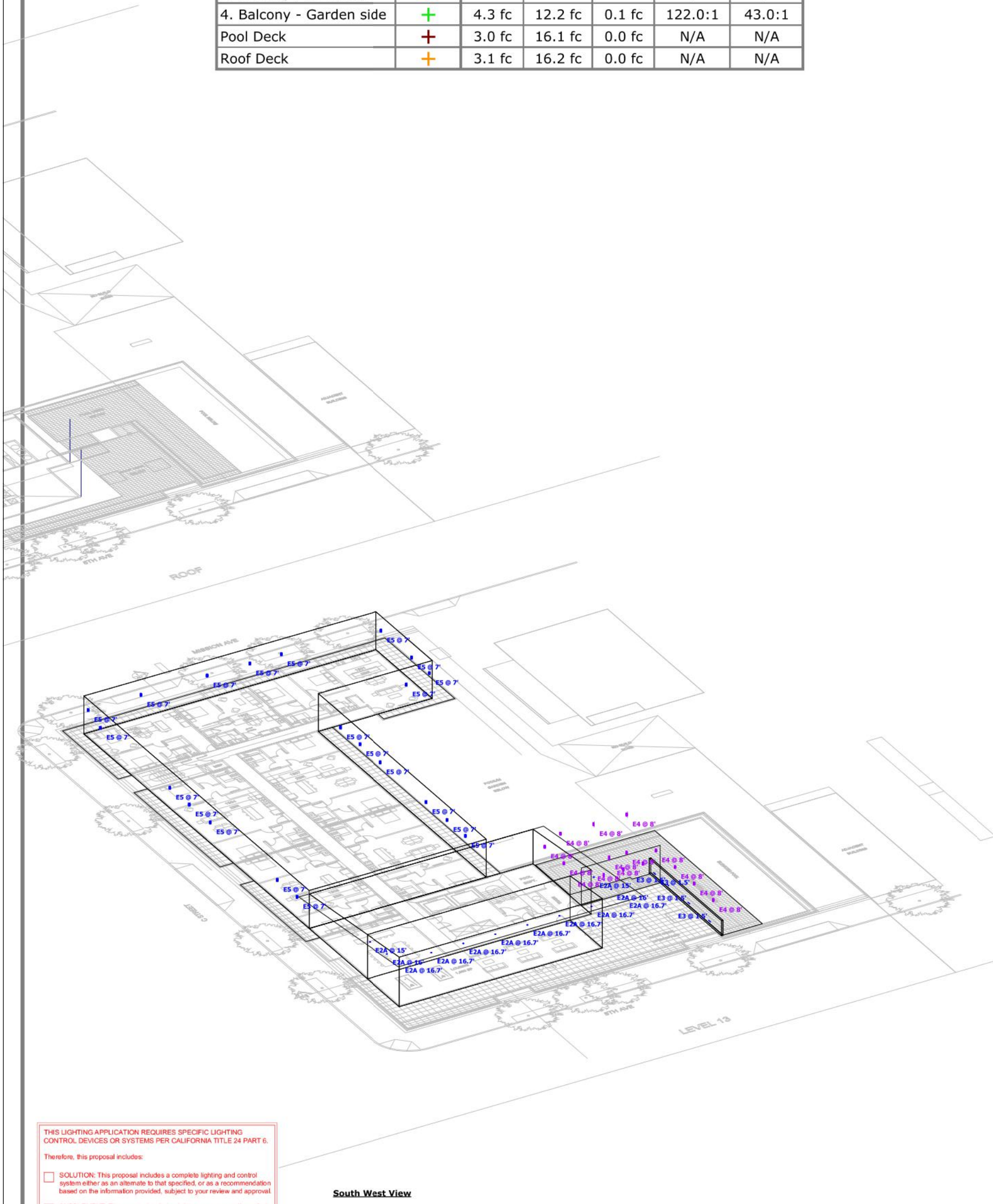
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. Balcony C street	+	3.6 fc	20.0 fc	0.1 fc	200.0:1	36.0:1
2. Balcony C street	+	5.3 fc	14.5 fc	0.1 fc	145.0:1	53.0:1
3. Balcony Mission street	+	3.9 fc	22.3 fc	0.0 fc	N/A	N/A
4. Balcony - Garden side	+	4.3 fc	12.2 fc	0.1 fc	122.0:1	43.0:1
Pool Deck	+	3.0 fc	16.1 fc	0.0 fc	N/A	N/A
Roof Deck	+	3.1 fc	16.2 fc	0.0 fc	N/A	N/A

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☒ ALERT: This proposal includes only lighting as requested/specified.
However, the application may require compatible lighting controls to
meet the building criteria. We will prepare a lighting control
specification at your request.
Manual (switches)
Automatic time switch (photocell)
Occupancy Sensing
Photo-sensing / daylight sensing
Dimmable occupancy / load shedding
Controlled (remote-control)
Motion Sensing(s) - Outdoor

Ceiling Height: Varies
Luminaire Mounting Height: As noted
Calculation Point Height: As noted
Finish reflectance values: Ceiling 30%, Wall 30%, Floor 20%

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Lucia Quinones
Lighting Specifications & Sales
e: luciaq@16500.com
c: 510.773.2817



FIXTURE E1

FIXTURE E1A

[illegible][illegible]

FIXTURE E2

FIXTURE E3

[illegible]

FIXTURE E5

FIXTURE E4

PRELIMINARY LIGHT FIXTURE SPECS, FINAL SELECTION OF FIXTURES TO BE DETERMINED DURING BUILDING PERMIT

LTG-4

GENERAL NOTES:

1. THE PROJECT WILL MEET THE REQUIREMENTS OF SRMC SECTION 14.16.227 SUBSECTIONS B AND C
- 1.a. THE PROJECT WILL COMPLY WITH LIGHTING FIXTURES BEING APPROPRIATELY DESIGNED AND/OR SHIELDED TO CONCEAL LIGHT SOURCES FROM VIEW OFF-SITE AND AVOID SPillover ONTO ADJACENT PROPERTIES.
- 1.b. THE PROJECT WILL COMPLY WITH THE FOOT-CANDLE INTENSITY OF LIGHTING TO BE THE MINIMUM AMOUNT NECESSARY TO PROVIDE A SENSE OF SECURITY AT BUILDING ENTRYWAYS, WALKWAYS AND PARKING LOTS. THE PROJECT WILL PROVIDE ONE (1) FOOT-CANDLE GROUND LEVEL OVERLAP AT DOORWAYS, ONE-HALF (1/2) FOOT-CANDLE OVERLAP AT WALKWAYS AND PARKING LOTS, AND FALL BELOW ONE (1) FOOT-CANDLE AT THE PROPERTY LINE.
- 1.c. THE LIGHTING FIXTURES SHOWN ARE PRELIMINARY, FINAL FIXTURE SELECTIONS WILL BE CONFIRMED DURING THE BUILDING PERMIT AND WILL COMPLY WITH THE REQUIREMENTS ABOVE.

2 NOTES

PRELIM

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MODERN FORMS

TRACHTENBERG ARCHITECTS

2421 Fourth Street Berkeley, CA 94710

phone: 510.649.1414

www.TrachtenbergArch.com

1230 Fifth Avenue

San Rafael, CA

July 28, 2025 (v2)

Project Narrative

The project proposes to construct a new housing development with 188 residential units with ground-level lobbies, amenity spaces, and parking at 1230 Fifth Avenue. The front of the building that faces Fifth Avenue is 13 stories in height, and due to grade change is 11 stories along Mission Avenue. The proposal includes demolishing the existing commercial building on the site and providing landscaping and other improvements.

The project is utilizing the State Density Bonus law by providing 15% very low-income units which results in a 50% density bonus. The project is eligible for 3 concessions, and is requesting 1 concession at this time. The project utilizes development standard waivers in order to fit the density bonus units.

The project satisfies the findings required by the Zoning Ordinance by being consistent with applicable development standards. This includes affordable housing, light and glare, mechanical equipment screening and location, and water efficient landscaping.

Applicant Proposed Measures:

The applicant always strives to be an active and responsible member of any community in which they develop a Project. As part of this commitment, the Applicant has commissioned and provided studies as a part of the Project application regarding the following topics:

- Transportation
- Air Quality
- Noise & Vibration
- Trees
- Soils/Geotechnical
- Stormwater

These studies have been provided to the City and conclude that this project will not have a significant impact on the environment. Specifically, please refer to the Kimley-Horn Transportation Impact Study, the Illingworth & Rodkin Construction Air Quality Analysis and Noise & Vibration Analysis, the Horticultural Associates Arborist Report, the Miller Pacific Geotechnical Report, and the KSR Stormwater Report.

As a part of the application and project description, the applicant commits to implementing all of the assumptions and/or recommendations contained in these studies.

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July 28, 2025 (v2)

Density Bonus Statement

As outlined in Resolution No. 14891

J. Application for a Density Bonus and/or Concessions or Incentives for Residential Development Projects. Application for a Density Bonus shall be made in the following manner:

a. Request for a Density Bonus and/or request for concessions or incentives for a residential project shall be made by filing a separate application along with the following information:

i. Density Bonus size requested:

50% Density Bonus

ii. Density Bonus submittal checklist: This checklist shall include, but not be limited to the following information: Property location; lot size, zoning allowable residential density, and allowable number of base units;

Property location: 1230 5th Ave, San Rafael, CA

Lot size: 28,341 SF

Zoning allowable residential density: Form Based Code

Allowable number of base units: 125 (see sheet A0.1)

iii. Density Bonus eligibility table: This table shall include: the Number of market rate units in the project; the number of affordable housing units proposed & level of affordability for each of the designated affordable units; the number of other eligible units (senior housing, supportive housing, etc); number of density bonus units requested; total allowable density bonus (see Table 3 of this City Council Resolution);

DENSITY BONUS ELIGIBILITY TABLE (Per State Density Bonus Law):

Base Density (see sheet A0.1)	125
Very-Low-Income percentage of base density	15%
Very-Low-Income units (rounds up)	19
Density Bonus	50%
Bonus units (rounds up)	63
Maximum project with bonus units	188
Market rate units	169

iv. Project plans showing the total number of units, the number and location of the affordable units and the number and location of the proposed density bonus units;

See attached sheet A0.4 for the location of affordable units and bonus units. See Sheets A0.1 of project plans for the 188 total units, 19 affordable units, and 63 density bonus units.

v. Parking Ratios Table: this table shall include the total number of proposed parking and the total number of required parking spaces for affordable housing units or for special projects as shown in Tables 1 and 2 above;

As shown on sheet A0.1 of the project plans, the project is voluntarily providing 169 unbundled vehicle spaces for residential use where only 94 are required.

vi. List of requested Concessions/Incentives: The application shall include the total number of concessions or incentives being requested; the total number of concessions or incentives for which the project is eligible for by this City Council Resolution Table 4; a list of the requested concessions or Incentives; written financial documentation that demonstrates how the requested concessions/ incentives result in identifiable and actual cost reductions. The written statement shall include the actual cost reduction achieved through the concession/incentive and evidence that the concession/incentive allows the applicant to develop affordable housing at the specified affordable rents/sales price; The cost of reviewing any required financial data submitted as part of the application in support of a request for a concession or incentive, including, but not limited to, the cost to the city of hiring a consultant to review said data, shall be borne by the applicant;

As a density bonus project that provides at least 15% of the base project units as affordable, the project is eligible for 3 concessions/incentives. The project as currently proposed is requesting one concession:

1. The project is requesting a concession to the City's similar mix & type standard to allow the affordable housing units to be constructed without balconies, to differ in location, type and size from the average unit mix. As required for the eligibility for the concession, this would result in identifiable and actual cost reductions for the Project through resulting efficiencies in construction.
2. TBD
3. TBD

vii. A list of requested waivers or reduction of development standards. Any request for waivers or reduction of development standards shall be accompanied with evidence that the development standards for which a waiver is requested would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by Government Code Section 65915;

The following list of waivers or reduction of development standards are required in order to physically accommodate the proposed density bonus project:

- _Waiver of 40' height limit in T5N 40/60 and 40' limit in T4N 40/50

Since the "base project" by definition is built to the 40' overall building height, a waiver of this standard is required in order to fit the additional density bonus units the project is entitled to. Without the waiver, the density bonus units could not be physically accommodated and the project would not be able to be constructed at the allowable density.

- _Waiver of 7' front street façade zone setback at the T4N 40/50 portion of site

The 7' front street façade zone setback would create a no-build area of the site that would physically displace areas where dwelling units are proposed and the project would not be able to be constructed at the allowable density.

- _Waiver of 7' side street façade zone setback at the T4N 40/50 portion of site

The 7' side street setback would create a no-build area of the site that would physically displace areas where dwelling units are proposed and the project would not be able to be constructed at the allowable density.

- _Waiver of 5' side setback at the T4N 40/50 portion of site

The 5' side setback would create a no-build area of the site that would physically displace areas where dwelling units are proposed and the project would not be able to be constructed at the allowable density.

- Waiver of 15' rear yard setback at the T4N 40/50 portion of site

The 15' rear yard setback would create a no-build area of the site that would physically displace areas where dwelling units are proposed and the project would not be able to be constructed at the allowable density.

- Waiver of 35' top plate for both zonings

Similar to the waiver for the overall building height, since the "base project" by definition is built to the 35' top plate height, a waiver of this standard is required in order to fit the additional density bonus units the project is entitled to. Without the waiver, the density bonus units could not be physically accommodated and the project would not be able to be constructed at the allowable density.

- Waiver of front and side street stepbacks above 35' for both zonings

Stepbacks limit the amount of buildable floor area, which would not allow us to fit the allowable number of units and density. Without the waiver from the stepback requirements, areas where dwelling units are proposed would no longer be able to be physically accommodated and the project would not be able to be constructed at the allowable density.

- Waiver of front street parking setback of 30' at T5N 40/60 and 25' at T4N 40/50

The front street parking setbacks limit the buildable area for vehicular parking spaces. Without the waiver for the parking setback requirements, the project would be unable to provide the required amount of parking, and therefore units would have to be removed from the project and the project would be unable to be built at the allowable density.

- Waiver of side street 25' minimum parking setback

The front street parking setbacks limit the buildable area for vehicular parking spaces. Without the waiver for the parking setback requirements, the project would be unable to provide the required amount of parking, and therefore units would have to be removed from the project and the project would be unable to be built at the allowable density.

- Waiver of front street 12' maximum driveway width

Per the SRMC section 14.18.140 the minimum driveway width for two way traffic is 24' wide. If only a 12' driveway were allowed, it would not be possible to have any parking on the ground level. Without the waiver for the driveway width requirement, the project would be unable to provide the required amount of parking, and therefore units would have to be removed from the project and the project would be unable to be built at the allowable density.

- ~~Waiver of side street / alley 20' maximum driveway width~~

This waiver is no longer needed, as the project has been revised to comply with this requirement.

- Waiver of 14' maximum curb cut

Per the SRMC section 14.18.140 the minimum driveway width for two way traffic is 24' wide. If only a 14' curb cut were allowed, it would not be possible to have any parking on the ground level. Without the waiver for the curb cut width requirement, the project would be unable to provide the required amount of parking, and therefore units would have to be removed from the project and the project would be unable to be built at the allowable density.

- Waiver of setbacks for the civic area

The civic space requirement would create a no-build area of the site that would physically displace areas where dwelling units are proposed and the project would not be able to be constructed at the allowable density.

- Waiver of bike parking requirement

Bike parking takes up floor area that otherwise could be allocated to dwelling units. Since the ground, second, and third levels are already fully built out, without a waiver from the bike parking requirement, a

bike room located above these levels would physically displace areas where dwelling units are proposed and the project would not be able to be constructed at the allowable density.

- Waiver of frontage standard requirement (Forecourt)

The forecourt frontage requirement acts like a civic space setback, and creates a no-build area of the site that would physically displace areas where dwelling units are proposed and the project would not be able to be constructed at the allowable density.

viii. If a density bonus is requested for a qualified land donation, the application shall show the location of the land to be dedicated and provide evidence that the requirements of Subsection C.g. of this Section have been met, thus entitling the project to the requested density bonus;

Not applicable.

ix. If a density bonus is requested for construction of a child care facility the application shall show the location and square footage of the proposed facility and provide evidence that the requirements of Subsection C.f. above have been met, thus entitling the project to the requested density bonus.

Not applicable.

Per city's General Planning Permit Submittal Requirements, Section 4.C.

2. Plans showing a "base project" that complies with all applicable Zoning Ordinance requirements, without any waivers or modification to development standards.

See sheet A0.2 for the base project plans.

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1230 5TH AVE

San Rafael, CA

10.29.2024 PLANNING SUBMITTAL
04.09.2025 PLANNING RESUBMITTAL
05.22.2025 PLANNING RESUBMITTAL
06.03.2025 PLANNING RESUBMITTAL
07.25.2025 PLANNING RESUBMITTAL v2

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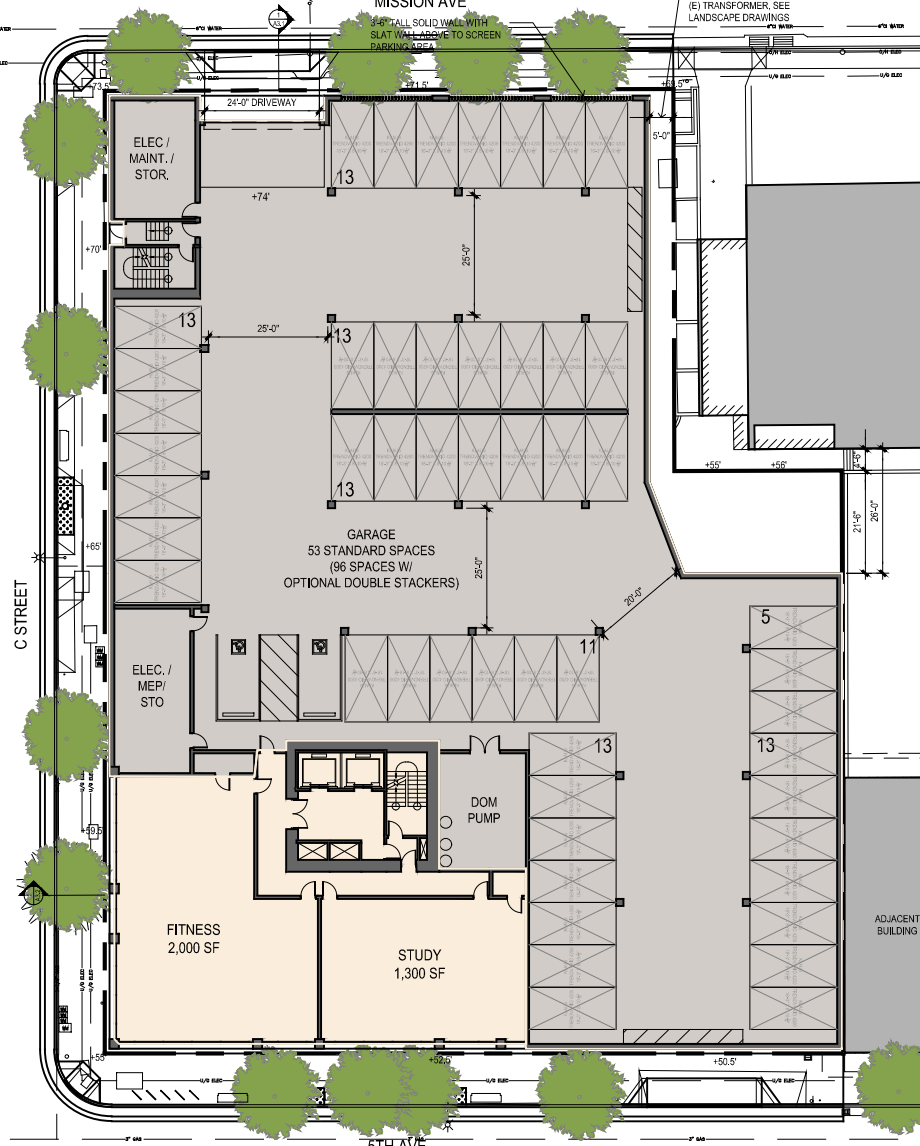
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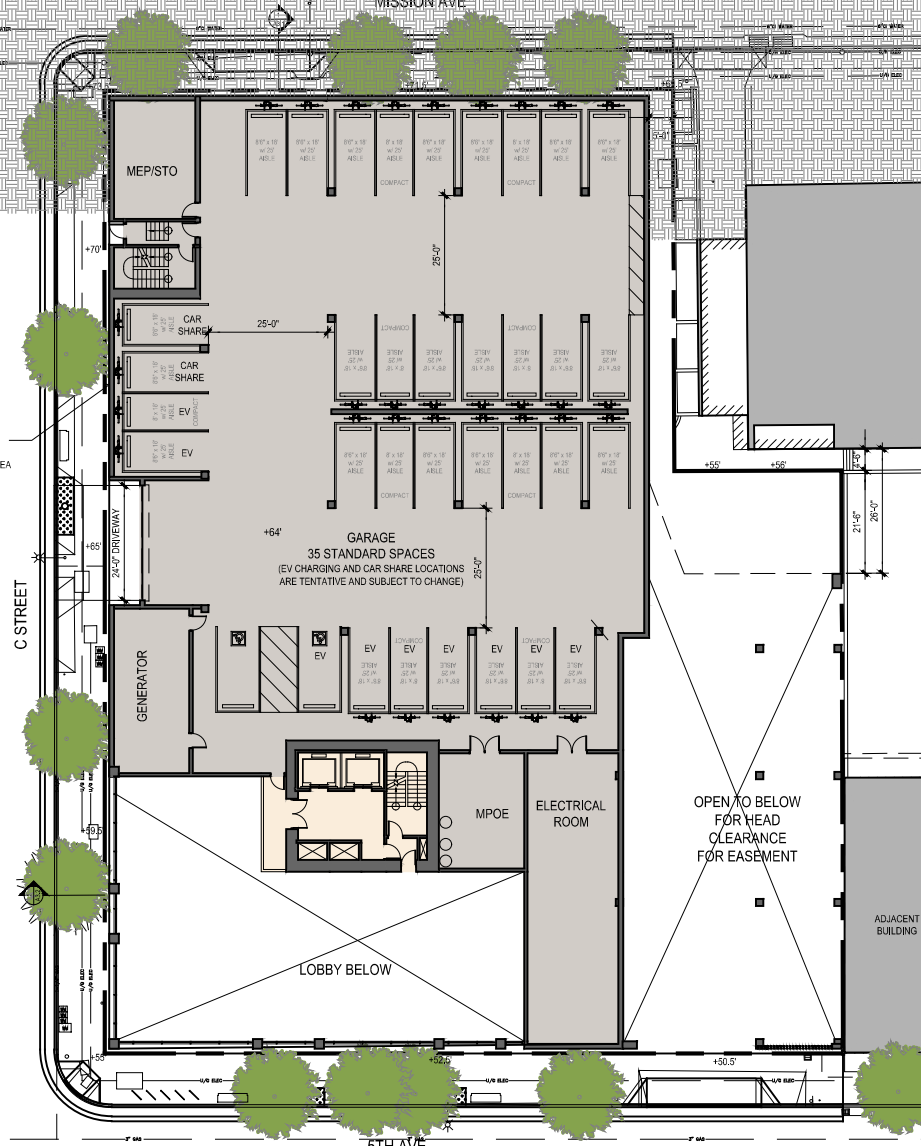
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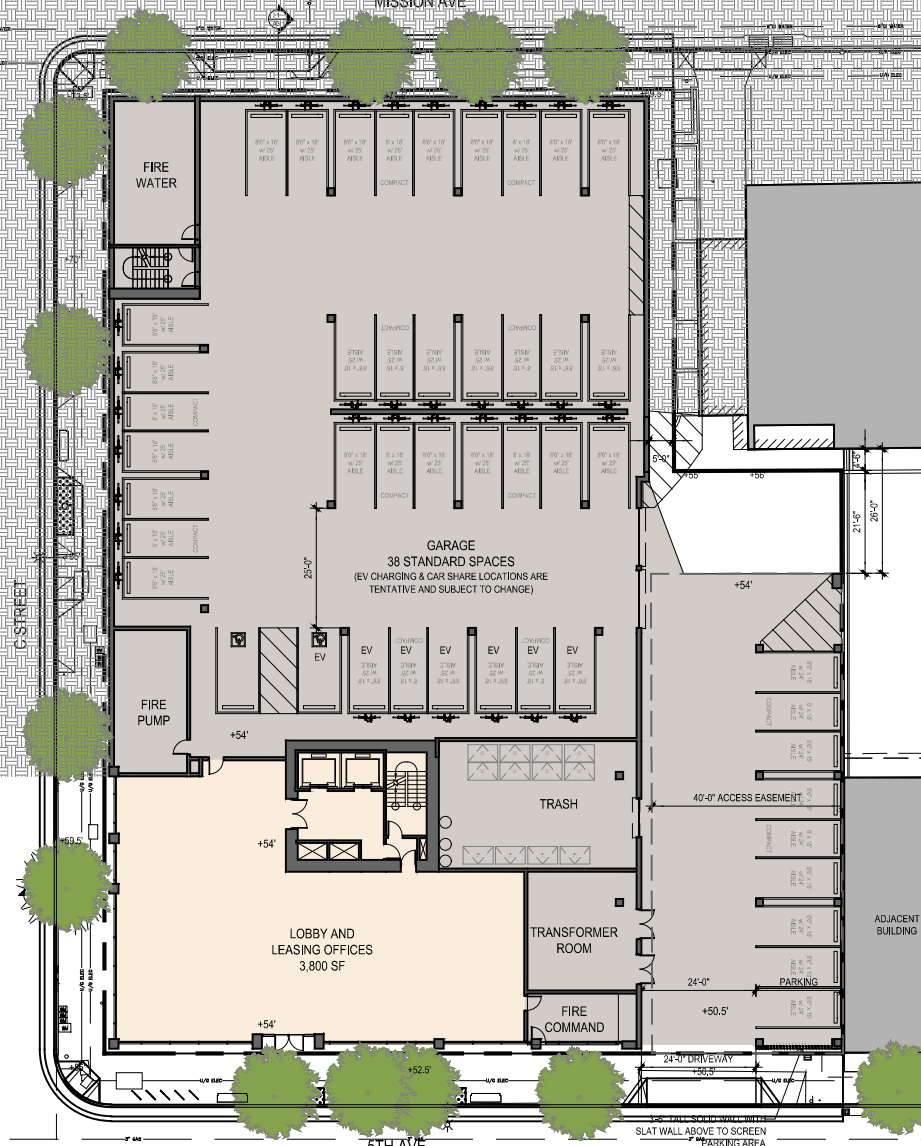
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LEVEL 3



LEVEL 2



LEVEL 1