

REPORT TO GENERAL PLAN 2040 STEERING COMMITTEE

Subject: Planning and Development “Pipeline”

EXECUTIVE SUMMARY

The May 9 meeting will include a summary of San Rafael development projects that are under construction, approved, or under consideration. This information provides a “baseline” for discussions about land use, transportation, housing, open space, and other General Plan topics.

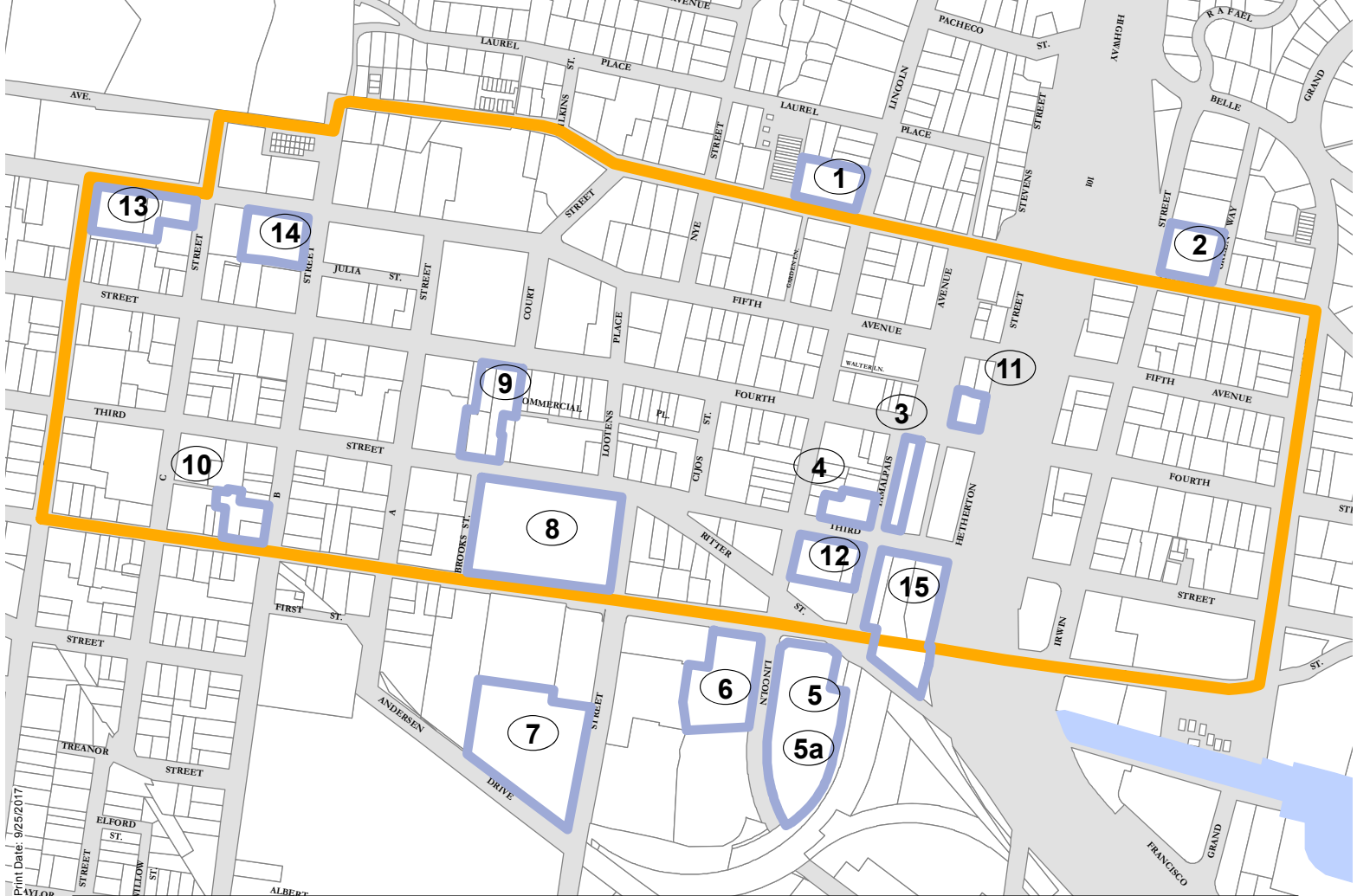
REPORT

One of the major purposes of the General Plan is to direct growth and development over the next 20 years. A substantial portion of the development that will occur during this time period consists of projects described as being in the development “pipeline.” The pipeline includes projects that are under construction or approved but not yet started. It also includes proposed projects that are under consideration by local authorities. Beyond this list, there are other sites where development interest has been expressed or development opportunities are being considered by land owners. These sites are “in play” although no specific project has been proposed.


It is important to have an awareness of these projects and sites when developing long-range plans. Projects that under construction or approved will become part of the “baseline” and may impact land use decisions on adjoining properties. Projects that are still conceptual will be influenced by General Plan policies and potential new requirements relating to land use, height, density, transportation, parking, and so on.

At the meeting on May 9, Staff will provide an overview of projects in the development pipeline. This covers a variety of building types, including single family and multi-family housing, mixed use development, office development, industrial uses, retail uses, and public/institutional uses.

The following pages of this staff report provide information on specific sites and projects. These include: (a) the “Downtown Watch List,” which is a map of potential future development activity in Central San Rafael and (b) the “Active Projects List” maintained by the Planning Department. Active projects are those currently under review by Planning staff.



San Rafael Downtown Development "Watch Area" List September 2017

 Downtown Development "Watch Area"

- 1** 1203 Lincoln Ave. (36 residential units; approved)
- 2** 524 Mission Ave./1200 Irwin St. (15 residential units; completed and occupied)
- 3** 930 Tamalpais Ave. (Whistlestop, 50 senior units & senior services, restaurant; on hold)
- 4** 700 3rd St. (13,000 s.f. site/30 units no application to date)
- 5** San Rafael Corporate Center Lincoln Ave. Parking Garage (@ build out 1,558 parking spaces; completed and occupied)
- 5a** San Rafael Corporate Center Lincoln Ave. Parking Garage (600 space parking garage expansion [Phase II]; approved)
- 6** San Rafael Corporate Center Lincoln Ave. (80,000 s.f. lab; constructed and occupied)
- 7** San Rafael Corporate Center Lindaro St. (72,000 s.f. office [Phase II]; approved)
- 8** Bio Marin @ PG&E - 999 3rd St. (200k office/lab [estimate by FAR], Whistlestop, 50 senior apartment units; pre-application completed)
- 9** 1001 4th St. (no additional commercial sq. ft. anticipated; potential for 100+ units, no application to date)
- 10** 809 B St. (41 residential units [2,000 s.f. retail]; approved)
- 11** 638-640 4th St. – House of Bagels (mixed use); no application to date
- 12** 703-723 3rd St. (138 residential units; pre-application and conceptual review completed)
- 13** 1313 5th Ave. (Public Safety Center – 44K; approved; under construction)
- 14** 1201 5th Ave. (5000K office addition, approved)
- 15** 800 Tamalpais Ave. (Bettini Transit Center re-location; under review)

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 Print Date: 9/25/2017

City of San Rafael

Active Projects for selected Planner (Sorted, Regardless of Dates)

Planning Division	485-3085	Zoning Info	485-3085
Raffi Boloyan	485-3095	Planning Fax	485-3184
Alan Montes	485-3397	Caron Parker	485-3094
Paul Jensen	485-5064	Steve Stafford	458-5048
Michele Ginn	485-3116	Ali Guidice	485-3092

Planner	Project Number	Site Address	Applicant Name	Applied Date
Status	Approved Date	Project Name	Applicant Phone	Status Date
Paul Jensen	P14-017			12/10/2014
REFERRED		New street name- Loch Lomond Marina		12/10/2014
Raffi Boloyan	GPA16-001			12/13/2016
SCHEDULED		General Plan 2040		3/14/2018
Paul Jensen	V17-009			11/10/2017
SCHEDULED		MUP wetland setback reduction		11/10/2017
Paul Jensen	P14-010			7/25/2014
REFERRED		BCDC/ABAG Multi-Hazard Assessment		7/25/2014
Raffi Boloyan	P17-009			5/18/2017
SCHEDULED		Acc (2nd) Dwelling Unit Study Session		5/24/2017
Paul Jensen	P17-012			10/3/2017
SCHEDULED		Downtown Parking & Wayfinding Study		10/3/2017
Raffi Boloyan	ZO17-002			5/18/2017
SCHEDULED		Acc (2nd) Dwelling Unit Study Session		6/12/2017
Alicia Giudice	ED17-020		Don Henderson	3/9/2017
INCOMPLETE		New home on Lot 2	(924) 254-0893	4/6/2017
Paul Jensen	P16-006			8/26/2016
REFERRED		Drainage channel offer of dedication		8/26/2016
Alicia Giudice	ED17-019		Don Henderson	3/9/2017
INCOMPLETE		New home on Lot 3	(924) 254-0893	4/6/2017
Alicia Giudice	ED17-018		Don Henderson	3/9/2017
INCOMPLETE		New home on Lot 1	(924) 254-0893	4/6/2017
Alicia Giudice	ED17-017		Don Henderson	3/9/2017
INCOMPLETE		New home on Lot 4	(924) 254-0893	4/6/2017
Alicia Giudice	ED17-016		Don Henderson	3/9/2017
INCOMPLETE		New home on Lot 6	(924) 254-0893	4/6/2017
Alicia Giudice	ED17-015		Don Henderson	3/9/2017
INCOMPLETE		New home on Lot 5	(924) 254-0893	4/6/2017
Alicia Giudice	INF17-068	10 ELDA DR		10/30/2017
ON HOLD		Replace nonconforming fence on wall		3/1/2018
Steve Stafford	LLA16-003	1010 NORTHGATE DR	Peter Stackpole	4/14/2016
INCOMPLETE		new multi-family residential bldgs	(925) 944-1626	5/19/2016
Steve Stafford	IS16-002	1010 NORTHGATE DR	Peter Stackpole	4/14/2016
INCOMPLETE		new multi-family residential bldgs	(925) 944-1626	5/19/2016
Steve Stafford	UP16-018	1010 NORTHGATE DR	Peter Stackpole	4/14/2016
INCOMPLETE		new multi-family residential bldgs	(925) 944-1626	5/19/2016
Steve Stafford	ED16-038	1010 NORTHGATE DR	Peter Stackpole	4/14/2016
INCOMPLETE		New multi-family residential bldgs	(925) 944-1626	5/19/2016
Steve Stafford	S16-001	1010 NORTHGATE DR	Peter Stackpole	4/14/2016
INCOMPLETE		new multi-family residential bldgs	(925) 944-1626	5/19/2016
Caron Parker	ED18-019	1050 NORTHGATE DR	Pamela Nobel - Synergy (T-Mob)	3/23/2018
INCOMPLETE		replace and add antennas	(707) 486-7252	3/28/2018

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Raffi Boloyan	485-3095	Planning Fax	485-3184
Alan Montes	485-3397	Caron Parker	485-3094
Paul Jensen	485-5064	Steve Stafford	458-5048
Michele Ginn	485-3116	Ali Guidice	485-3092

Planner	Project Number	Site Address	Applicant Name	Applied Date
Status	Approved Date	Project Name	Applicant Phone	Status Date
Caron Parker	UP17-008	111 SHORELINE PKWY	Scott Mommer	3/10/2017
CONTINUED		Home Depot expand garden cntr	(559) 978-1000	12/27/2017
Caron Parker	ED17-021	111 SHORELINE PKWY		3/10/2017
SCHEDULED		Home Depot expand garden cntr		3/14/2018
Steve Stafford	ED17-073	1200 IRWIN ST		9/5/2017
SCHEDULED		changes to ED		9/13/2017
Steve Stafford	UP17-030	1203 LINCOLN AVE	Geoff Forner	10/19/2017
REFERRED		large residential care facility	(415) 456-0600	3/7/2018
Steve Stafford	ED17-090	1203 LINCOLN AVE	Geoff Forner	12/21/2017
INCOMPLETE		Large residential care facility	(415) 456-0600	12/21/2017
Steve Stafford	PA17-002	1203 LINCOLN AVE		6/2/2017
REFERRED		Senior Assisted Living		6/8/2017
Caron Parker	ED17-025	137 CANAL ST	Frede Usher	3/30/2017
INCOMPLETE		pool replacement	(415) 336-4478	7/21/2017
Raffi Boloyan	P17-007	1400 4TH ST		4/20/2017
SCHEDULED		GPA 2040 Draft Plan		8/14/2017
Paul Jensen	P14-004	1400 5TH AVE		3/19/2014
SCHEDULED		PG&E Safe Digging Month		3/19/2014
Paul Jensen	P11-004	1400 5TH AVE		2/12/2011
ON HOLD		2010 Annual Progress Report GP 2020		
Steve Stafford	UP05-067	1475 2nd Street	Michael Trimble	12/8/2005
ON HOLD		CU Permit-motor vehicle detailing/office	(415) 596-1753	4/16/2014
Caron Parker	UP16-050	1551 4TH ST	Laura Kehrlein	9/20/2016
INCOMPLETE		use permit for live/work	(415) 457-0220	12/8/2016
ALAN MONTES	ED18-007	16 NOVA ALBION WAY		1/31/2018
INCOMPLETE		Upper story addition for ADU 930 sq ft		3/1/2018
Alicia Giudice	CDR18-001	1628 5TH AVE	Scott Meyer	3/22/2018
SCHEDULED		8-unit Residential project		3/29/2018
Alicia Giudice	V17-004	163 TERRACE AVE		4/25/2017
INCOMPLETE		Variance for addition/remodel setbacks		5/18/2017
Alicia Giudice	ED17-029	163 TERRACE AVE		4/25/2017
INCOMPLETE		Addition/remodel to hillside 1-story		5/18/2017
Sean Kennings	CDR17-006	1650 LOS GAMOS DR		8/1/2017
SCHEDULED		Kaiser Medical Office Conversion		8/1/2017
Sean Kennings	IS17-001	1650 LOS GAMOS DR		2/21/2017
SCHEDULED		DEIR - Kaiser Medical Office Building		5/24/2017
Caron Parker	ED17-048	17 MERRYDALE RD	Michelle Davis	6/20/2017
INCOMPLETE		Pool removal/Re-landscaping	(415) 860-1550	7/21/2017
Alicia Giudice	V18-001	18 BILLOU ST	Theodore Sorom	1/9/2018
SCHEDULED		Rebuild Nonconforming detached rear gar		3/20/2018
Steve Stafford	V18-004	1821 5TH AVE	Stewart Summers	2/15/2018
SCHEDULED		Replace (E) Canopy in Setback	153821656	3/13/2018

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Alan Montes	485-3397	Caron Parker	485-3094
Paul Jensen	485-5064	Steve Stafford	458-5048
Michele Ginn	485-3116	Ali Guidice	485-3092

Planner	Project Number	Site Address	Applicant Name	Applied Date
Status	Approved Date	Project Name	Applicant Phone	Status Date
Steve Stafford	ED18-010	1821 5TH AVE	Stewart Summers	2/15/2018
SCHEDULED		Replace (E) canopy in setback	153821656	3/13/2018
ALAN MONTES	ED17-054	1833 4TH ST		7/11/2017
INCOMPLETE		Tear Down and Rebuild Existing Gas Stati		10/12/2017
Alicia Giudice	OL17-004	1848 4TH ST	Martens Brewing LLC	7/20/2017
ON HOLD		Brewery and Taproom Pond Farm Brewing	(707) 217-7539	10/17/2017
Alicia Giudice	UP17-032	201 LAS GALLINAS AVE	Claudia K. Rauda	11/7/2017
INCOMPLETE		Large Family Daycare	(415) 261-7445	12/4/2017
Steve Stafford	EX18-001	2425 5TH AVE		1/26/2018
INCOMPLETE		side setback exception		3/7/2018
Caron Parker	V16-003	248 LAUREL PL		5/31/2016
ON HOLD		Replace retaining wall/expand garage		7/21/2017
Caron Parker	ED16-059	248 LAUREL PL		5/31/2016
ON HOLD		Replace retaining wall/expand garage		1/2/2018
Steve Stafford	V14-009	249 JEWELL ST	LEVINE ROBERT B	11/12/2014
SCHEDULED		front yard setback for enclosing carport	(415) 606-2350	1/16/2015
Steve Stafford	ED18-022	2550 KERNER BLVD	Ken Hooten	3/28/2018
REFERRED		Parking lot Modification	(415) 282-1400	3/29/2018
Caron Parker	ED17-036	258 WOODLAND AVE	Jeff Greenberg	5/22/2017
INCOMPLETE		Addition of 2 units and carport	(408) 316-1015	5/24/2017
Caron Parker	ED17-056	260 CANAL ST	Robert Gibson	7/12/2017
INCOMPLETE		Landscape with turf	(415) 310-1751	7/21/2017
ALAN MONTES	ED13-060	340 3RD ST	Christen Soares	9/13/2013
INCOMPLETE		340 Third Whole Foods parking mod	(415) 788-6606	10/12/2016
ALAN MONTES	SP13-003	340 3RD ST	Christen Soares	9/13/2013
INCOMPLETE		Whole Foods Sign Program	(415) 788-6606	2/27/2014
ALAN MONTES	UP13-037	340 3RD ST	Christen Soares	9/13/2013
INCOMPLETE		Whole Foodparking lot changes	(415) 788-6606	4/8/2014
ALAN MONTES	IS13-001	340 3RD ST	Christen Soares	9/13/2013
ON HOLD		Whole Foods parking lot changes	(415) 788-6606	4/15/2014
Caron Parker	ED17-033	36 MEDWAY RD	matt kennedy	5/15/2017
INCOMPLETE		FAR increase and Outdoor Storage	(707) 655-0411	5/22/2017
Steve Stafford	SP13-001	440 3RD ST	Nooshin Salkhi	1/10/2013
ON HOLD		(N) Sign Program @ Chevron	(415) 710-4002	4/16/2014
Caron Parker	ED18-006	511 FRANCISCO BLVD E	Tracy Mitchell	1/26/2018
INCOMPLETE		Infiniti of Marin re-design landscape	(707) 689-0107	2/1/2018
Caron Parker	SR18-005	511 FRANCISCO BLVD E	Steve Peterson	3/13/2018
INCOMPLETE		New Signs for Infinity	(650) 255-9187	3/14/2018
Caron Parker	ED17-065	61 GOLD HILL GRADE	Brad Hubbell	8/3/2017
SCHEDULED		New 4500 SF home w/pool, 499 sf garage	(415) 383-4311	3/23/2018
Steve Stafford	ED18-018	703 3RD ST	Rick Williams	3/22/2018
REFERRED		(N) residential apartment building	(415) 974-5352	3/29/2018

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Paul Jensen	485-5064	Steve Stafford	458-5048
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Status	Approved Date	Project Name	Applicant Phone	Status Date
Steve Stafford	UP18-008	703 3RD ST	Rick Williams	3/22/2018
REFERRED		(N) residential apartment building	(415) 974-5352	3/29/2018
Steve Stafford	UP18-010	809 B ST	Geoff Forner	3/27/2018
SCHEDULED		Time Ext. (ED17-091 & UP12-029)	(415) 456-0600	3/29/2018
Steve Stafford	ED18-020	809 B ST	Geoff Forner	3/27/2018
SCHEDULED		Time Ext. (ED17-091 & UP12-029)	(415) 456-0600	3/29/2018
Caron Parker	SP11-007	831 FRANCISCO BLVD E	Bryan Dover	10/6/2011
CONTINUED		rebrand service station signs	(818) 993-5406	10/13/2017
Steve Stafford	ED16-028	874 4TH ST	Jay Yinger	3/18/2016
INCOMPLETE		Convert office building to residential	(415) 258-4550	4/14/2016
Steve Stafford	UP16-009	874 4TH ST	Jay Yinger	3/18/2016
INCOMPLETE		Convert office building to residential	(415) 258-4550	4/14/2016
Raffi Boloyan	IS15-001	930 TAMALPAIS AVE		3/17/2015
ON HOLD		930 Tamalpais Eden/Whistlestop Project E		10/20/2015
Raffi Boloyan	ED15-059	930 TAMALPAIS AVE		7/9/2015
ON HOLD		930 Tamalpais Eden Housing/Whistlestop		2/22/2016
ALAN MONTES	ED16-082	Capri Ct	Xie Guan	7/21/2016
SCHEDULED		New 2 story house (Tent 2 Capri Ct)	(415) 652-3047	3/26/2018
Raffi Boloyan	P11-014	Citwide		9/8/2011
REFERRED		Land Development & Development Review		9/8/2011
Alicia Giudice	ED18-017	Fair Dr	Jared West	3/20/2018
REFERRED		New house on a vacant lot	(925) 528-1582	3/22/2018
Paul Jensen	GPA16-002	Greenwood Ave		12/14/2016
INCOMPLETE		GP land use map change		12/14/2016
Steve Stafford	UP14-004	KERNER BLVD		2/20/2014
INCOMPLETE		Self storage warehouse		8/5/2014
Steve Stafford	ED14-014	KERNER BLVD		2/20/2014
ON HOLD		Self storage warehouse		11/25/2015
Steve Stafford	IS14-001	KERNER BLVD		2/20/2014
INCOMPLETE		Self storage warehouse		3/23/2014