

**Fully Entitled Housing Site in San Rafael  
1203 Lincoln Avenue APN 011-184-08 & 09**



This is a fully entitled project with a vesting tentative map. This 29,621 square foot site is vacant and within walking distance to the Downtown, transit center, and upcoming SMART rail station (end of 2016). It only needs filing a final map and/or building permits to commence construction.

Approved Project

The project is approved for 36 units in 4 stories over parking (i.e., 30 market rate and six affordable units): 19 one-bedroom units, 16 two-bedroom units, and 1 studio unit. A seven unit density bonus was granted for the provision of the six affordable units. On-site parking is approved in a partial subterranean garage level with 52 spaces: 30 tandem parking spaces, 20 single parking spaces, and 2 ADA spaces consistent with state and local parking rates. The project received a 25% density bonus in exchange for including 6 deed restricted units for-sale as affordable to at least 4 low-income households and 2 moderate income households. Additional information on the zoning entitlements, including project conditions and development related impact fees, can be found online via the link provided below.

Potential for Project Revisions

The zoning for this site is High Density Residential (HR1) with a height limit of 36 feet. The site has been approved with height bonus at 38 feet (measured to midpoint of the proposed building mansard roof forms). Physical changes to the project including increase in number of units, exterior design changes, additional height increase or change in unit sizes will require approval of amendment(s) by the appropriate decision-making body to the related City entitlements and approvals (i.e., vesting tentative map, density bonus, use permit, design review and/or affordable housing agreement). Modifications will also require review for compliance with CEQA.

***To Access Plans and Approval Documents:***

Click the link below to access the City's e-permits. Under the Project Search option, in the Search By field, choose *Address/Begins With* and enter '1203 Lincoln' in the search field, or choose by *Project Number* and enter 'TS15-004' in the search field. The pertinent entitlement documents are included in the attachments to permit number TS15-004:

<http://epermits.cityofsanrafael.org/etrakit3/Search/project.aspx>

For additional information, please contact:

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