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**Appendix B:**

# **Housing Sites Inventory**

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Chapter 4 of the Housing Element provides a summary and analysis of housing opportunity sites in San Rafael. The attached spreadsheets contains the full inventory, including the following data for each site:

- ID number (see maps in Chapter 4)
- Census Tract
- Assessor Parcel Number
- Address/Location
- Acreage
- General Plan Designation
- Zoning
- Existing Land Use
- Allowed number of dwelling units/ acre (based on zoning)
- Theoretical capacity (Allowed units/acre multiplied by acreage)
- Realistic capacity
- Ownership (public or private)
- Availability of Infrastructure at site
- Potential Income category to be served by development on the site(\*)
  - Low (includes Very Low and Low, or housing serving households with 80% of AMI or less)
  - Moderate (households with 80-120% of AMI)
  - Above Moderate (households with incomes over 120% of AMI)
- Counted previously (was the site counted in a prior Housing Element?)
- Comments on the site

Seven spreadsheets are included:

*Summary (page 3)*

*Spreadsheet A: Development Pipeline – Entitled Projects (page B-4)*

*Spreadsheet B: Active Development Proposals (page B-6)*

*Spreadsheet C: Residentially Zoned Low- and Medium-Density Sites (page B-7)*

*Spreadsheet D: Residentially Zoned High-Density Sites (page B-8)*

*Spreadsheet E: Mixed Use, Non-Downtown Sites (page B-10)*

*Spreadsheet F: Mixed Use Downtown Sites (page B-12)*

*(\*) The identification of a site as “lower income” does not mean that lower income housing is proposed for development on the site. It is an indicator that the site could accommodate lower income housing based on its zoning and physical characteristics.*

## HOUSING SITE SUMMARY TABLE

Site Category	Income Group			TOTAL
	Lower	Moderate	Above Moderate	
Development Pipeline	200	3	582	785
Proposed but not Entitled	115	135	954	1,206
Low/Medium Density Residentially Zoned	3	88	56	147
High Density Residentially Zoned	335	81	42	458
Mixed Use Sites Outside of Downtown	373	57	74	504
Downtown Mixed Use Sites	587	280	693	1,560
<b>TOTAL</b>	<b>1,613</b>	<b>644</b>	<b>2,401</b>	<b>4,658</b>
RHNA	1,349	521	1,349	3,220
<i>Surplus Capacity</i>	<i>264</i>	<i>123</i>	<i>1,052</i>	<i>1,438</i>
Buffer	20%	24%		

SPREADSHEET "A"

DEVELOPMENT PIPELINE (projects entitled but not yet completed as of 7/1/22)

ID #	Census Tract	APN	Address/Location	Area	GP des	Zoning	Existing Use	DU/AC	Theoretical Capacity	Realistic Capacity	Pub/Priv	Constraints	Infrastructure	Income Category			Counted Before?	Comments
														Lower	Mod	Above Mod		
A1	1081	165-220-07	Los Gamos	10.24	Neighborhood Commercial MXD	PD	Vacant	24.2	247	192	Private	Slopes, access	Improvements included in project	23	169	Yes	Project has received all entitlements and is proceeding. Required GP Amendment and rezone. 192 units on 10-ac site. Density 18.8 DU/A. Includes 5,500 SF market plus a community building. Site was identified for 3 units in 2015 Hsg Element	
		165-220-06																
A2	1110.01	011-278-01	703 Third	0.63	DMU	T5MS 70/90	Older commercial bldgs	72	45	138	Private	None	Available	9	3	126	Yes	Project initially approved with 120 units in 2020. Revised plan approved with 138 units. Site was identified in 2015 Hsg Element as having realistic capacity of 31 units.
		011-278-02																
A3	1110.01	011-265-02	999 Third	0.34	DMU	T5N 50/70	Former PG&E yard	72	24	67	Non-Profit	None	Available	67			No	Now under construction. 67-unit affordable senior hsg project by Eden and Vivalon, includes ground level sr ctr. Received financ. support from City.
A4	1122.02	008-082-52	3301 Kerner	0.94	Community Commercial MXD	CCIO	Former office building	43.5	40	44	Non-Profit	None	Available	44			No	Conversion of former office building, initially to temporary shelter, and then to 44 units of permanent affordable supportive housing units. Underway.
A5	1122.04	014-192-12	190 Mill	0.33	HDR	HR1	Vacant	43.5	14	32	Non-Profit	None	Available	32			No	32 transitional housing units, plus a relocated, improved emergency shelter. Under construction by Homeward Bound.
A6	1122.02	008-092-02	88 Vivian	2.4	Neighborhood Commercial MXD	NC	Bowling Alley	24.2	58	70	Private	None	Available	7	63	Yes	70-unit townhome project on site of former bowling alley. Site was identified in 2015 Element as having potential for 53 units. Includes 7 BMR units.	
A7	1082.01	179-041-27	350 Merrydale	2.28	Community Commercial MXD	GC	former furniture store	43.5	99	45	Private	Noise, Air Quality	Available	2	43	No	45 unit townhouse project approved on single story office campus. Site is also addressed as 3833 Redwood Hwy.	
		179-041-28																
A8	1081	178-240-21	Northgate Walk (1005/1010)	6.94	HDR and Office	HR1	Hotel and UPS store	43.5	301	136	Private	Access	Available	14	122	No	Approved 136-unit multi-family complex, including 10% of the units at 60% AMI. Hotel will be retained, and multi-family will be developed on remainder of site	
		178-240-17		0.56		O												
A9	1102	016-341-04	Loch Lomond through 016-341-16; 016-341-63 through 016-341-70; 016-341-72 through 016-341-77; 016-341-90; 016-341-91	2.86	Neighborhood Commercial MXD	PD	Vacant (housing now under construction)	24.2	69	35	Private	Sea level rise	Available		35	Yes	Final phase of Loch Lomond Marina development, includes 30 small lot single family homes and 5 mixed use units. Currently under construction, occupancy to occur during RHNA planning period.	
A10	1090.01	011-184-09	800 Mission/1203 Lincoln (Aegis)	0.69	DMU	T4N 40/50	Vacant	72	49	0	Private	None	Available		0	No	Project includes 103 assisted living 'suites' but project is classified as residential care facility, so units may not count toward RHNA	
		011-184-08																
A11	1110.02	011-245-40	104 Shaver	0.14	DMU	T4N 40/50	SF house	43	6	7	Private	Access	Available	1	6	No	7-unit project approved in 2019. Appeal of approval was denied in 2020. Includes 1 very low income unit.	

ID #	Census Tract	APN	Address/Location	Area	GP des	Zoning	Existing Use	DU/AC	Theoretical Capacity	Realistic Capacity	Pub/Priv	Constraints	Infrastructure	Lower	Mod	Above Mod	Counted Before?	Comments	
A12	1110.02	012-073-04	1309 2nd Street	0.07	DMU	T4N 40/50	SF house	43	3	2	Private	None	Available				2	No	Approval to demolish existing SF house to add three-unit multi-family project (net gain 2 above mod). Project not yet finalized
A13	1110.01	021-075-03	1215 2nd Street	0.11	DMU	T4N 40/50	Office	43	4	3	Private	None	Available				3	No	Approval to add a residence to an office building and construct a new 2-unit apartment to the rear. Net gain 3 units. Phasing plan approved in 2021.
A14	1090.01	011-074-05 011-074-04	B/w 1550 and 1554 Lincoln	0.13 0.13	HDR HDR	HR-1 HR-1	Vacant	43.5	5	10	Private	None	Available	1			9	No	This project has been approved. Its called Brookdale Apartments, with 10 units. Site is now vacant.
A15	1120.02	010-291-67	10 East Crescent	0.23	HDR	HR-1.8	Vacant	43.5	10	4	Private	Steep slope	Available				4	No	single vacant upslope lot w/ approx 70' of frontage on Crescent, adjoins 4th Street commercial district. Zoned high density, a 4 unit project was approved on this site in 2018. Building permits were approved in June 2022
														200	3	582			

SPREADHSEET "B"

ACTIVE DEVELOPMENT PROPOSALS (NOT YET ENTITLED)

ID #	Census Tract	APN	Address/Location	Acreage	GP des	Zoning	Existing Use	DU/AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	INCOME			Counted Before?	Comments
														Lower	Mod	Above		
B1	1110.02	012-141-58 012-141-59 012-141-60	Next to 47 Clayton (Ross St Terrace)	0.13 0.13 0.11	LDR LDR LDR	R7.5 R7.5 R7.5	Vacant	5.8	3	3	Private	Slope	Available			2	No	Project is known as Ross Street Terrace. Active proposal for 2 SF homes
B2	1101	014-054-31	326 Mission	0.33	HDR	PD	Underused portion of retirement community	43	14	14	Private	Within existing development complex	Available			14	No	This is an active infill project to add 14 independent senior living units (will full kitchens and baths) to the Aldersly Retirement Community. Project is in pre-app stage and presumed to occur 2023-2031. Full Aldersly site is 2.84 acres.
B3	1082.02	175-060-67  175-060-40 175-060-12 175-060-59 175-060-61 175-060-66	Northgate Mall  1500 Northgate Dr	28.22  10.38 2.14 1.04 0.79 1.3	Community Commercial MXD	GC  GC GC GC GC	Regional shopping Mall  Retail footprint Retail footprint Retail footprint Retail footprint	43.5	1,905	907	Private	Traffic	Available, improvements needed	96	100	711	Partial counted in 2015)	43.8 acres in total. Currently in application phase. Mall owners have submitted plans for 1,441 residences, with a reduction in existing commercial retail from 775,677 sq. ft. to 225,100 square feet. Project includes mid-rise apartment buildings and townhomes. Phase I (covers the Housing El. planning period) includes 907 units. Project includes 96 unit affordable housing project by EAH. Assuming 100 of the 804 market rate units will be affordable by design (i.e., market rents meeting guidelines for moderate income HH). Density equivalent to 33 units/acre.
B4	1060.01	155-110-34	160 Mitchell Blvd	1.31	Office	O	Office bldg	43.5	56	20	private	Flooding	Available		20	No	Active application under consideration to convert this vacant 10,644 SF office building into 20 small rental housing units. Density equivalent to 15 units/acre.	
B5	1090.01	011-145-13	1380 Lincoln	0.23	Office	R/O	Office building	43.5	9	9	Private	None	Available		9	No	Active application to convert office building into 9 units. Density equivalent to 39 units/acre.	
B6	1110.02	011-245-26  011-245-39	4th and E/ SW corner (1515 4th St)	0.83  0.06	DMU	T4MS 50, former	WestAmerica Bank	106	191		Private	None	Available	14	17	160	No	.89-acre parcel, former WestAmerica Bank. Bank closed, site sold, owner has application under consideration for a 191-unit, seven-story project, including 14 very low income units. 10% of units presumed affordable "by design." Density bonuses requested. Density equivalent to 214 units/acre
B7	1110.02	012-073-10	711 D Street	0.161	DMU	T4N 40/5	vacant lot	6	4	4	Private	None	Available			4	No	Proposal for four townhomes just received for this site (Jun 2022). Density equivalent to 25 units/acre
B8	1110.02	011-194-13	1610 4th St (n/side midblock b/w F and G Streets)	0.18	DMU	T4MS 40,	used car lot	24	24	24	Private	None	Available	2		22	No	Individual parcel on 4th St supporting a used car lot. 24 units just proposed (June 2022). Assuming 2 BMR units. Density equivalent to 133 units/ acre
B9	1101	014-091-15 014-091-16 014-091-17	NE corner Grand and 4th (420 4th/ 1010 Grand)	0.128 0.069 0.067	DMU	T4N 40/50		34	35	35	Private	None	Available	3		32	No	.264 site, recently aggregated and in pre-application stage for 35-unit mixed use (mostly residential) project. Density equivalent to 132 units/ acre
<b>TOTAL</b>										1204				115	135	954		

**SPREADSHEET "C"**  
**RESIDENTIALLY ZONED LOW AND MEDIUM DENSITY SITES**

ID #	Census Tract	APN	Address/Location	Acreage	GP des	Zoning	Existing Use	DU/AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Counted Before?	Comments
														Lower	Mod	Above Mod		
C1	1122.02	009-330-01	104 Windward Way	2.13	MDR	MR2	Parking lots	21.7	46	36	Private	Powerlines, SLR overlay	Available		36	Yes	Flat vacant site with no vegetation and multi-family zoning. Long, narrow configuration. Somewhat constrained by proximity to power lines and proximity to nearby industrial uses. Formerly a sanitation district service yard and now used for overflow parking. Access from cul-de-sac.	
C2	1121	013-101-07	225 Picnic Ave	2.92	MDR	MR3	Vacant	14.5	43	34	Private	Slopes to rear of property near 30%	Available	3	31	Yes	Moderately sloping vacant 3-acre site. Owner is in San Francisco. Site is 300' from Davidson Middle School in residential area. Excellent development opportunity for townhomes or clustered units.	
	1121	013-101-06		0.07	MDR	MR3	Vacant											
C3	1102	185-020-02	25 W Castlewood Dr	10.75	LDR	R7.5	Vacant	5.8	76	52	Public	Prior Hsg EI indicates archaeology, wetland constraints	Available		52	Yes	Lower portion of Glenwood Elementary Campus. Includes portions of two parcels that also contain school. Housing site is the undeveloped area only. Could consider GPA to designate a portion of this area as higher density, thus enabling some lower income units.	
		185-020-04		2.4														
C4	1102	016-213-12	west of San Pablo Elementary	5.95	LDR	PD	Vacant	3	17	9	Private	Hillside; traffic; drainage; geotech; wooded.	Would require road			9	Yes	A preapplication was submitted for this site in 2021 for 12 lots, including 2 lower income townhomes, 11 market-rate homes, and 11 ADUs (presumed moderate). Project name: Ascona Terrace. Site has slope and access constraints, and is only counted as 9 units.
C5	1090.01	011-021-22 to 011-021-25	Fair Drive, Chula Vista, and Coleman Drive vacant lots	0.68	LDR	R5	Vacant	4 to 8.7	34	15	Private	Steep slopes, wildfire	Varies.			10	Yes	34 contiguous vacant lots on Fair Drive, Coleman Drive, and all with road frontage on Fair Drive. Zoning includes R5, R7.5 and R10. Many of the lots are in common ownership. The lots are steep and wooded, with high fire danger. Some of the lots front on "paper streets" that do not currently exist. Estimate of 10 units assumes lot mergers, and development on lots with street frontage and utilities
		011-021-29		0.74	LDR	R5												
		011-022-02 and -03		0.39	LDR	R10												
		011-022-05 to 011-022-08		0.74	LDR	R7.5												
		011-022-12 to 011-022-14		0.9	LDR	R10												
		011-022-15 to 011-022-27		2.5	LDR	R7.5												
		011-023-17 and -18		0.35	LDR	R5												
		011-023-30		0.26	LDR	R7.5												
		011-032-22 to 011-032-24		0.51	LDR	R7.5												
		011-032-27		0.15	LDR	R7.5												
C6	1090.01	011-031-44 to 011-031-49	Coleman Drive	1.41	LDR	R10	Vacant	4	6	6	Private	Steep slopes	Available			6	Yes	Six contiguous vacant lots on west side of Coleman Drive, south of Fair Dr intersection. Opposite 244-264 Coleman

**TOTALS** **147** **3** **88** **56**

SPREADSHEET "D"

RESIDENTIALLY ZONED HIGH DENSITY SITES (includes PQP sites)

ID #	Census Tract	APN	Address/Location	Acreage	GP des	Zoning	Existing Use	DU/AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Counted Before?	Comments
														Low	Mod	Above Mod		
D1	1090.01	011-184-06	109 Laurel Pl	0.1	HDR	HR1	Vacant	43	4	4	Private	None	Available			4	No	Vacant corner lot, zoned for high density. Could support 4-plex
D2	1090.01	011-076-11	1600 Lincoln	1.27	HDR	HR-1	Villa Inn	43	66	50	Private	None	Available	50			Yes	1.54 acre site, includes older motor-lodge type motel. There have been proposals for housing on this site before.
		011-076-01	1618 Lincoln	0.18	HDR	HR-1	vacant											
		011-076-13	7 Myrtle	0.09	HDR	HR-1	Vacant											
D3	1090.01	011-131-04	1312 Mission	10.57	HDR	PD	Elks Club - lodge, parking, outbuildings	43	120	67	Private	Slopes, access, historic, geotech, existing buildings	Available		67		Yes	Large site adjacent to Downtown. About 3 acres are designated High Density Residential (remainder is Hillside Resource). An application for a multi-family project was submitted for this site around 2011 but it was withdrawn. The 67-unit "realistic capacity" estimate is based on that proposal. Parking area is relatively flat and could support multi-family development. Also listed in prior Element
D4	1090.01	011-064-06	1735 Lincoln Av	0.61	HDR	HR-1	Marin Lodge	43	26	20	Private	None	Available	20			Yes	Formerly Colonial Motel, 20 rooms. Assessed land value is twice the assessed improvement value. Existing FAR is 0.26. Older motor-lodge type motel, renovated. Site has been proposed for development in the past.
D5	1090.01	011-092-15	between 1523 and 1533 Lincoln	0.23	HDR	HR-1	Vacant	43	9	8	Private	Steep uphill lot	Available			8	No	Vacant site between two multifamily properties. Slope constraints
D6	1090.01	011-141-46	1411 Lincoln	1.34	HDR	HR-1	Lincoln Hill Community Church	43	57	30	Tax Exempt	Existing church, moderate slope on parts of site	Available	30			Yes	Lincoln Hill Church. Existing FAR is 0.19 and assessed land and improvement values are approximately equal. Much of site is parking or open area. "Realistic capacity" assumes church is retained and 0.75 acres are developed at 40 units/acre
D7	1082.02	175-060-09	245 Nova Albion	6.85	HDR	HR-1.8	Former Nazareth House	24	164	97	Tax Exempt	Existing buildings, east edge of site is sloped	Available	97			No	Former Nazareth House. Previously was senior housing operated by non-profit religious organization. Unit count based on prior application for redevelopment.
D8	1090.01	011-162-17	1428 Mission (Menzie's parking lot)	0.8	PQP	PQP	City-operated parking lot	24	19	16	Public	Adjacent to historic landmark	Available	16			Yes	City-operated parking lot across from City Hall and west of Falkirk Mansion. Identified previously. Flat site adjacent to Downtown.
D9	1101	014-101-09	SE corner Mission and Union	1.07	PQP	PQP	SRCS Corp Yard	24	25	40	Public	Requires Corp Yd relocation	Available	40			No	The is the northwest corner of a 30+ acre site, which includes Madrone HS and San Rafael High School. It corresponds to the San Rafael City Schools Corp Yard, which would need to relocate. Site is described in the General Plan as a housing opportunity site and has been identified by School District as potential teacher housing.
D10	1082.01	179-221-03	50 Merrydale (part)	0.43	HDR	HR-1.8	vacant pt of MF property	24	10	10	Private	Slopes, access, freeway	Available		10		No	This is a 1.19-acre apt complex, but 1/3 of the site is undeveloped. Owner has inquired about adding units here.
D11	1082.01	179-142-27	159 Merrydale	0.23	HDR	R-1.8	SF home and pre-school	24.2	19	16	Private	Existing uses	Available			16	No	Two adjacent sites (two owners), both single family homes in the multi-family district on Merrydale. One is a day care center, the other a residence.
		179-142-31	143 Merrydale	0.57														



Income Category

ID #	Census		Address/Location	Acreage	GP des	Zoning	Existing Use	DU/AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Counted Before?	Comments
	Tract	APN												Low	Mod	Mod Above		
D12	1082.02	175-292-26	25 Golden Hinde	1.02	PQP	PQP	Swim Club	24.2	24	20	Private	None	Available	2	18	No	Swim club built in 1959, site is primarily open space, parking, and pool. Adjoins multi-family. Townome density assumed	
D13	1060.02	179-270-11	3501 Civic Center Dr	2	PQP	PQP	Marin Co Civic Ctr (Farmers Market area)	24.2	48	80	Public	Freeway and train noise	Available	80		No	NW corner of Marin Co Civic Center--immediately adjacent to SMART station and Farmers Market. Yield assumes 2 acres at 40 units/ac (requires increase in allowable P/QP density to 43.5 DU/AC). Site was identified in Civic Center Plan and counted in 4th Cycle (but not 5th)	

**SUBTOTAL** **458** **335** **81** **42**

SPREADSHEET "E"

MIXED USE, NON-DOWNTOWN SITES

ID #	Census Tract	APN	Address/Location	Acreage	GP des	Zoning	Existing Use	DU/AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Counted Before?	Comments
														Low	Mod	Above Mod		
E1	1122.02	014-12-28	555 Francisco Blvd East (Harbor Center)	2.24	Marine Commercial	M	Older shopping center	21.8	48	37	Private	Sea level rise, liquefaction	Available	3		34	Yes	Underutilized, aging shopping center on waterfront site. Zoning supports mixed use. Current FAR is 0.31. Improvement to land value ratio is 0.49, some vacant storefronts. Center is 65 yrs old.
E2	1082.02	175-321-33	900 Las Gallinas	0.5	Office	O	office bldg	43.5	21	17	Private	None	Available	17			No	4,800 SF single story office built in 1961. Existing FAR is only 0.22 and ratio of assessed improvement to land value is only 0.36. Building appears underutilized and was not counted previously.
E3	1090.02	010-277-12	2114 4th St	0.58	Office	C/O	McDonalds	43.5	25	20	Private	Existing uses, Traffic	Available	20			Yes	Fast food restaurant, built in 1970. Existing FAR is 0.15. Most of site is parking. Assessed land value is twice the assessed impr. value. Site was listed previously.
E4	1122.02	014-152-39	east of 100 Yacht Club Dr	1	Marine Commercial	M	waterfront parking lot	21.8	21	18	Private	Sea level rise, liquefaction, potential soil issues	Available	2		16	No	Large surface parking lot (0.998 Ac) on prvt site east of vacant Terrapin Crossroads restaurant. Waterfront access.
E5	1122.02	008-105-09	141 Bellam	0.48	Neighborhood Commercial MXD	NC	More for less retail store	24.2	11	10	Private	Sea level rise, traffic	Available	1		9	No	Discount grocery store on half-acre parcel at Bellam and Lisbon, NE corner. Most of site is parking.
E6	1060.01	155-271-01 155-271-02	145 and 155 N Redwood	2.05	Office	O	office bldg	43.5	62	62	Private	Existing uses	Available	62			No	Twin/attached office buildings, constructed in 1981. The buildings are vacant and the entire property is for sale. There are two separate APNs corresponding to the buildings but the parking lot is pt of a separate APN that includes a larger area. Total site is about 2 acres.
E7	1060.01	155-121-03	30 Smith Ranch Rd	1.43	Office	PD	Bank of America	43.5	62	50	private	access, noise	Available	50			No	Bank of America branch built in 1982, currently closed. Existing FAR is 0.18 and much of the site is parking. Parcel is in a PD, so rezoning may be needed before housing can be built
E8	1122.02	008-091-14	65 Vivian St	0.42	Neighborhood Commercial MXD	NC	Car Wash	24.2	10	10	Private	Sea Level Rise	Available	1	9		No	Canal Car Wash, located across the street from the proposed Country Club Bowl development. Existing FAR is 0.07 and ratio of assessed improvement value to land value is 0.07.
E9	1122.04	014-193-13	65 Medway	0.46	Neighborhood Commercial MXD	NC	Enterprise Rent-a-Car	24.2	11	10	Private	Sea Level Rise	Available	1	9		No	Enterprise Rental Car site. Includes 1,800 SF office built in 1969, and two parcels of parking lots. Easterly (larger) parcel is zoned NC. Note there is a westerly parcel zoned CCIO under same ownership that could be added, but this would require a GPA and rezone so it has not been included.
E10	1082.01	179-041-22	380 Merrydale	1.81	Office	PD	Self-storage	43.5	78	62	Private	Existing Use, Access, Noise	Available	62			No	Public Storage mini-warehouses. Site immediately abuts SMART station and has been identified as a TOD opportunity in multiple plans. <b>site needs to be rezoned to O.</b>
E11	1082.01	179-041-05	401 Merrydale	0.9	Office	LIO	Self-storage	43.5		32	Private	Existing Use, Access, Noise	Available	32			No	Northgate Security Storage. Site has been identified as housing opp. In several plans. Assessed land value exceeds improvement value by 5 times. General Plan supports housing, but <b>site needs to be rezoned to O.</b>

ID #	Census Tract	APN	Address/Location	Acreage	GP des	Zoning	Existing Use	DU/AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Counted Before?	Comments
														Low	Mod	Above Mod		
E12	1090.02	010-291-39	1908 4th	0.32	Office	C/O	Urban Remedy, Pet Store	43.5	20	16	Private	Access, traffic	Available	16			No	Two adjacent commercial properties in West End/Miracle Mile, each with a small free-standing structure and parking lots. One owner. Existing FAR is 0.15, and ratio of assessed improvement value to land value is 0.17 on one parcel and 0.33 on the other
		010-291-58	1904 4th	0.16														
E13	1090	010-291-50	1930 4th	0.23	Office	C/O	office, retail, parking, services	43.5	19	15	Private	Access, traffic	Available	15			No	Two adjacent commercial properties in West End/Miracle Mile, one owner. One includes vacant retail space. Other has misc. offices and services, some vacancies. Built 1946-50. Opportunity to merge site and redevelop with multi-family or mixed use.
		010-291-44	1924 4th	0.21														
E14	1082.01	179-102-11	3765 Redwood Hwy	0.33	Community Commercial MXD	GC	pool service, diving center	43.5	29	23	Private	Access, traffic, freeway noise	Available	23			No	Two adjacent commercial sites under single ownership. Buildings date from mid-1960s. Existing FAR is 0.41. Active multi-family residential project nextdoor.
		179-064-02	3769 Redwood Hwy	0.35														
E15	1090	010-281-06	2100 4th St	0.41	Office	C/O	strip shop ctr	43.5	17	14	Private	Access, traffic	Available	14			No	Strip shopping ctr (pizza, UPS store, space for lease). Built in 1969.
E16	1122.02	008-093-01	855 Francisco Blvd E	0.35	Community Commercial MXD	GC	North Bay Inn	43.5	15	20	private	Noise, traffic, flooding	Available	20			No	20-room motor lodge built in 1950. Currently operating as a motel. Could be converted to housing. Yield is based on room count.
E17	1122.02	008-092-08	865 Francisco Blvd E	0.44	Community Commercial MXD	GC	Surestay Hotel	43.5	19	32	private	Noise, traffic, flooding	Available	32			No	Former Travel Lodge, built in 1956. Currently operating as a 32-room motel. Could be converted to housing. Yield is based on room count.
E18	1122.02	009-191-18	3255 Kerner Blvd	0.81	Community Commercial MXD	GC	Bahia Corners retail/office	43.5	34	28	Private	Traffic	Available		28		No	Mixed office-retail bldg (Bahia Corners) with 10400 SF floor area (FAR .27). Tenants incl. small market and restaurants. Much of site is parking. Assessed value of land exceeds value of building.
E19	1121	013-092-17	85 Woodland Av	0.75	Neighborhood Commercial MXD	NC	Bret Harte Market	24.2	18	16	Private	none	Available	1	15		No	Older neighborhood market built in 1953, with large parking area. Assessed improvement value roughly equal to land value. Potential for multi-family, or residential over retail.
E20	1082.01	179-101-01	100 El Prado Av	0.55	Neighborhood Commercial MXD	NC	Dandy Market	24.2	13	12	Private	Traffic/access	Available	1	11		No	Small neighborhood market, built 1951. Zoning allows for multi-family or mixed use, including housing over market.
<b>Subtotal</b>													<b>504</b>	<b>373</b>	<b>57</b>	<b>74</b>		

SPREADSHEET "F"

DOWNTOWN MIXED USE SITES (in Precise Plan Area)

Census ID #	Tract	APN	Address/Location	Area	GP des	Zoning	Existing Use	DU/ AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category				Previously Counted?	Comments
														Low	Mod	Mod	Above		
F1	1110.02	012-073-23	2nd/D SE corner (1323 2nd Street)	0.32	DMU	T4N 40/50	Auto parts store	NA	13	13	Private	None	Available	1		12	No	One-story automotive retailer with surface parking. I/L ratio is 0.85, built in 1948. Level, corner, square-shaped site, access to 2 streets. Listed in DTTP as opportunity site for 13 DU.	
F2	1110.02	011-254-08	2nd and C, NW corner (1304-1318 2nd Street)	0.17	DMU	T4N 40/50	Deli. Retail store	NA	26	13	Private	None	Available	1		12	No	0.33 ac site. One story retail strip with large paved area/parking along 2nd Street (Bruno's Deli, Jeans to a T). Listed in DTTP as opportunity site for 26 units, though that includes adjoining Chevron sta.	
		011-254-23		0.16	DMU														
F3	1110.02	011-253-07	3rd and C, NW corner (1306-1312 3rd St)	0.14	DMU	T5N 40/60	Copy shop and parking lot	NA	11	9	Private	None	Available			9	No	0.22 ac site. copy shop, built 1950, with parking lot to rear. Relatively low improvement value, low FAR. Corner site, could potentially aggregate with other properties. Listed as 11 units in DTTP.	
		011-253-08		0.08	DMU														
F4	1110.01	011-212-15	5th and C SE corner	0.38	DMU	T5N 40/60	Municipal parking garage	NA	37	16	Public	None	Available	16			No	2 level public parking garage at 5th/C, adjacent to City Hall. Identified in DTTP as 37 units	
F5	1110.01	012-075-08	703 B Street	0.12	DMU	T4N 40/50	7-11 store	NA	10	8	Private	None	Available			8	No	0.23 ac site. 7-11 convenience store at NW corner of 1st and B, opposite Safeway. Includes surface parking and older 1-story store built 1967. Assessed land value exceeds building value.	
		012-075-09	705-707 B Street	0.11	DMU														
F6	1110.01	013-012-02	700 B Street	1.99	DMU	T5N 40/60	Safeway	NA	85	50	Private	None	Available	50			No	27,000 SF older Safeway supermarket. Assessed value of improvements reported at "zero". Opportunity for mixed use housing over grocery. DTTP assumed 50 units	
F7	1110.01	011-213-01	1145 Mission Av	0.22	DMU	T4N 40/50	Parking	NA	21	20	Private	Slight slope	Available	2		18	No	Three adjacent lots owned by Westamerica Bank, facing Mission. One includes a small, older home, the other two are parking lots. Identified as development opportunity in DTTP	
		011-213-02		0.09			SF home (bank-owned)												
		011-213-03		0.18			Parking												
F8	1110.01	011-263-21	1030 Third St (3rd and A NE corner)	0.68	DMU	T5N 50/70	First Federal Bank	NA	44	30	Private	Potential historic resource	Available	3		27	Yes	This is a carry-over site from 5th Cycle. Bank built in 1963 on corner site. FAR is only 0.28, most of site is parking. Identified as opportunity site in DTTP.	
F9	1110.01	011-263-16	924 Third	0.122	DMU	T4MS 60/80 and T5N 50/70	former Macy's, other retail, through-block (excludes muni parking)	NA	120	120	Private	None	Available	14	8	98	No	.98 acre site comprised of 4 parcels under single owner (Goldstone). Existing uses are older low-rise retail, with high vacancies. Owner has been in discussion with City for several years exploring potential pub/pvt partnership, leveraging adjacent municipal parking garage for mixed use project. Site includes retail stores, running through block 3rd to 4th b/w Court and A in center of Downtown Core. DTP assumed 120 units here. Proposals by owner have exceeded 200 units, plus public market. Density bonuses are likely. (Muni parking garage was counted as a site in 5th cycle and is not included here). 120 DU estimate is conservative. Project may include additional parcels.	
		011-263-19		0.202															

Census ID #	Tract	APN	Address/Location	Area	GP des	Zoning	Existing Use	DU/ AC	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Previously Counted?	Comments
														Low	Mod	Mod Above		
		011-263-04	1001 Fourth	0.431														
		011-263-18	1009 Fourth	0.229														
F10	1110.01	011-221-13 (northern half)	Back half of 1110-1122 Court, 980-990 Fifth	0.34	DMU	T4N 40/50	parking lot	NA	14	20	Private	Requires lot split.	Available	2	18	No	Total parcel is 0.67 acres and includes office building facing 5th Av and rear surface parking lot along Mission. DTPP illustrative diagram show rear portion divided and reused with 20 units residential.	
F11	1110.01	011-300-26	5th and C NE corner (1248 5th Ave)	0.65	DMU	T5N40/60 (Fifth) T4N40/50 (Mission)	bank and rooftop parking garage	NA	42	80	Private	Slight slope	Available	8	7	65	No	Owner has provided preliminary plans for a multi-story mixed use project on this site with more than 100 units, using density bonuses (60' height on 5th, 50' on Mission)
F12	1110.01	011-221-07	914 5th Av (n/side between Court and Nye)	0.27	DMU	T5N 50/70	municipal parking	NA	18	15	Public	None	Available	15		No	Municipal parking lot on 5th Avenue. Downtown Precise Plan estimated 15 units on this site.	
F13	1110.01	011-221-04	SW corner Nye and Mission (next to 907 Mission)	0.21	DMU	T5N 50/70	private parking lot	NA	13	13	Private	None	Available	1	12	No	Parking lot owned by Nute Engineering, who has offices in converted historic home on an adjacent parcel. DTPP estimated 13 units on this site.	
F14	1110.01	011-174-14 (s	NW corner Mission and Court	0.5	DMU	T4N 40/50	vacant	NA	21	14	Private	Requires lot split	Available		14	No	This is the back half of a through lot. The frontage on Laurel is developed with multi-family. The frontage on Mission is vacant. Good developable site. DTPP estimated 14 unit yield.	
F15	1110.01	011-225-01	SW corner Lincoln/ Mission (1125 Lincoln)	0.214	DMU	T4N 40/50	76 station	NA	20	15	Private	Gas sta remediation	Available	1	14	No	Gas station on 0.49 acre site at prime corner location, faces site of approved assisted living development. DTPP assumed 15 unit yield	
		011-225-02		0.261	DMU													
F16	1110.01	011-224-08	SW corner Lincoln/ 5th (through to 4th)	0.093	DMU	T5N50/70; T4MS60/80	Lotus rest. (4th); parking (5th)	NA	26	13	Private	None	Available	1	12	No	0.4 ac site comprised of three parcels under one ownership, including two vacant/parking lots on 5th and a 4th St storefront. DTPP assumed 13 unit yield.	
		011-224-11	812 4th	0.137														
		011-224-19		0.172														
F17	1110.01	011-224-05	809 5th Av	0.13	DMU	T5N50/70	municipal parking	NA	17	15	Public	None	Available	15		No	.27 acre municipal parking lot on 5th Av just west of Lincoln (south side of street). Identified in DTPP as potential site for 15 units.	
		011-224-06	813 5th Av	0.14	DMU													
F18	1110.01	011-271-14	3rd/Lootens NE corner (840 3rd)	0.12	DMU	T5N50/70	municipal parking	NA	32	30	Public	None	Available	30		No	.36 acre municipal parking lot on 3rd Street, also serves as parking for adjacent Walgreens. DTPP identified capacity for 30 units	
		011-271-13		0.12	DMU													
		011-271-12		0.12	DMU													
F19	1110.01	011-273-17	3rd and Cijos NE corner	0.46	DMU	T5N50/70	municipal parking	NA	41	36	Public	None	Available	36		No	.46 acre municipal parking lot on 3rd Street at Cijos. DTPP identified capacity for 30 units.	
F20	1110.01	011-273-24	w/side Lincoln b/w 3rd and 4th	0.19	DMU	T4MS 60/80	private parking lot	NA	17	14	Private	None	Available	14		No	.19 acre private parking lot. Same party owns 823 4th Street. One block from SMART station, Lincoln frontage. DTPP estimated 14 units.	

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														Low	Mod	Mod Above		
F21	1110.01	011-272-20	Ritter Block	0.11	DMU	T5N 50/70	Ritter Ctr clinic/ services, brake shop, Mobil sta, car radio shop, coffee kiosk, smoke shop, vac.	NA	200	160	Private, plus 0.55 public (ROW)	None	Available	160			No	1.79 acres, consisting of 10 parcels. Downtown Precise Plan also proposes closing Ritter on this block, creating an additional 0.55 of developable space, bringing total to approx. 2.34 acres. The Downtown Plan envisions this as a "signature development site" within the Downtown Station Area. Site was evaluated as having the potential for 200 units, including office and potentially hotel, ground floor retail, and a parking garage. Project will require site assembly. There are currently 6 owners, one of which controls about half the parcels
		011-272-21		0.16														
		011-272-22		0.32														
		011-272-23		0.11														
		011-272-10		0.2														
		011-272-11		0.24														
		011-272-12		0.14														
		011-272-01		0.24														
		011-272-13		0.13														
		011-272-04		0.1														
F22	1110.01	011-275-13	Tamalpais/3rd NW corner	0.33	DMU	T5MS 70/90	private parking lot	NA	44	44	Private	None	Available		44		Yes	Known as the "Salute" site (name of restaurant located here that burned in 2005)--currently a private parking lot. Owners participated in Downtown Plan and submitted illustrative plans for 44 unit apts. Also counted in 5th cycle Element.
F23	1110.01	014-121-14	Hetherton/3rd NW corner (666 3rd)	0.59	DMU	T5MS 70/90	Citibank and parking	NA	65	60	Private	Freeway/ train noise, air quality	Available		60		No	Citibank is located immediately east (and abutting) SMART station platform and was identified as a major opportunity in Downtown Plan. That plan estimated 65 units here. Existing bank ws built in 1978, FAR is 0.4. In tallest/most intense height district
F24	1110.01	014-084-14	N/side 4th b/w Tamalpais and Hetherton (1006 Tamalpais)	0.23	DMU	T5MS 70/90	House of Bagels, check cashing	NA	27	27	Private	Freeway/ train noise, air quality	Available		27		No	Site located immediately north of SMART station, on 4th St. Identified as a major TOD opportunity in Downtown Plan. Existing use is older retail buildings (non-historic). Assessed improvement to land value ratio is 0.72.
F25	1110.01	011-227-02	SW corner 5th and Tamalpais	0.36	DMU	T5MS 70/90	Parking lot for 709 Fifth Av	NA	38	24	Private	Freeway/ train noise, air quality	Available		2	22	No	Would require dividing this parcel, which faces 5th Av. West side of lot includes beauty products business. East side is unimproved parking. Identified in Downtown Plan as potential 38 units, 6-7 stories. Across street from SMART station
F26	1110.02	011-251-06	NW corner 2nd and D St (905 D St)	0.117	DMU	T5N 40/60	vacant lot	NA	19	15	Private	None	Available		15		No	Three parcels, two owners. Two of the parcels are vacant. The third has an older vacuum repair business with a very low ratio of assessed improvements to land (I/L = 0.35). The developed parcel is the corner lot, the vacant parcels are to the north and west
		011-251-08		0.129			vacant lot											
		011-251-07		0.193			vacuum repair											

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														Low	Mod	Mod Above		
F27	1110.01	011-262-19	midblock n/side 2nd between A and B (1112 2nd St)	0.173	DMU	T5N 50/70	former construction/welding shop	NA	18	15	Private	None	Available		15	No	Was a construction and welding co, sold in 2018. One developed parcel and one almost entirely vacant, same owner. Very low assessed improvement value (I/L ratio = 0.4). Building constructed in 1946. Strong potential for reuse as small multi-family, live-work, or mixed use project	
		011-262-11		0.111														
F28	1110.02	011-241-35	2nd and G Street NW corner (1660 2nd St)	0.26	DMU	T4N 40/50	West End Animal Center	NA	11	10	Private	Access	Available	1	9	No	Veterinary clinic on corner lot (2nd/G). Assessed value of land far exceeds assessed value of building (ratio is 0.37). Building constructed in 1951, single story with parking. FAR is 0.34.	
F29	1110.02	012-073-28	1st and D, NE corner (706-712 D St)	0.535	DMU	T4N 40/50	small, local-serving offices	NA	34	28	Private	None	Available	3	25	No	0.76 ac site comprised of three adjoining parcels with two owners. One of the parcels is vacant. The other two contain two older (1956 and 1961) Class C office bldgs with misc. local-serving tenants.	
		012-073-16		0.107			vacant lot											
		012-073-17		0.118														
F30	1110.02	011-231-21	1801 4th St (4th and Ida, SW corner)	1.176	DMU	T4MS 40/60	Best Buy outlet	NA	91	72	Private	None	Available	8	5	59	Yes	This is a 1.55 acre site comprised of two parcels with different owners. They could be assembled, or each parcel could support a residential or mixed use project. Both parcels were also counted in the 2015 Element. Jack in the Box (built 1970) has an FAR of 0.8 and an I/L ratio of 0.32. Best Buy (built 1969) has an FAR of 0.38 and an I/L of 0.76. Identified in Downtown Plan as a potential 90 unit mixed use project (ground floor retail on 2nd and 4th Streets)
		011-231-17	1814 2nd St	0.376			Jack in The Box											
F31	1110.02	010-291-33	1826 4th St (4th St west of El Camino)	0.44	DMU	T4MS 40/50	Ace Garden Center	NA	24	20	Private	None	Available	20		Yes	0.56-acre site, also counted in 2015 Element. Includes Ace Hardware Garden Center. Downtown Plan assumed 23 units on this site. FAR is 0.19, I/L ratio is 0.21	
		010-291-49		0.12														
F32	1110.02	011-202-11	NW corner 4th and E Streets (1504-1518 4th St)	0.2	DMU	T4MS 50/70	Rug store, bakery	NA	40	40	Private	None	Available		40	No	0.84-acre site in single ownership at NW corner of 4th and E. Owner has expressed interest in mixed use or multi-family residential on this site. Downtown Plan assumed 40 units, though this is likely low. Property across street has same zoning and similar size and has an active application for 191 units	
		011-202-14		0.64														
F33	1110.02	012-064-18	SW corner 2nd and E (1515 2nd St)	0.567	DMU	T4N 40/50	Shineology car wash	NA	25	20	Private	None	Available	20		No	Car wash. FAR is 0.08 and Assessed Improvement to Assessed Land Value ratio is 0.13.	
F34	1110.02	011-231-03	s/side 4th, east of 2nd St. (1825 4th St)	0.17	DMU	T4MS 40/60	IHOP and parking lot	NA	16	15	Private	None	Available	1	14	No	IHOP restaurant on one parcel, and parking on the other. Same owner. Assessed improvement to land value ratio is 0.43. FAR is 0.18. Building constructed in 1965. Site identified in Downtown Plan as opportunity for 23 units	
		011-231-04		0.19														
F35	1110.02	011-246-12	N/side 2nd between E and Shaver (805 E St and 1524 2nd St)	0.394	DMU	T4N 40/50	Cat grooming and oil change	NA	41	34	Private	None	Available		34	No	Two adjacent parcels under common ownership (Cats Cradle and Valvolene). Downtown Plan estimated 41 units on 0.79 acre site.	
		011-246-13		0.392	DMU													

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														Low	Mod	Mod Above		
F36	1110.02	011-245-38	220 Shaver	0.9	DMU	T4N 40/50	AT&T facility	NA	60	40	Tax-Exempt	None	Available	40			Yes	Site was counted in 2015-2023 Element. 0.91 AT&T facility and parking area. Downtown Plan estimated 60 units on this site.
F37	1110.02	011-251-12	NE corner, 3rd and E Streets (908 E St)	0.23	DMU	T5N 40/60	office bldg and parking	NA	27	23	Private	None	Available	2	21		No	3,300 SF office building constructed in 1958. Two parcels, totaling .35 acres. One parcel provides parking. Identified in Downtown Plan as opportunity site for 27 units.
		011-251-13		0.12	DMU													
F38	1110.02	011-252-10	N/side 2nd St between D and E Streets (1412 2nd)	0.08	DMU	T4N 40/50	Municipal parking lot	NA	7	7	Public	None	Available	7			No	Municipal parking lot. Identified by City study as having the potential for 7 units. Also shown in Downtown Plan as possible 7-unit building.
F39	1110.02	011-196-09	1550 4th parking	0.217	DMU	T4MS 40/50	overflow parking, car storage	NA	50	40	Private	None	Available	4	36		No	0.99-acre site comprised of five adjacent parcels. Would require site aggregation. Existing uses are lower value relative to surroundings, including vehicle storage. Downtown Plan estimated 50 units if parcels are merged.
		011-196-08	1540 4th	0.179		T4MS 40/50												
		011-202-13	1530 4th parking	0.249		T4MS 50/70												
		011-196-11	1560 4th	0.202		T4MS 50/70												
		011-196-07	1532 4th-parking lot	0.143		T4MS 50/70												
F40	1110.02	012-054-02	S of 1621 2nd	0.229	DMU	T4N 40/50	vacant lot	NA	4	4	Private	None	Available		4		No	Vacant lot on Miramar south of 2nd. Potential 4-plex.
F41	1101	014-092-26	NE corner 4th and Mary (350 4th St)	1.07	DMU	T4N 40/50	Salvation Army	NA	41	35	Tax-Exempt	None	Available	35			Yes	1 acre site with Salvation Army facilities. Carry-over site. Counted as 41 units in 2015 Element. Counted as 35 units in Downtown Precise Plan.
F42	1101	014-126-06	W/side Grand b/w Second and Third (515 3rd St)	1.86	DMU	T5N 40/60	United Market	NA	85	83	Private	None	Available	9	6	68	No	Single story supermarket built in 1955, FAR is 0.3 and much of site is surface parking. Assessed value of land is twice the value of improvements (I/L ratio = 0.54). Site identified in Downtown Plan is significant mixed use opportunity (housing over grocery, with structured parking). DTPP estimated 83 units.
F43	1101	014-123-26	N/side 3rd bw Grand/Irwin (508-514 Irwin)	0.29	DMU	T5N 40/60	private parking lots	NA	22	18	Private	None	Available	18			No	Two adjacent parcels used as parking lots for surrounding commercial properties. Downtown Plan identified potential for 22 units. Would require consolidation, potentially in conjunction with redevelopment of one of the adjacent properties
		014-123-34		0.19														
F44	1101	014-132-15	S/side 2nd b/w Grand and Irwin (555 2nd St)	0.44	DMU	T5N 40/60	KFC restaurant	NA	46	30	Private	Flooding	Available	3	27		No	Fast food restaurant (built 1969) and surface parking lot, with frontage along San Rafael Canal. Existing FAR is 0.22. Downtown Plan identified this as a housing opportunity, with ground floor waterfront commercial and related amenities
F45	1101	014-132-12	SE corner Irwin and Second (700 Irwin)	0.57	DMU	T5N 50/70	vacant office bldg	NA	67	50	Private	Flooding	Available	5	45		No	This is a completely vacant 26,000 SF office building, currently fenced off and closed. Has been discussed as a possible housing site and was identified as such in the Downtown Precise Plan. Waterfront site, with opportunities for shoreline amenities
F46	1101	014-123-27	SE corner Irwin and 4th St (523-525 4th)	0.51	DMU	T5N 50/70	Office bldgs	NA	72	60	Private	None	Available	6	5	49	No	Adjacent early 1960s offices. Recently sold. Owner has expressed interest in residential/ mixed use development. Application likely during planning period. 0.81 acre site.



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														Low	Mod	Mod Above		
		014-123-28		0.3														
F47	1101	014-123-06	s/side 4th b/w Grand and Irwin	0.3		T4N 40/50		NA	13	12	Public	None	Available	12		No	City-owned property, used for storage.	
F48	1101	014-151-11	b/w 179 and 209 Third St	0.55	DMU	T5N40/60	Overflow parking lot	NA	25	20	Private	Flooding	Available	20		No	Spillover parking lot, east of Montecito Plaza Shopping Center. Primarily used during peak periods. Waterfront site.	
F49	1101	014-093-10	NW corner Mary and Third (402 3rd St)	0.32	DMU	T5N 40/60	Peet's coffee	NA	13	10	Private	None	Available	1	9	No		
<b>Subtotal</b>									<b>1560</b>					<b>587</b>	<b>280</b>	<b>693</b>		

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