

AGENDA



2023-2031 SAN RAFAEL HOUSING ELEMENT UPDATE WORKING GROUP THURSDAY, June 30, 2022, 4:00 PM

**LET'S HOUSE
SAN RAFAEL**

Members of the public may view this meeting as attendees and participate during public comment periods as noted in the agenda

Meeting ID: 963 0524 1096

Link: <https://tinyurl.com/he-2022-06-30>

Call in: +1 669 900 9128

Working Group Member Log-In Will be Provided Via Email

CORONAVIRUS (COVID-19) ADVISORY NOTICE

In response to Assembly Bill 361, the City of San Rafael is offering teleconference without complying with the procedural requirements of Government Code section 54953(b)(3). This meeting will be held virtually using Zoom. The public may participate as follows:

* Submit public comments in writing. Correspondence received by 5:00 p.m. on March 16 will be provided to the Working Group. Correspondence received after this deadline but by 3:00 p.m. on March 17 will be conveyed as a supplement. Send correspondence to barry.miller@cityofsanrafael.org and city.clerk@cityofsanrafael.org.

* Join the Zoom webinar and use the 'raise hand' feature to provide verbal public comment, or dial-in to Zoom's telephone number using the meeting ID and provide verbal public comment. At the March 17 meeting, public comment will be taken at the beginning of the meeting and also at end of the meeting.

Any member of the public who needs accommodations should contact the City Clerk (email city.clerk@cityofsanrafael.org or phone at 415-485-3066). The City will make its best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with City procedures.

1. WELCOME

2. RECORDING OF MEMBERS PRESENT AND ABSENT

3. ACCEPTANCE OF PRIOR MEETING SUMMARIES

A. Summary of May 19, 2022 Meeting

4. PUBLIC COMMENT OPPORTUNITY # 1

5. DISCUSSION ITEMS

A. Director's Remarks. Community Development Director Giudice will provide an update on recent outreach efforts and plans for upcoming meetings in July and August.

B. Housing Site Inventory. Staff will present the Housing Site Inventory for the 2023-2031 Housing Element. This will include a PowerPoint presentation including maps, data, and photos showcasing the city's housing opportunities. Working Group feedback on the sites inventory will be solicited, with a focus on: (a) the suitability of the sites selected; (b) proposed zoning changes; (c) distribution of the sites by income category and neighborhood; (d) ways to facilitate development of the sites; and (e) additional sites to consider

Recommended time allowance: 90 minutes

6. PUBLIC COMMENT OPPORTUNITY #2

This includes public comment on the previous agenda item (5 A/B) as well as comments on other topics not on the agenda.

7. MEMBER AND STAFF ANNOUNCEMENTS

A. Staff Announcements and Upcoming Dates

B. Member Announcements

8. ADJOURNMENT

I, Danielle Jones, hereby certify that on Monday, June 27, 2022, I posted a notice of the June 30 Housing Element Working Group meeting on the City of San Rafael Agenda Board.



ATTACHMENT 1

**2023-2031 SAN RAFAEL HOUSING ELEMENT UPDATE
WORKING GROUP
THURSDAY, May 19, 2022, 4:00 PM**

Attendance

Members Present: *Omar Carrera, Don Dickenson, Linda Jackson, Lorenzo Jones, Amy Likover, Diana Lopez, Rina Lopez, Jon Previtali, Daniel Rhine, Joanne Webster*
Members Absent: *Paul Fordham, Cesar Lagleva (excused), Tom Monahan,*
Staff Present: *Cristine Alilovich, Alexis Captanian, Alicia Giudice, Barry Miller*
Guests: *Liz Darby, Ricardo Huertan Nino, Alex Schafran*

(1/2) WELCOME/ RECORDING OF MEMBERS PRESENT AND ABSENT

The meeting was called to order at 4.00 PM. Roll call was taken.

(3) ACCEPTANCE OF PRIOR MEETING SUMMARIES

Following correction of a typo (page 2, offsie should be offsite), the minutes of the April 21, 2022 meeting were approved without further amendment (Likover/Jackson).

(4) INITIAL OPPORTUNITY FOR PUBLIC COMMENT

No public comments were received.

(5) DISCUSSION ITEMS

A. Affirmatively Furthering Fair Housing (AFFH)

Barry Miller delivered a presentation on new State requirements for affirmatively furthering fair housing in the Housing Element (AB 686). The presentation provided an overview of requirements and summary of the “map book” which was provided to Working Group members prior to the meeting.

B. Affirmatively Furthering Fair Housing (AFFH) – Why and How

Director Giudice introduced three invited guests-- Ricardo Huerta Niño is a Senior Initiative Officer at the San Francisco Foundation. He was a member of the General Plan 2040 outreach team and helped lay the groundwork for the Equity, Diversity, and Inclusion Element. Alex Schafran is a consultant, author, and advocate who specializes in housing research and policy, with the aim of creating a more just and inclusive housing system. Liz Darby is a consultant to the City on diversity, equity, and inclusion issues and is helping the City create a more inclusive Housing Element outreach program.

Each of the guests introduced themselves and provided opening remarks. Alex then provided the historic context for AFFH, the State’s AFFH Housing Element requirements, and the programs a community might consider to promote integration and fair housing. Working Group members offered thoughts, questions, and comments as follows:

- Are there any examples of predominantly white cities that successfully became more integrated over time? What actions did they take to achieve that? *Alex responded that San Leandro, El Cerrito, Concord, Santa Rosa, southern Alameda County, and certain cities in San Mateo County have become much more diverse in the last few decades. Integration became possible only after the fair housing laws and the end of redlining, as well as the creation of more townhomes, condos, and other diverse housing types.*
- The Map Book provided by staff shows San Rafael with a very small African-American population—what steps can the City take to become more diverse? Could the City consider a sister city-type initiative with Marin City? Some neighborhoods such as Gerstle Park appear more diverse than others. *Staff noted that there are numerically more African-Americans living in San Rafael than in Marin City, which may differ from public perceptions.*
- One solution is to break down roadblocks to build housing in communities with high resistance is through streamlining of planning process. We are not going to achieve integration by building two-million dollar homes.
- Language in current Housing Element seems focused on maintaining the character of neighborhoods, which can be used to block multifamily housing in neighborhoods with mostly single-family homes.
- I agree with that comment. We should increase opportunities to build multifamily housing in single family neighborhoods. How have other cities done this successfully? Did they use an overlay or precise plan? Perhaps we can try different designs and architectural styles that respect what is currently in the neighborhood to facilitate multi-family units in single family areas. How did other cities like San Leandro do this? We could potentially use such an approach to get community feedback and blend multiple types of housing through consistent architectural style. Perhaps developers can work on multiple sites at one time to increase cost efficiency. How did San Leandro and these other cities do it? *Barry indicated that in San Leandro's case, there was a lot of industrial land along the railroad corridor, and as those industries became obsolete many of these sites were rezoned to allow multi-family housing. Also, attitudes changed in San Leandro because the city was largely settled in the 1950s. As the "greatest generation" passed on, there was rapid turnover of housing stock. This resulted on more diversity and different attitudes about growth.*
- Yes, we need more housing supply but we also need to respond to the needs of low-income tenants. We should take proactive efforts to solicit and incorporate input from low-income people, most of whom are renters. This is both a legal requirement and an important way to arrive at robust, relevant policies. This has not yet happened in our current Housing Element update.
- The map on educational outcomes (page 33 in the Map Atlas) is based on graduation rates, school scores, etc. It is misleading. Why are schools serving Peacock Gap and Dominican shown in the lower quartile? This kind of data creates challenges for public education and can be used to support arguments for vouchers and charter schools. There is high quality educational instruction across the city. There are some other issues with the maps. Page 45 shows areas vulnerable to displacement. Why is Dominican included, when it is largely single family? Is it because Montecito and Dominican are lumped together? Lincoln Ave has a high number of renters, but its in the same tract as single family areas in the hills. *Barry noted that the maps were based on Census data or data provided by HCD, but often combined neighborhoods with different housing types. We need to provide the local*

perspective and explain when the data does not tell the real story. For example, Dominican may be showing up because it has a large population of students, who self-report as lower income.

- San Rafael Schools is implementing a program to increase opportunities for teachers in San Rafael to live locally through co-living opportunities. Program will start next year.
- It's a mistake to equate economic equity and racial equity. There are African-American residents in San Rafael who are wealthy, there are more Asian families living in the city than before. On the whole, however, San Rafael does seem to have a small number of Black residents.
- Agree with earlier speaker about the educational outcomes map. And to previous speaker, only 1.5% of San Rafael population is African American, which is very small. And as we seek to locate higher density close to transit, we should also take care not to place high-density housing in areas with poor air quality, e.g., along the freeways. Just because you're poor doesn't mean you have to live in an environmentally toxic setting.

At this point, Barry asked Ricardo Huerta Nino to discuss his work promoting more authentic inclusive engagement in non-English speaking communities, particularly Latino communities. Ricardo explained that his expertise was in capacity building and empowerment. In San Rafael, we have a situation where a group that represents 30% of the population and is the engine of the local economy doesn't have as loud a voice as they should. Barry added that staff was finding that our community meetings were attracting the same people each time, and that persons of color were under-represented. Cristine noted that the approach we are taking for the Housing Element is patterned on the approach we are trying to take on all City projects and was part of a larger efforts to create more effective and meaningful ways to reach groups we haven't been reaching.

Ricardo noted that he had previously worked with Omar and Barry to do a "City Planning 101" multi-week program with Canal area civic leaders so that residents could understand their rights and how decisions are made. Part of this is also building capacity among City leaders and staff to be responsive. For example, the City formed the Canal Policy Working Group as a response to the pandemic. Now we have an opportunity to make a longer term commitment: housing is a topic that disproportionately affects communities of color. We have an opportunity for transformation in San Rafael. The Latino community is a starting point and ultimately we can work with a variety of different groups. How can we do better to facilitate engagement? The City can work in partnership with existing leadership groups.

Omar Carrera noted that upon learning about General Plan 2040, many residents in the Canal did not know there was a plan in place. We cannot leave 30% of the city's population behind as we have these conversations. We need to think about how we engage residents and what the scope of the conversation will cover. Ricardo reiterated what Omar said—there is a deep desire among community members to engage, and we have an opportunity to do so. Cristine noted that the City held community conversations in December and January in Spanish. We are trying to meet people where they are instead of asking them to come to us. On the Parks and Rec Master Plan, we are working with Voces del Canal to co-create and design our outreach program. She indicated that the City had brought Liz Darby on to assist with developing a similar program for the Housing Element. Liz has done this work for the County. We want to be intentional, collaborating on next steps. Ricardo added that we need "all hands on deck" including our partners in economic development (such as the Chamber of Commerce). We should engage employees, and broaden our focus moving forward.

Cristine added that inclusive resident engagement means we need to enlist Working Group members as sponsors and connectors. For example, we'll ask you if we can come to a meeting of your organization

that's already scheduled. We will take a customized approach that creates safe spaces, providing information in a way that people can weigh in and share their lived experience. Local government needs to do better in this space and we need help to do so.

Working Group members added the following comments:

- I'm here to facilitate outreach to business owners. City needs to hear directly from the business community and I can help with that.
- There are a lot of older adults in San Rafael with lower incomes and their voices also need to be heard. I and the Commission on Aging can help with that. During the pandemic, many lost jobs and healthcare, some are now homeless and living in cars. This trend increased during the pandemic. *Barry noted that the Age-Friendly San Rafael Plan identifies housing as a top priority for the older adult population.*
- There are a lot of places to live but no one can afford them. How can we mitigate cost of available but very expensive living situations? Older adults in Marin are becoming more and more marginalized.
- It's more than just the Canal neighborhood that needs to have outreach. How do we reach the people living in affordable housing in Terra Linda and on Lincoln Ave and in the Montecito neighborhood? Time is running out. It's hard to do workshops in the summer; mid-August when school starts up again is late for this process.
- I'm sensitive right now around the conversation of why there are not many Blacks in San Rafael. I can share from my perspective: belonging and safety are central to communities. We don't necessarily have that here in San Rafael. I'm a casual musician and I go to the East Bay on the weekends to drum, for that connected experience. You can't separate racial, social, and economic justice – they are all intertwined. So how do we reach minority communities in San Rafael? Speak the language of belonging – we need your support, we need your voice. When I walk around in San Rafael, I'm surprised to see another Black person. We have on armor in an environment that doesn't reflect who we are. There are only a few Black-owned restaurants in San Rafael. If I want food that is reflective of my culture, I'm going to the East Bay and the City. If those were here, would I stay here to dine? Absolutely.
- Can we do outreach that is specifically focused toward the Black community in San Rafael?
- The map atlas indicates there are environmental issues in the Canal. But we shouldn't decide not to pursue transit-oriented development simply because there is a freeway nearby, etc. Many of the environmental issues can be mitigated. All affordable housing is built to green building standards, and the baseline is essentially LEED Gold. Any state or local funding requires this. We need to focus on reducing Vehicle Miles Travelled and greenhouse gases. Issues such as proximity to freeways needs to be balanced with the urgent need for housing.

The invited guests were asked for closing comments. Alex indicated the City should consider a variety of different strategies. The City can use the Housing Element process as an opportunity to build permanent infrastructure that will make a difference in the long term. Ricardo added that we are doing this because it's the law but also truly because it's the right thing to do. We're all in this together and we need to keep the power and the economy local. Barry noted that we are now in the process of drafting housing strategies and

policies. We will be seeking feedback from the Working Group and from the broader community over the summer.

(6) PUBLIC COMMENT OPPORTUNITY #2

There was no additional public comment.

(7) MEMBER AND STAFF ANNOUNCEMENTS

A. Staff Announcements and Upcoming Dates

Staff indicated there would likely be a meeting on June 30.

B. Member Announcements

The groundbreaking for the Eden Housing/ Vivalon Healthy Aging Campus at 999 Third Street is on June 3.

(8) ADJOURNMENT

The meeting was adjourned at 5:55 PM.



REPORT TO 2023-2031 SAN RAFAEL HOUSING ELEMENT WORKING GROUP

Subject: Housing Element Site Inventory

EXECUTIVE SUMMARY

The next meeting of the Housing Element Working Group will include a discussion of the housing opportunity sites for the 2023-2031 planning period. This is a follow-up to the March 17, 2022 Working Group meeting, where the requirements for housing sites and inventory from the prior (2015-2023) Element were discussed. While many of the sites in the prior Housing Element have been carried forward for 2023-2031, some have been removed. A significant number of new sites have been added. Almost all of the sites are already zoned to allow housing and are consistent with General Plan 2040.

There are a number of topics where feedback from the Working Group would be helpful. These include the appropriateness of the sites (are they realistic? did we miss any? should we remove any?), the steps the City can take to incentivize or support development of the sites, and the degree to which the sites achieve the goal of affirmatively furthering fair housing.

Staff has identified the capacity for about 5,400 units, which is 67 percent higher the Regional Housing Needs Allocation for the city. However, most of the buffer of additional capacity is associated with “above moderate income” sites. If approved and recently proposed projects develop as planned, San Rafael is already on target to exceed its above moderate income assignment. The same cannot be said for the low and moderate income targets. While the City has identified sites for low and moderate income housing, many of these sites are non-vacant. Removal of development constraints and additional financial resources will be critical to getting affordable housing built on these sites.

Staff will provide a PowerPoint presentation at the next meeting highlighting the inventory and issues for discussion. Attachment 3 of this agenda packet includes a set of tables with data on the Housing Sites, including the location and projected number of housing units on each site. Maps of the sites are in production and will be provided to Working Group members prior to the June 30 meeting.

REPORT

Introduction

The City of San Rafael must demonstrate that it has the capacity to accommodate its “fair share” of the region’s housing needs for the next eight years. The City’s “fair share” is calculated by the Association of Bay Area Governments (ABAG) through a process known as the Regional Housing Needs Assessment (RHNA). The City’s RHNA for 2023-2031 is 3,220 units, which is over three times what it was during the 2015-2023 Housing Element (1,007 units). The assignment includes 857 very low-income units, 492 low-income units, 521 moderate income units, and 1,350 above moderate-income units. The low- and very low-income units serve households with incomes below \$146,350 a year (for a family of four).

Every Housing Element must include an inventory of specific sites that are available to accommodate the jurisdiction's RHNA. These are referred to as "Housing Opportunity Sites." Cities must demonstrate that they have a sufficient number of opportunity sites to meet the RHNA by income category. These sites must have existing uses, physical conditions, zoning, development standards, and infrastructure to support the type of housing that is needed. The State Department of Housing and Community Development (HCD) has prepared a guidebook for conducting the site inventory that can be reviewed [here](#).

Additional criteria used to identify housing sites include the size and shape of the site, existing activities on the property, the value of improvements on the site, the age and condition of structures, slope and erosion conditions, environmental and pollution conditions, access to transit and job centers, site ownership, and the availability of infrastructure. Over the years, HCD has created new standards for what constitutes an "adequate" housing site. For example, sites smaller than 0.5 acres and sites that are larger than 10 acres are generally considered unsuitable for lower income housing due to the economics of building affordable housing on such sites. Similarly, the State generally requires that sites identified as suitable for lower income housing must be zoned to allow at least 30 dwelling units per acre (roughly equivalent to three-story apartments).

As the March 17 report to the Working Group pointed out, HCD also requires cities to distinguish between the "realistic" capacity of a site and the theoretical capacity allowed by zoning. Just because a site is zoned to allow 30 units per acre does not mean it will develop at that density. Topography, site dimensions, parking requirements, owner preferences, and other factors may result in fewer units being built. On the other hand, many recent projects in San Rafael are developing at densities that are higher than what is allowed by zoning, as they are using State density bonuses for affordable housing to justify additional units.

If a Housing Element relies on non-vacant sites to accommodate 50 percent or more of its RHNA for lower income households, then the jurisdiction is required to provide "substantial evidence" for each non-vacant site that shows it will be available for housing during the planning period. This requirement applies to San Rafael, since a majority of the lower income sites are currently non-vacant. A city cannot simply list an occupied office building as a housing site and declare that because of low demand for office space, it will redevelop. Examples of substantial evidence include expiring leases, dilapidated structure conditions, and a letter from the owner indicating they are interested in residential development. The City also needs to demonstrate a track record showing that similar properties have recently been redeveloped with housing. It must also cite what steps are being taken to incentivize or streamline housing on these sites, potentially including financial assistance and relief from development standards.

Methodology

The March 17 staff report included a detailed description of the methodology for identifying housing sites. An abridged version is provided below:

- 1) *Account for approved development projects.* This includes projects that have been approved but are either under construction or not yet built as of July 1, 2022. In San Rafael, this includes 781 housing units.

- 2) *Determine the likely number of Accessory Dwelling Units (ADUs) and Junior ADUs to be produced over the next eight years by income category.* Staff is projecting that San Rafael will produce 25 ADUs a year between 2023 and 2031, or a total of 200 units. Based on data from ABAG, it is estimated that 35 percent of these ADUs (70 units) will be affordable to lower income households, 50 percent (100 units) will be affordable to moderate income households, and 15 percent (30 units) will serve above moderate income households.
- 3) *Determine which sites in the existing 2015-2023 inventory can be carried forward.* The 2015-2023 inventory identified 44 opportunity sites with the capacity for 2,183 housing units. Staff has determined that 27 of these sites remain viable and has carried them forward to the 2023-2031. In 2015, these 27 sites were estimated to have the capacity for 1,334 units. This number is now estimated to be 1,943 units, primarily due to recent plans for Northgate Mall. The 2015 Housing Element identified the Mall as having the potential for 200 units. The 2023-2031 Element is counting 907 units of capacity on the site, based on the plans for the first phase of this multi-phase development.
- 4) *Determine the potential number of units on vacant residentially zoned land.* The City updated its inventory of vacant residentially zoned land as part of General Plan 2040. This data was used to estimate housing potential on vacant sites above and beyond what had been inventoried in the previous Housing Element.
- 5) *Calculate the potential on underutilized residential land.* The potential for additional units on previously developed residential sites was evaluated using indicators such as parcel size, property dimensions, average slope, land to improvement value, ownership, and field observations. Examples of such sites are single family homes in multi-family zoning districts, large lot single family homes in areas zoned at suburban densities (2-8 units per acre), and multi-family properties with the potential for additional units.
- 6) *Calculate the potential in the Downtown San Rafael Precise Plan area.* The Downtown Precise Plan (adopted in August 2021) included an estimate of development potential within the 265-acre plan area. The Plan identifies locations for approximately 2,200 housing units. Some of these sites are already counted in steps (1) and (3). Moreover, the Downtown Plan is a 20-year plan and some of the sites it identifies will not realistically be available until after 2031. Approximately 1,800 units of capacity are identified Downtown, excluding already approved projects.
- 7) *Calculate the potential on commercial and mixed use sites outside of Downtown.* This required a comprehensive analysis of all 1,051 properties in San Rafael with existing commercial land uses. Parcels were analyzed based on factors such as improvement to land value ratio, parcel size and ownership, slope and physical constraints, vacancy status, proximity to transit, and floor area ratio.
- 8) *Calculate the potential on public, institutional, and nonprofit-owned land.* This includes housing potential on City-owned property, County-owned property, and State-owned property. It also includes properties owned by SMART, various utility districts, Dominican University, and the school districts serving San Rafael.

Summary of Identified Housing Capacity

The 2023-2031 sites inventory includes 183 sites. Some of the sites are comprised of multiple parcels and others are a single parcel. In some cases, the parcels are under common ownership. In other cases there are multiple owners. The cumulative capacity of all sites is estimated to be 5,393 units. This includes 1,763 units of lower income capacity, 700 units of moderate income capacity, and 2,930 units of above moderate income capacity. The designation of a site as “lower income” does not require that it be developed with lower income housing—it is simply an acknowledgement of the potential for lower income housing. However, if the site is developed with market rate housing or a non-residential use between 2023 and 2031, the City must ensure that the remaining sites in the inventory still have the capacity to meet the city’s RHNA assignment.

Table 1 indicates the housing capacity by site type. Most of the City’s housing capacity is on sites that are zoned for commercial or mixed use development. The sites inventory includes a significant surplus, particularly in the “above moderate income” category. The size of the surplus is due in part to a large number of projects that are currently in the planning stage, but not yet entitled. There are nearly 1,300 housing units in this category, mostly associated with Northgate Mall but also with several sites Downtown and elsewhere in the city. Although these projects are still in the application (or pre-application) stage, they are acknowledged to be market rate housing projects and are only providing affordable (low/moderate) units to the extent required by the City’s inclusionary housing ordinance.

Table 1: Summary of Housing Opportunity Sites by Income and Site Type

Spread-sheet	Category	Income Category			Total
		Lower	Moderate	Above Moderate	
A	Development Pipeline	198	3	580	781
B	Low/Medium Density Residentially Zoned	3	88	160	251
C	High Density Residentially Zoned	248	81	174	503
D	Mixed Use Sites outside of Downtown	712	279	1,053	2,044
E	Downtown Mixed Use sites	602	249	963	1,814
	TOTAL	1,763	700	2,930	5,393
	RHNA	1,349	521	1,349	3,220
	<i>Surplus Capacity</i>	<i>+371</i>	<i>+179</i>	<i>+1,581</i>	<i>+2,173</i>
	<i>Buffer</i>	<i>30%</i>	<i>34%</i>	<i>117%</i>	<i>67%</i>

In addition to the units associated with opportunity sites, the City has identified the potential for ADUs and JADUs. This increases the buffers in Table 1 even more, resulting in total lower-income capacity of 1,833 units and moderate-income capacity of 800 units.

Overview of the Spreadsheets

A series of 11 x 17 spreadsheets labeled A through E follows this staff report (see Attachment 3). The spreadsheets correspond to the categories listed in Table 1 and provide State-mandated data for each housing type. The spreadsheets are summarized as follows:

- A “summary” spreadsheet (page 1) presents the same data that is shown in Table 1 in this staff report.
- Spreadsheet “A” lists projects in the development pipeline. The projects shown have all been approved but are not yet occupied as of July 1, 2022 (the start of the RHNA projection period). There are 14 projects listed, with a total of 781 units. These projects represent 15% of the City’s lower income RHNA, 1% of its moderate income RHNA, and 43% of its above moderate income RHNA. Projects that are still in the application phase (such as Northgate, Nazareth House, and 1515 4th Street) are not included in this table since they are not yet entitled.
- Spreadsheet “B” lists development opportunities on sites zoned for low and medium density residential development. There are 66 sites identified, with a total capacity of 251 units. Most of this capacity is presumed to be “above moderate” income housing due to the associated densities and construction costs.
- Spreadsheet “C” lists development opportunities on sites zoned for high density housing. There are 20 sites listed, with the capacity for 503 units. Only 3 of the sites are “carry overs” from the 2015 Housing Element—the other 17 were not previously listed. About half of the housing capacity identified on this spreadsheet is for lower income housing. Spreadsheet C also includes several sites with Public/Quasi-Public zoning.
- Spreadsheets “D” and “E” list development opportunities on sites zoned for commercial or mixed use development. Spreadsheet “D” includes sites outside of Downtown San Rafael. Spreadsheet “E” includes sites in the Downtown Precise Plan area.
 - Spreadsheet “D” includes 30 sites with the capacity for 2,044 units. This includes 1,053 units of above moderate income housing, two-thirds of which is associated with Northgate Mall. The spreadsheet also includes 712 units of lower income capacity and 279 units of moderate income capacity. Only seven of the 30 sites are “carry overs” from the 2015 Housing Element—the other 23 were not previously listed.
 - Spreadsheet “E” includes 53 sites with the capacity for 1,814 units. This includes 963 units of above moderate income housing, 249 units of moderate income housing, and 602 units of lower income housing. Most of the sites listed were specifically called out in the Downtown Precise Plan as housing opportunities. A few were not. Only seven of the sites were counted in the 2015 Element—the other 46 were not previously listed.

Table 2 below indicates the information for each site provided in the spreadsheets:

Table 2: Key to the Housing Site Spreadsheets

Column	Title	Description
1	ID#	A unique alpha-numeric ID has been assigned to each site. The letter corresponds to the spreadsheet on which the site appears.
2	APN	Assessor Parcel Number. Some sites have multiple APNs and some sites occupy only a portion of a given APN.
3	Address/ Location	Either a street address or a narrative description of the location of each property
4	Acres	Total (gross) acres of the housing opportunity site
5	GP Des	Existing General Plan Designation
6	Zoning	Existing Zoning Designation
7	Existing Use	A narrative description of the current use of each site
8	Theoretical Capacity	The land area for each site multiplied by the maximum zoning density, inclusive of any proposed increases in allowable density. For already approved projects and for projects with pending applications, the actual number of approved or proposed units is used. Sites in the Downtown area have no density requirements, so theoretical capacity is more difficult to estimate. See discussion on next page.
9	Realistic Capacity	<p>(1) For already approved projects, the actual number of approved units is used</p> <p>(2) For sites with development constraints such as steep slopes and limited access, the estimate is generally 60-80 percent of what is allowed by zoning.</p> <p>(3) For mixed use and commercially zoned sites, the estimate is generally 80 percent of theoretical capacity.</p> <p>(4) In the Downtown Precise Plan area, the estimates reflect figures that were developed in 2018-19 and used in the EIR for that project.</p> <p>The estimate of a site’s “realistic capacity” does not preclude a site from developing with more units than are shown in this column. This is intended as a conservative estimate based on guidance provided by the State Department of Housing and Community Development.</p>
10	Pub/Private	Indicates whether the site is publicly or privately owned. PR = private. PU = public
11	Constraints	Indicates development constraints on each site, with an emphasis on environmental constraints. Typical constraints include steep slopes, sea level rise, fire hazards, historic resources, noise, and air quality.
12	Infrastruc- ture	Indicates the improvements that would be required for site development, including road access and internal streets and utilities. Sites with utilities available in the street right-of-way abutting the site are considered to have infrastructure. Sites without adjacent water, sewer, or dry utilities are noted as needing infrastructure.
13 A, B, C	Income Category (Low, Mod, Above Mod)	Indicates whether the site is expected to serve above moderate, moderate, or lower (low + very low) income households. The designation of a site as “lower income” does not mandate that it be developed with lower income housing. However, if it is developed with another use, the City must find that it still has capacity to meet its lower income assignment in the remaining sites (or identify additional opportunity sites to make up the deficit).
14	Counted before?	Indicates if the site was counted in the 2015-2023 Housing Element site inventory
15	Comments	Provides additional remarks and comments about each site, including background information and context for why it is listed as a housing opportunity. Red font is used where a follow-up zoning action is required.

Calculating the Capacity of Each Site

As noted earlier, HCD requires that the site inventory identify the “realistic capacity” of each site rather than just the “theoretical capacity” allowed by zoning. HCD encourages cities to be conservative when estimating realistic capacity. However, in many cases the capacity estimates in our 2023-2031 inventory are well below could actually be built. This is particularly true in the Downtown area, since development is governed by a Form Based Code that regulates the height and mass of the building rather than the number of housing units that can be built.

Estimates of Downtown’s development potential were made as part of the Precise Plan process that occurred in 2018-2019. In general, Downtown sites subject to a 40’ height limit (e.g., roughly three stories) were presumed to develop at 40 units per acre, sites subject to a 50’ height limit were presumed to develop at 65 units per acre, sites subject to a 60’ height limit were presumed to develop at 90 units per acre, and sites subject to a 70’ height limit were presumed to develop at 120 units per acre. However, recently approved Downtown projects exceed these numbers. As an example, the Seagate site (703 3rd Street) was estimated by the 2015 Housing Element to have the capacity for 31 units. The project was ultimately approved for 138 units.

Outside of Downtown, the capacity estimates are generally 80 percent of what is allowed by zoning. Again, the frequent use of density bonuses means that this estimate is likely low, at least on the multi-family sites. It is still recommended that the City stick with conservative assumptions for realistic capacity. This reflects the fact that some of the listed sites may not be proposed for reuse (or may be used for other purposes) during the next eight years.

Sites Removed from the 2015 Inventory

The sites that were removed from the 2015 Inventory include those which actually developed during the last eight years, and others that no longer appear viable. The removed sites include:

- Marin Square Shopping Center. The site had been estimated as having the potential for 200 units. It has been removed from the inventory as it was recently sold and refurbished for retail use. Housing is still permitted on the site.
- Northgate Three (Michael’s, CVS, Black Bear Diner). The site had been estimated as having the potential for 203 units. The owners indicate they are focusing on redevelopment of the Mall rather than this perimeter shopping center, and do not intend to redevelop Northgate Three during the next eight years. Housing is still permitted on the site.
- 550, 670, and 820 Las Gallinas. These are three office buildings on Las Gallinas that were estimated to have the potential for 84 units. One of these office buildings was acquired by Kaiser, another was acquired by a law firm, and the third is fully occupied.
- Former Chrysler/Dodge dealership at 1075 E. Francisco. This property is under construction with a new hotel. It had previously been assumed as a potential site for 63 units.

The “B” List

In identifying potential sites, staff began compiling a “B list” of properties that met the criteria for housing opportunity sites but had other factors that made them non-viable candidates. For example, many of the car dealerships on Francisco Boulevard are in zoning districts that allow multi-family housing. These sites have low improvement values, high land values, and are flat and easily accessed.

However, they are essential revenue generators and are important to the City's fiscal health and regional economy. For these reasons, they are not listed as Housing Opportunity Sites.

Likewise, the City has a number of industrially zoned sites that could be rezoned to allow housing. The General Plan 2040 (and previous general plans) discourage such rezoning, again recognizing the importance of these properties to providing jobs, tax revenue, and essential services to residents of Marin County. Depending on future economic conditions, some of these sites could be considered during the next (2031-2039) Housing Element or later in the 2023-31 period. A few are in the Lindero Mixed Use area (near Davidson Middle School) and could be viable housing sites.

The third category of "B list" properties are active commercial businesses and shopping centers in zones where housing is allowed. An example is the Regency Theater on Smith Ranch Road, the Rice and Shamrock Shopping Centers, and many of the bank properties scattered across the city. There are also fast food restaurants, office buildings for lease, and other commercial businesses, that theoretically could support housing but are unlikely to be available by 2031.

There are 44 sites on the "B list" that are not in the inventory. These sites were estimated to have the capacity for 1,700 units. One challenge with using these sites is that they were not presumed to redevelop with housing in the General Plan EIR. Since the City is relying on this EIR to cover Housing Element adoption, further environmental review would be required if such sites are added.

Maps

As noted in the Executive Summary, maps showing the location of housing sites are now in production and will be provided to Working Group members prior to the June 30 meeting. Because the housing sites are individual parcels and are difficult to see at the scale of an 8.5 x 11 citywide map, the maps are formatted as a "grid" corresponding to subareas.

KEY ISSUES TO CONSIDER

One of the most critical issues to consider is whether the site inventory is complete. In other words, are there sites that should be added or removed from the inventory? While the analysis leading to site identification was thorough and comprehensive, there may be properties missing—or properties that do not belong on the list (for instance, properties that have recently been sold and refurbished).

Another key issue is the extent to which the sites achieve the State mandate of affirmatively furthering fair housing. Staff has consciously allocated a portion of the lower income RHNA to high-resource Census Tracts, but most of these areas are zoned for lower densities and have still limited opportunities for multi-family housing.

Probably the most important question to consider is what steps the City can take to make the development of these sites more realistic—and to spur construction of low and moderate income units on the sites, rather than having the sites develop entirely with market rate housing. Although the City does require 10 percent of the units in market-rate projects to be affordable, the lower income RHNA represents 43 percent of the city's assignment. New tools to stimulate affordable housing development will be needed if this target is to be achieved. The availability of tax credits in many parts of San Rafael continues to be a challenge.

HOUSING SITE SUMMARY TABLE

Site Category	Income Group			TOTAL
	Lower	Moderate	Above Moderate	
Development Pipeline	198	3	580	781
Low/Medium Density Residentially Zoned	3	88	160	251
High Density Residentially Zoned	248	81	174	503
Mixed Use Sites Outside of Downtown	712	279	1,053	2,044
Downtown Mixed Use Sites	602	249	963	1,814
TOTAL	1,763	700	2,930	5,393
RHNA	1,349	521	1,349	3,220
<i>Surplus Capacity</i>	<i>371</i>	<i>179</i>	<i>1,581</i>	<i>2,173</i>

Additional sites investigated but not counted

1,705

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	Pub/Priv	Constraints	Infrastructure	Income Category			Comments
											Lower	Mod	Above Mod	
A1		1081 165-220-07	Los Gamos	10.24	Neighborhood Commercial MXD	PD	Vacant	Private	Slopes, access	Improvements included in project	23		169	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	Private	None	Available	9	3	126	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	Non-Profit	None	Available	67			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	Non-Profit	None	Available	44			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	Non-Profit	None	Available	32			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	Private	None	Available	7		63	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	Private	Noise, Air Quality	Available	2		43	45 unit townhouse project approved on former Breuners Furniture site. Site was identified in 2015 Element as having capacity for 45 units. Project underway.
		179-041-28												
A8		1081 178-240-21	Northgate Walk (1005/1010)	6.94	HDR and Office	HR1	Hotel and UPS store	Private	Access	Available	14		122	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 Marina through Phase II	2.86	Neighborhood Commercial MXD	PD	Vacant (housing now under construction)	Private	Sea level rise	Available			30	Final phase of Loch Lomond Marina development, includes 30 small lot single family homes. Currently under construction, occupancy to occur during RHNA planning period.
		016-341-16; 016-341-63 through 016-341-70; 016-341-72 through 016-341-77; 016-341-90; 016-341-91												
A10		1082.01	3773 Redwood Hwy (Oakmont)		Community Commercial MXD	GC	formerly a commercial use	Private	Noise, Air Quality	Available			16	89 unit assisted living development. 16 units are fully independent apartments (full kitchens) and are shown here
A11		1090.01 011-184-09	800 Mission/1203 Lincoln (Aegis)	0.69	DMU	T4N 40/50	Vacant	Private	None	Available			0	Project includes 103 assisted living 'suites' but project is classified as residential care facility, so units may not count toward RHNA
		011-184-08												

ID #	Census Tract	APN	Address/Location	Area	GP des	Zoning	Existing Use	Pub/Priv	Constraints	Infrastructure	Lower	Mod	Above Mod	Comments
A12	1110.02	011-245-40	104 Shaver	0.14	DMU	T4N 40/50	SF house	Private	Access	Available	1		6	7-unit project approved in 2019. Appeal of approval was denied in 2020. Includes 1 very low income unit.
A13	1110.02	012-073-04	1309 2nd Street	0.07	DMU	T4N 40/50	SF house	Private	None	Available			2	Approval to demolish existing SF house to add three-unit multi-family project (net gain 2 above mod). Project not yet finalized
A14	1110.01	021-075-03	1215 2nd Street	0.11	DMU	T4N 40/50	Office	Private	None	Available			3	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.
Subtotal											198	3	580	

SPREADSHEET "B"

RESIDENTIALLY ZONED LOW AND MEDIUM DENSITY SITES

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												Lower	Mod	Above		
B1	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.	
B2	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											
B3	1102	185-020-02	25 W Castlewood Dr	10.75	LDR	R7.5	Vacant	5.8	76	52	Public	Prior Hsg El 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														
B4	1060.01	155-101-03	Channing/ Professional Center Pkwy NE corner	1.02	LDR	PD	Vacant	5	5	2	Private	Steep slope, drainage, geotech	Available			2	Yes	Assessed as vacant multi-family site, but has slope constraints. In a PD but not identified as open space. Could subdivide or cluster.
B5	1101	015-041-55	270 Linden	0.24	LDR	R7.5	Vacant	5.8	2	2	Private	None	Available			2	Yes	Two buildable lots with double frontage on Linden Ln and Grand Ct
		015-041-56	272 Linden	0.17	LDR	R7.5	Vacant											
B6	1122.04	017-191-22	corner Canal/Portofino	0.17	LDR	R5-C	Parking	8.7	1	1	Private	Sea Level Rise	Available			1	No	individual vacant lot used for parking and a sport court for an adjacent multi-family building. Could be 2 units.
B7	1122.04	017-191-36	2 Capri Court	0.23	LDR	R5-C	Vacant	8.7	1	1	Private	Sea Level Rise	Available			1	No	individual vacant lot at corner of Capri and Canal
B8	1101	015-250-01	East of 308 Glen Park (Dominican area)	7.18	Hillside Res	PD-H	Vacant	1	7	5	Private	Steep slopes, fire hazards, flag lot	Some, ltd access			5	No	Also a potential open space acquisition. Site has avg 40% slope and access limitations. General Plan is Hillside Res (1 DU/ac). Could cluster density
B9	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	Vacant hillside site that was part of a larger subdivision but never developed. Prior to 2015, there were 2 different applications for development of 6- 9 units on this site, but they were not pursued. Recent pre-application meeting for a 9-unit subdivision here.
B10	1121	013-174-25	Downslope Bret Harte Rd b/w Southern Heights and Harte Ln	5.67	Hillside Res	R1a-H	Vacant	1	5	3	Private	Hillside; access; geotech; wooded; drainage; fire	None			3	No	Steep downslope site on Southern Heights Ridge (below Bret Harte Rd). Average slope is 50%. Limited access and no utilities. Site is also on open space acquisition list, but has GP designation of Hillside Res (1 unit/acre).
B11	1081	165-240-02	West of 101 Lucas Valley Road	0.47	Hillside Res	PD-H	Vacant	1	4	4	Private	Hillside; access; wooded; fire	Limited access			4	Yes	Four adjacent lots, one has frontage on Lucas Valley Rd. The others are landlocked. New private street would be required. 2015 Element referred to site as Jaleh Estates. No subdivision presumed--one home per unit.
		165-240-03		0.44	Hillside Res	PD-H	Vacant											
		165-240-04		0.71	Hillside Res	PD-H	Vacant											
		165-240-05		4.27	Hillside Res	PD-H	Vacant											
B12	1090.02	010-011-49	End of Oakwood Dr (behind 31 Oakwood)	2.86	Hillside Res	R2a-H	Vacant	0.5	1	1	Private	Hillside; access; geotech; wooded; drainage; fire	None			1	No	Landlocked and very steep (53% average slope). Assuming one unit.
B13	1102	184-030-01	2000 Pt San Pedro Rd	1.85	LDR	R1a-H	Vacant	1	1	2	Private	Hillside; shoreline erosion and SLR	Available			2	No	Waterfront parcel, General Plan designation allows higher zoning density than R-1. Assuming 2 units
B14	1110.02	012-093-09	End of Westwood Dr	1.64	Hillside Res	R1a-H	Vacant	1	1	1	Private	Very steep slopes	Available			1	No	Vacant residentially zoned parcel

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	Mod	Above		
B15	1090.02	010-052-42	End of Sirard Lane	1.4	Hillside Res		Vacant	1	1	1	Private	Steep slopes	Available			1	No	Vacant residentially zoned parcel, flag lot	
B16	1101	015-011-22	east of Villa Av on-ramp to 101 N/B	1.26	LDR	R-20	Vacant	2	2	2	Private	Steep slopes	Available			2	No	Could potentially subdivide into two lots, though steep slopes and potential visual issues	
B17	1121	013-242-01	b.w 247 and 217 Bret Harte	1.25	Hillside Res	R1a-H	Vacant	1	1	1	Private	Steep slopes	Available			1	No	vacant residentially zoned parcel	
B18	1110.02	012-132-63	End of Espalde Ct	0.95	Hillside Res	R1a-H	Vacant	1	1	1	Private	Steep slopes	Available			1	No	vacant residentially zoned parcel	
B19	1101	014-042-02	90 Deer Park	0.86	Hillside Res	R-20	Vacant	1	1	1	Private	Steep slopes	Available			1	No	vacant residentially zoned parcel	
B20	1082.02	175-292-42	Flag lot behind 179 Los Ranchitos	0.78	Hillside Res	R-20	Vacant	1	1	1	Private	Moderate slope	Available			1	No	vacant residentially zoned parcel	
B21	1121	013-263-19	End of Mliss Lane	0.77	Hillside Res	R1-B3	Vacant	1	1	1	Private	Moderate slope	Available			1	No	part of lot is in County	
B22	1090.01	011-051-31	Culloden Quarry area	0.69	Hillside Res	PD	Vacant	1	1	1	Private	Slope and access	Available			1	No	owned by adjoining parcel with house	
B23	1102	016-302-28	Adj 3 Bay Way	0.7	LDR	R-20	Vacant	2	2	2	Private	None	Available			2	No	2 vacant "back to back" corner lots, Pt San Pedro Rd is side yard	
		016-302-26	Adj 9 Bellevue	0.58	LDR	R-20	Vacant												
B24	1102	184-240-02	Vac Lot between 48-56 Marin Bay Park	0.67	Hillside Res	PD-H	Vacant	1	1	1	Private	Steep slope	Available			1	No	vacant residentially zoned parcel	
B25	1110.02	012-261-01	Toyon Way, opp 215-229	0.64	Hillside Res	R-20H	Vacant	2	3	3	Private	50% slope	Available			3	No	three adjacent residential lots in Toyon Way	
		012-261-02		0.47	Hillside Res	R-20H													
		012-241-26		0.43	Hillside Res	R-20H													
B26	1102	016-091-51	2 lots on either side of 29 Loch Lomond	0.6	Hillside Res	R-20H	Vacant	2	2	2	Private	Steeep slope	Available			2	No	two vacant residentially zoned parcels	
		016-091-35		0.38		R-20H													
			b/w 55 and 90																
B27	1090.01	011-115-31	Culloden Park	0.59	Hillside Res	R10-H	Vacant	4	1	1	Private	Steep slope	Available			1	No	vacant residentially zoned parcel	
B28	1110.02	012-201-19	End of Sierra Circle	0.54	LDR	R-20	Vacant	2	1	1	Private	Steep slope	Available			1	No	vacant residentially zoned parcel	
			b/w 66 and 80 Upper																
B29	1110.02	012-261-07	Toyon	0.5	Hillside Res	R-20H	Vacant	2	1	1	Private	Steep slope	Available			1	No	vacant residentially zoned parcel	
			Highland and																
B30	1101	015-241-14	Margarita NE corner	0.48	Hillside Res	R1a-H	Vacant	1	1	1	Private	Steep slope	Available			1	No	vacant residentially zoned parcel	
B31	1102	016-213-08	next to 23 Bellevue	0.46	LDR	R10-H	Vacant	4	3	2	Private	Moderate slope	Available			2	No	two adjacent vacant residentially zoned parcels on Bellevue at Pt San Pedro Rd	
		016-213-09		0.42	LDR	R-10H													
			Below 40 Twain Harte										Limited, narrow rd						
B32	1121	013-186-09	Ln	0.46	Hillside Res	R1a-H	Vacant	1	1	1	Private	Steep slope	Available			1	No	vacant residentially zoned parcel	
			b/w 268-270 Channing																
B33	1060.01	152-092-35	Way	0.42	MDR	R1a-H	Vacant	1	1	1	Private	Steep slope	Available			1	No	could rezone (MDR General Plan) but would be difficult to develop with multi-family	
			b/w 1655 and 1665																
B34	1101	015-101-12	Grand	0.38	LDR	R10-H	Vacant	4	1	1	Private	None	Available			1	No	vacant residentially zoned parcel, adj to Trinity Church (and owned by church)	
			next to 61																
B35	1101	015-041-51	Worthington	0.35	LDR	R-7.5	Vacant	5.8	2	1	Private	None	Available			1	No	vacant residentially zoned parcel	
B36	1101	015-282-30	74 Dominican Dr	0.35	LDR	R10	Vacant	4	1	1	Private	Very steep, landslides	Available			1	No	vacant residentially zoned parcel	
			b/w 120 and 130																
B37	1102	186-101-09	Bayview	0.35	Hillside Res	R1a	Vacant	1	1	1	Private	Steep slope	Available			1	No	vacant residentially zoned parcel	
B38	1110.02	012-211-34	20 Madrona	0.34	MDR	R5	Vacant	8.7	3	3	Private	None	Available			3	No	Could rezone to medium density and develop more units	
B39	1101	009-041-03	next to 29 Sea Way	0.34	LDR	R10	Vacant	4	1	1	Private	Powerlines	Available			1	No	Vacant lot, transmission lines at rear	

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	Mod	Above		
B40	1090.01	011-115-06	next to 55 Culloden Park	0.33	LDR	R-20	Vacant	2	1	1	Private	Moderate slope	Available				1	No	vacant residentially zoned parcel
B41	1121	013-174-17	Opposite 120 Bungalow	0.31	LDR	R10	Vacant	4	1	1	Private	Very steep	Limited				1	No	vacant residentially zoned parcel, narrow street
B42	1110.02	012-041-25	Upper Fremont	0.25	LDR	R10	Vacant	4	1	1	Private	Steep, wooded	Limited				1	No	vacant residentially zoned parcel, narrow street, access limitations
B43	1110.02	012-141-58 012-141-59 012-141-60	Next to 47 Clayton	0.13 0.13 0.11	LDR LDR LDR	R7.5 R7.5 R7.5	Vacant	5.8	3	3	Private	Slope	Available				3	No	Three adjacent lots on Clayton. Active proposal for 2 SF homes on two of the parcels (59 and 60)--called Ross Street Terrace.
B44	1102	185-073-07 185-072-18	End of Fernwood	0.15 0.11	LDR LDR	R7.5 R7.5	Vacant	5.8	2	2	Private	Parcel shape	Available				2	No	Two parcels, same owner, on opposite sides of dead-end in Glenwood area. Small lots.
B45	1090.01	011-115-28 011-115-30	End of Quarry Road	0.194 0.111	LDR LDR	R20 PD	Vacant	2	1	1	Private	Steep slopes	Available				1	No	Vacant hillside lot
B46	1090.01	011-031-07 011-031-43 011-031-50	B/w 311-323 Coleman	0.26 0.2 0.18	LDR LDR LDR	R10 R10 R10	Vacant	4	3	3	Private	Steep slopes	Available				3	Yes	Three adjacent upslope lots opposite 312-318 Coleman Drive
B47	1090.01	011-022-12 011-022-13 011-022-14 011-022-02 011-022-03	Opposite 98 Fair Dr	0.41 0.23 0.26 0.18 0.21	LDR LDR LDR LDR LDR	R10 R10 R10 R10 R10	Vacant	4	5	5	Private	Steep slopes	Available				5	Yes	Five contiguous vacant lots opposite 98 Fair Drive, all with road frontage on Fair Drive. All in common ownership.
B48	1090.01	011-022-16 011-022-17 011-022-18	Coleman Drive	0.23 0.24 0.2	LDR LDR LDR	R7.5 R7.5 R7.5	Vacant	4	3	3	Private	Steep slopes	Unbuilt street				3	Yes	Three contiguous vacant lots on Coleman Drive, which is a paper street on this block. One owner
B49	1090.01	011-031-44 011-031-45 011-031-46 011-031-47 011-031-48 011-031-49	Opposite 244-264 Coleman	0.26 0.25 0.23 0.23 0.23 0.21	LDR LDR LDR LDR LDR LDR	R10 R10 R10 R10 R10 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
B50	1090.01	011-022-15 011-022-05 011-022-19 011-022-06 011-022-22 011-022-07 011-022-25 011-022-08 011-032-22 011-032-23	Vacant lots between 48-98 Fair Drive	0.17 0.2 0.2 0.18 0.17 0.16 0.17 0.2 0.2 0.16	LDR LDR LDR LDR LDR LDR LDR LDR LDR LDR	R7.5 R7.5 R7.5 R7.5 R7.5 R7.5 R7.5 R7.5 R7.5 R7.5	Vacant	5.8	12	12	Private	Steep slopes	Available				12	Yes	Existing vacant residential lots along Fair Drive

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		
		011-032-24		0.15	LDR	R7.5												
		011-023-30		0.26	LDR	R7.5												
		011-032-27		0.15	LDR	R7.5												
B51	1090.01	011-023-18	98 Fair Dr	0.17	LDR	R5	Vacant	8.7	2	2	Private	Steep slopes	Available			2	Yes	Existing vacant residential lots along Fair Drive
		011-023-17	104 Fair Dr	0.18	LDR	R5												
B52	1090.01	011-022-20	Coleman Dr	0.17	LDR	R7.5	Vacant	8.7	6	6	Private	Steep Slopes	Unbuilt street			6	Yes	Six contiguous vacant lots on Coleman Drive, which is a paper street on this block
		011-022-21		0.17	LDR	R7.5												
		011-022-23		0.18	LDR	R7.5												
		011-022-24		0.19	LDR	R7.5												
		011-022-26		0.18	LDR	R7.5												
		011-022-27		0.23	LDR	R7.5												
B53	1090.01	011-021-22	Coleman Dr	0.2	LDR	R5	Vacant	8.7	4	4	Private	Steep Slopes	Unbuilt street			4	Yes	Four contiguous vacant lots on Coleman Drive, which is a paper street on this block
		011-021-23		0.2	LDR	R5												
		011-021-24		0.17	LDR	R5												
		011-021-25		0.11	LDR	R5												
B54	1090.01	011-033-46	Opposite 344 Prospect Dr	0.16	LDR	R5	Vacant	8.7	1	1	Private	Steep Slopes	Available			1	No	Behind 48 Fair Dr, with frontage on Prospect
B55	1090.01	011-021-29	End of Chula Vista Dr	0.74	LDR	R5	Vacant	8.7	6	2	Private	Steep Slopes	Available			2	No	Vacant parcel, could be subdivided into several properties. Access limitations, narrow roads and steep slopes
B56	1110.02	012-014-02	next to 188 Greenfield Dr	0.15	LDR	R5	Vacant	8.7	1	1	Private	None	Available			1	No	Vacant lot on Greenfield, adjacent to church
B57	1090.02	010-181-30	Between 301 and 307 H Street	0.11	LDR	R10	Vacant	4	1	1	Private	None	Available			1	No	Individual vacant 5,000 SF lot, suitable for one home
B58	1101	015-041-21	next to 254 Hearfield Lr	0.22	LDR	R7.5	Vacant	5.8	1	1	Private	None	Available			1	No	Vacant residential lot at end of Hearfield Lane
B59	1101	015-051-48	next to 1634 Grand	0.16	LDR	R20	Vacant	2	1	1	Private	None	Available			1	No	Vacant residential lot next to 1634 Grand Av
B60	1090.01	011-183-12	Behind 114 Laurel	0.11	LDR	R5	Parking	8.7	1	1	Private	None	Available			1	No	Flag lot behind 114 Laurel, used as parking. Could be 1-2 units
B61	1110.02	012-281-19	119 C Street	0.19	LDR	R7.5	Vacant	5.8	1	1	Private	None	Available			1	No	Vacant lot on C Street between Antoinette and Wolfe
B62	1090.01	011-184-01	Laurel/Nye SE corner	0.15	HDR	R5	Parking	8.7	1	2	Private	None	Available			2	No	Projection based on current zoning, but this site should be rezoned to multi-family. Good site for 4-8 units
B63	1081	175-145-08	30 San Mateo Ct	0.21	LDR	R7.5	Vacant	5.8	1	1	Private	None	Available			1	No	Flat vacant site in Terra Linda area, suitable for one home
B64	1110.02	012-281-22	nextdoor to 22 Wolfe	0.21	LDR	R7.5	Vacant	5.8	1	1	Private	None	Available			1	No	Vacant residential lot
B65	1121	013-134-44	between 103 and 105 Picnic Av	0.19	LDR	R7.5	Vacant	5.8	1	1	Private	None	Available			1	No	Vacant residential flag lot, access by Spring Street (alley)
B66	1090.01	011-071-18	159 Prospect Dr	0.18	LDR	R5	Vacant	8.7	1	1	Private	Steep slope	Available			1	No	Vacant residential lot

TOTALS **251** **3 88 160**

SPREADSHEET "C"

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	Mod	Above		
C1	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	
C2	1120.02	010-291-67	10 East Crescent	0.23	HDR	HR-1.8	Vacant	24	5	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, could support 4 units
C3	1090.01	011-076-11 011-076-01 011-076-13	1600 Lincoln 1618 Lincoln 7 Myrtle	1.27 0.18 0.09	HDR HDR HDR	HR-1 HR-1 HR-1	Villa Inn vacant Vacant	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.
C4	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	Depends on scale		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		
C5	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	
C6	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 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
C7	1090.01	011-141-46	1411 Lincoln	1.34	HDR	HR-1	Lincoln Hill Church	43	57	30	Exempt	Existing church, moderate slope on parts of site	Available	30			Yes	1100 SF single family home, 80 yrs old on lot zoned for multi-family. Land value is twice improvement value.	
C8	1101	014-032-15	41 Valencia Av	0.22	HDR	HR-1.8	Single family house	24	5	4	Private	None	Available				4	No	1500 SF single family home, 70 yrs old on lot zoned for multi-family
C9	1101	014-062-02	27 Valencia Av	0.22	HDR	HR-1.8	Single family house	24	5	4	Private	None	Available				4	No	Former Nazareth House. Previously was senior housing operated by non-profit religious organization. Active pre-application for 97 townhomes on this site, including 9 BMR units
C10	1082.02	175-060-09	245 Nova Albion	6.85	HDR	HR-1.8	Former Nazareth House	24	164	97	Exempt	Existing buildings, east edge of site is sloped	Available	9		88	No	1200 SF single family home on lot zoned for multifamily	
C11	1121	013-061-09	51 Mariposa Rd	0.16	HDR	HR-1.5	Single family house	29	4	3	Private	None	Available				3	No	1500 SF single family home on lot zoned for multi-family
C12	1110.02	012-062-05	413 1st Street	0.18	HDR	HR-1	Single family house	43	7	6	Private	None	Available				6	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.
C13	1101	014-054-31	326 Mission	0.33	HDR	PD	Underused portion of retirement community	43	14	14	Private	Complex	Available				14	No	This is an active project in pre-application phase called Brookdale Apartments, with 10 units. Site is now vacant.
C14	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	11	10	Private	None	Available	1		9	No	City-operated parking lot across from City Hall and west of Falkirk Mansion. Identified previously. Flat site adjacent to Downtown.	
C15	1090.01	011-162-17	1428 Mission (Menziez parking lot)	0.8	PQP	PQP	City-operated parking lot	24	19	16	Public	Adjacent to historic landmark	Available	16			Yes		

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		
C16	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 Madonna 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. Requires increase in allowable density to 43.5 DU/AC
C17	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.
C18	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														
C19	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. Townhome density assumed
C20	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									503					248	81	174		

SPREADSHEET "D"
 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	Mod	Above		
D1	1122.02	014-12-28	555 Francisco Blvd East (Harbor Center)	2.24	Marine Commercial	MC	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.	
D2	1082.02	175-060-67	Northgate Mall	28.22	Community Commercial MXD	GC	Regional shopping Mall	43.5	1,905	907	Private	Traffic	Available, improvements needed	96	100	711	Partial (200 DUs 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 five 7-story apartment buildings, plus 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)	
		175-060-40	1500 Northgate Dr	10.38		GC													
		175-060-12		2.14		GC	Retail footprint												
		175-060-59		1.04		GC	Retail footprint												
		175-060-61		0.79		GC	Retail footprint												
		175-060-66		1.3		GC	Retail footprint												
D3	1060.01	155-141-26	4340 Redwood Hwy	5.17	Office	O	LaPlaza Office Park	43.5	224	179	Private	Existing uses	Available	17		162	Yes	Complex of one-story offices built in 1972, current FAR is 0.31. Mostly smaller tenants, some vacancies. Site listed previously.	
D4	1060.01	155-141-28	50 Mitchell Blvd	0.44	Office	O	Margarita Plaza Office Park	43.5	117	93	Private	Existing uses	Available	9		84	Yes	Complex of one story offices built in 1966, current FAR is 0.43. All four parcels in common ownership (-31 is the parking lot). Level site, many smaller tenants. Multiple vacancies. Site listed previously.	
		155-141-29	40 Mitchell Blvd	0.42	Office	O													
		155-141-30	4 Mitchell Blvd	0.65	Office	O													
		155-141-31		1.18	Office	O													
D5	1082.02	175-331-24	600 Las Gallinas Av	1.17	Office	O	Wells Fargo	43.5	71	56	Private	Existing uses	Available		56		Yes	Wells Fargo Bank and adjacent parcel with parking lot. Bank was built in 1964. FAR on the two pannels is just 0.07. Most of the site is parking. Site listed previously.	
		175-331-21		0.48	Office	O	parking lot												
D6	1082.01	175-060-32	555 Northgate Dr	2.17	Office	O	office bldg	43.5	94	75	Private	Existing uses	Available		75		Yes	24,000 SF multi-tenant office building built in 1960, within 1/2 mile of SMART station and adjoined on two sides by high density housing. 7,300 SF now for lease. Current FAR is 0.26. Much of site is parking.	
D7	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.	
D8	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.	
D9	1122.02	014-152-39	east of 100 Yacht Club Dr	1	Marine Commercial	MC	waterfront parking lot	21.8	21	18	Private	Sea level rise, liquefaction	Available	2		16	No	Large surface parking lot (0.998 Ac) on prvt site east of vacant Terrapin Crossroads restaurant. Waterfront access.	
D10	1122.02	008-105-09	141 Bellam	0.48	Neighborhood Commercial MXD	NC	More for less retail store	24.2	11	15	Private	Sea level rise, traffic	Available			15	No	Discount grocery store on half-acre parcel at Bellam and Lisbon, NE corner. Most of site is parking. Presumes allowable density in Neighborhood Commercial zoning district is increased to 1 DU/1250 SF (24.8 DU/A)	

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	Mod	Above		
D11	1060.01	151-131-31	5 Mitchell Blvd	0.23	Office	O	office bldg	43.5	34	27	Private	Existing uses	Available	27			No	Two office parcels under same owner. Assessor indicates both sites are "unimproved" but each has a small office bldg (zero improvement value). 1 Mitchell is Westamerica branch bank. 5 Mitchell is 3100 SF office bldg, no tenants listed on building	
		151-131-32	1 Mitchell Blvd	0.57	Office	O	office bldg												
D12	1060.01	155-131-27	25 Mitchell Blvd	2.44	Office	O	office bldgs	43.5	104	83	Private	Existing uses	Available	83			No	40,000 SF office building, single story rectangular configuration with central open space. Built in 1968. Mostly small local-serving tenants, some vacancies. Similar to LaPlaza and Margarita Plaza, which were listed as housing sites in 2015. Zoning allows 43.5 DU/AC	
D13	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	
D14	1122.02	008-091-14	65 Vivian St	0.42	Neighborhood Commercial MXD	NC	Car Wash	24.2	10	12	Private	Sea Level Rise	Available	12			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. Need to increase allowable Neighborhood Commercial densities to 1 DU/1250 SF (34.8 DUA)	
D15	1122.04	014-193-13	65 Medway	0.46	Neighborhood Commercial MXD	NC	Enterprise Rent-a-Car	24.2	11	24	Private	Sea Level Rise	Available	24			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 and westerly parcel is zoned CCIO and requires rezoning. Yield presumes increase in NC densities to 34.8 DUA	
		014-193-12		0.3	LI/O	CCIO	parking lot												
D16	1082.01	018-142-40	350 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.	
D17	1082.01	018-142-41	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 site needs to be rezoned to O.	
D18	1081	178-101-34	620 Freitas Pkwy	1.02	Neighborhood Commercial MX	NC	Terra Linda Shopping Center	24.2	74	90	private	traffic, access	Available	90			No	Terra Linda Shopping Center, built around 1956. These six parcels are 3.07 acres and have three owners. Excludes several outparcels (tire shop, dental offices) but counts Scotty's market and the shopping center. Redevelopment of this center is expressly supported by General Plan 2040 and was also supported by General Plan 2020. Yield presumes increase in allowable NC densities	
		178-101-45		0.31															
		178-101-43	633 Del Ganado	0.44															
		178-101-41	627 Del Ganado	0.47															
		178-101-44	641 Del Ganado	0.47															
		178-101-36	667 Del Ganado	0.36															
D19	1060.01	155-072-05	11 Professional Ctr Pkwy	0.87	Office	O	Vacant office/day care	43.5	37	30	Private	None	Available	30			No	As of March 2022, this property was being advertised for sale. It is an 8,900 office building formerly used as a child care center. Assessed land value is more than twice the building value. Existing FAR is only 0.22. Built in 1969.	

ID #	Census Tract	APN	Address/Location	Acreage	GP des	Zoning	Existing Use	DU/AC capacity	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Counted Before?	Comments
														Low	Mod	Above Mod		
D20	1090	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														
D21	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														
D22	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														
D23	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.
D24	1122	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.
D25	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.
D26	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
D27	1122.02	009-181-18	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.
D28	1121	013-092-17	85 Woodland Av	0.75	Neighborhood Commercial MXD	NC	Bret Harte Market	24.2	18	24	Private	none	Available	2	22		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. Yield presumes increase in NC zoning density.
D29	1082.01	179-101-01	100 El Prado Av	0.55	Neighborhood Commercial MXD	NC	Dandy Market	24.2	13	16	Private	Traffic/access	Available	16			No	Small neighborhood market, built 1951. Zoning allows for multi-family or mixed use, including housing over market. Yield presumes increase in NC zoning density.
D30	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
Subtotal									2044					712	279	1053		

SPREADSHEET "E"

DOWNTOWN MIXED USE SITES (in Precise Plan Area)

Census ID #	Tract	APN	Address/Location	Area	GP des	Zoning	Existing Use	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category				Previously Counted?	Comments
													Low	Mod	Mod	Above		
E1	1110.02	012-073-23	2nd/D SE corner (1323 2nd Street)	0.32	DMU	T4N 40/50	Auto parts store	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 DTPP as opportunity site for 13 DU.	
E2	1110.02	011-254-08	2nd and C, NW corner (1304-1318 2nd Street)	0.17	DMU	T4N 40/50	Deli. Retail store	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 DTPP as opportunity site for 26 units, though that includes adjoining Chevron sta.	
		011-254-23		0.16	DMU													
E3	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	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 DTPP.	
		011-253-08		0.08	DMU													
E4	1110.01	011-212-15	5th and C SE corner	0.38	DMU	T5N 40/60	Municipal parking garage	37	16	Public	None	Available	16			No	2 level public parking garage at 5th/C, adjacent to City Hall. Identified in DTPP as 37 units	
E5	1110.01	012-075-08	703 B Street	0.12	DMU	T4N 40/50	7-11 store	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													
E6	1110.01	013-012-02	700 B Street	1.99	DMU	T5N 40/60	Safeway	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. DTPP assumed 50 units	
E7	1110.01	011-213-01	1145 Mission Av	0.22	DMU	T4N 40/50	Parking	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 DTPP	
		011-213-02		0.09			SF home (bank-owned)											
		011-213-03		0.18			Parking											
E8	1110.01	011-263-21	1030 Third St (3rd and A NE corner)	0.68	DMU	T5N 50/70	First Federal Bank	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 DTPP.	
E9	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)	120	120	Private	None	Available	12		108	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 if 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	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														
E10	1110.01	011-221-13 (northern half)	Back half of 1110-1122 Court, 980-990 Fifth	0.34	DMU	T4N 40/50	parking lot	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.		
E11	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	42	80	Private	Slight slope	Available	8	72	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)		
E12	1110.01	011-221-07	914 5th Av (n/side between Court and Nye)	0.27	DMU	T5N 50/70	municipal parking	18	15	Public	None	Available	15		No	Municipal parking lot on 5th Avenue. Downtown Precise Plan estimated 15 units on this site.		
E13	1110.01	011-221-04	SW corner Nye and Mission (next to 907 Mission)	0.21	DMU	T5N 50/70	private parking lot	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.		
E14	1110.01	011-174-14 (s	NW corner Mission and Court	0.5	DMU	T4N 40/50	vacant	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.		
E15	1110.01	011-225-01	SW corner Lincoln/ Mission (1125 Lincoln)	0.214	DMU	T4N 40/50	76 station	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													
E16	1110.01	011-224-08	SW corner Lincoln/ 5th (through to 4th)	0.093	DMU	T5N50/70; T4MS60/80	Lotus rest. (4th); parking (5th)	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														
E17	1110.01	011-224-05	809 5th Av	0.13	DMU	T5N50/70	municipal parking	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													
E18	1110.01	011-271-14	3rd/Lootens NE corner (840 3rd)	0.12	DMU	T5N50/70	municipal parking	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													
E19	1110.01	011-273-17	3rd and Cijos NE corner	0.46	DMU	T5N50/70	municipal parking	41	36	Public	None	Available	36		No	.46 acre municipal parking lot on 3rd Street at Cijos. DTPP identified capacity for 30 units.		
E20	1110.01	011-273-24	w/side Lincoln b/w 3rd and 4th	0.19	DMU	T4MS 60/80	private parking lot	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.		

Census ID #	Tract	APN	Address/Location	Area	GP des	Zoning	Existing Use	Theoretical capacity	Realistic capacity	Pub/Priv	Constraints	Infra-structure	Income Category			Previously Counted?	Comments
													Low	Mod	Above		
E21	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.	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													
E22	1110.01	011-275-13	Tamalpais/3rd NW corner	0.33	DMU	T5MS 70/90	private parking lot	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.	
E23	1110.01	014-121-14	Hetherton/3rd NW corner (666 3rd)	0.59	DMU	T5MS 70/90	Citibank and parking	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	
E24	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	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.	
E25	1110.01	011-227-02	SW corner 5th and Tamalpais	0.36	DMU	T5MS 70/90	Parking lot for 709 Fifth Av	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	
E26	1110.02	011-251-06	NW corner 2nd and D St (905 D St)	0.117	DMU	T5N 40/60	vacant lot	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		
E27	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	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														
E28	1110.02	011-245-26	4th and E/ SW corner (1515 4th St)	0.83	DMU	T4MS 50/70	former WestAmerica Bank	106	191	Private	None	Available	14	177	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. Density bonuses requested.		
		011-245-39		0.06														
E29	1110.02	011-241-35	2nd and G Street NW corner (1660 2nd St)	0.26	DMU	T4N 40/50	West End Animal Center	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.		
E30	1110.02	012-073-28	1st and D, NE corner (706-712 D St)	0.535	DMU	T4N 40/50	small, local-serving offices	34	28	Private	None	Available	3	25	No	0.76 ac site comprised of three adjoining parcels with two owners. One of the parcels are 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														
E31	1110.02	012-073-10	711 D Street	0.161	DMU	T4N 40/50	vacant lot	6	4	Private	None	Available		4	No	Proposal for four townhomes just received for this site (Jun 2022)		
E32	1110.02	011-231-21	1801 4th St (4th and Ida, SW corner)	1.176	DMU	T4MS 40/60	Best Buy outlet	91	72	Private	None	Available	7	65	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											
E33	1110.02	010-291-33	1826 4th St (4th St west of El Camino)	0.44	DMU	T4MS 40/50	Ace Garden Center	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														
E34	1110.02	011-202-11	NW corner 4th and E Streets (1504-1518 4th St)	0.2	DMU	T4MS 50/70	Rug store, bakery	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														
E35	1110.02	012-064-18	SW corner 2nd and E (1515 2nd St)	0.567	DMU	T4N 40/50	Shineology car wash	25	20	Private	None	Available	20		No	Car wash. FAR is 0.08 and Assessed Improvement to Assessed Land Value ratio is 0.13.		
E36	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	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														

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													Low	Mod	Mod	Above		
E37	1110.02	011-194-13	1610 4th St (n/side midblock b/w F and G Streets)	0.18	DMU	T4MS 40/50	used car lot	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		
E38	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	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													
E39	1110.02	011-245-38	220 Shaver	0.9	DMU	T4N 40/50	AT&T facility	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.		
E40	1110.02	011-251-12	NE corner, 3rd and E Streets (908 E St)	0.23	DMU	T5N 40/60	office bldg and parking	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													
E41	1110.02	011-251-10	N/side 2nd St between D and E Streets (1412 2nd)	0.08	DMU	T4N 40/50	Municipal parking lot	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.		
E42	1110.02	011-196-09	1550 4th parking	0.217	DMU	T4MS 40/50	overflow parking, car storage	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												
E43	1110.02	012-054-02	S of 1621 2nd	0.229	DMU	T4N 40/50	vacant lot	4	4	Private	None	Available		4	No	Vacant lot on Miramar south of 2nd. Potential 4-plex.		
E44	1101	014-092-26	NE corner 4th and Mary (350 4th St)	1.07	DMU	T4N 40/50	Salvation Army	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.		
E45	1101	014-126-06	W/side Grand b/w Second and Third (515 3rd St)	1.86	DMU	T5N 40/60	United Market	85	83	Private	None	Available	8	75	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.		
E46	1101	014-123-26	N/side 3rd bw Grand/Irwin (508-514 Irwin)	0.29	DMU	T5N 40/60	private parking lots	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														
E47	1101	014-132-15	S/side 2nd b/w Grand and Irwin (555 2nd St)	0.44	DMU	T5N 40/60	KFC restaurant	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		

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													Low	Mod	Above Mod		
E48	1101	014-132-12	SE corner Irwin and Second (700 Irwin)	0.57	DMU	T5N 50/70	vacant office bldg	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	
E49	1101	014-091-15	NE corner Grand and 4th (420 4th/ 1010 Grand)	0.128	DMU	T4N 40/50		34	35	Private	None	Available	3	32	No	.264 site, recently aggregated and in pre-application stage for 35-unit mixed use (mostly residential) project	
		014-091-16		0.069													
		014-091-17		0.067													
E50	1101	014-123-27	SE corner Irwin and 4th St (523-525 4th)	0.51	DMU	T5N 50/70	Office bldgs	72	60	Private	None	Available	6	54	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.	
		014-123-28		0.3													
E51	1101	014-123-06	s/side 4th b/w Grand and Irwin	0.3		T4N 40/50		13	12	Public	None	Available	12		No	City-owned property, used for storage.	
E52	1101	014-151-11	b/w 179 and 209 Third St	0.55	DMU	T5N40/60	Overflow parking lot	25	20	Private	Flooding	Available	20		No	Spillover parking lot, east of Montecito Plaza Shopping Center. Primarily used during peak periods. Waterfront site.	
E53	1101	014-093-10	NW corner Mary and Third (402 3rd St)	0.32	DMU	T5N 40/60	Peet's coffee	13	10	Private	None	Available	1	9	No		
Subtotal								1814					602	249	963		

ATTACHMENT 5: REPORT FROM Y-PLAN/ YOUTH IN ARTS



To: Barry Miller and the San Rafael Housing Element Working Group
From: Students at Laurel Dell Elementary School —Y-PLAN + Youth in Arts Program
Re: Recommendations for Affordable Housing in San Rafael

Date: June 15, 2022

Dear San Rafael Housing Element Working Group

As many of you know, the third grade students at Laurel Dell Elementary School took on the challenge *“How do we create more affordable housing in San Rafael?”* as part of their 12-week study of Architecture and Urban Planning program sponsored by Youth in Arts and UC Berkeley’s Y-PLAN* this spring.

With support and guidance from professional architects, planners and civic leaders, , the Laurel Dell students spent over a month intensively studying the issues, and formulating recommendations for the Housing Element Working Group. We structured the students’ experience so that they could work in parallel, contribute, and add value to the work of the Housing Element Working Group.

The students studied a large 3D map of San Rafael, focusing on both sides of the Creek/Canal; the industrial area; and neighborhoods around their school and Davidson School. We identified sites that might accommodate affordable housing. We then introduced the students to nine different housing types: ADUs, Tiny Houses, Micro-Apartments, Co-housing, High Rise Housing, and Adaptive Re-Use of existing old buildings.



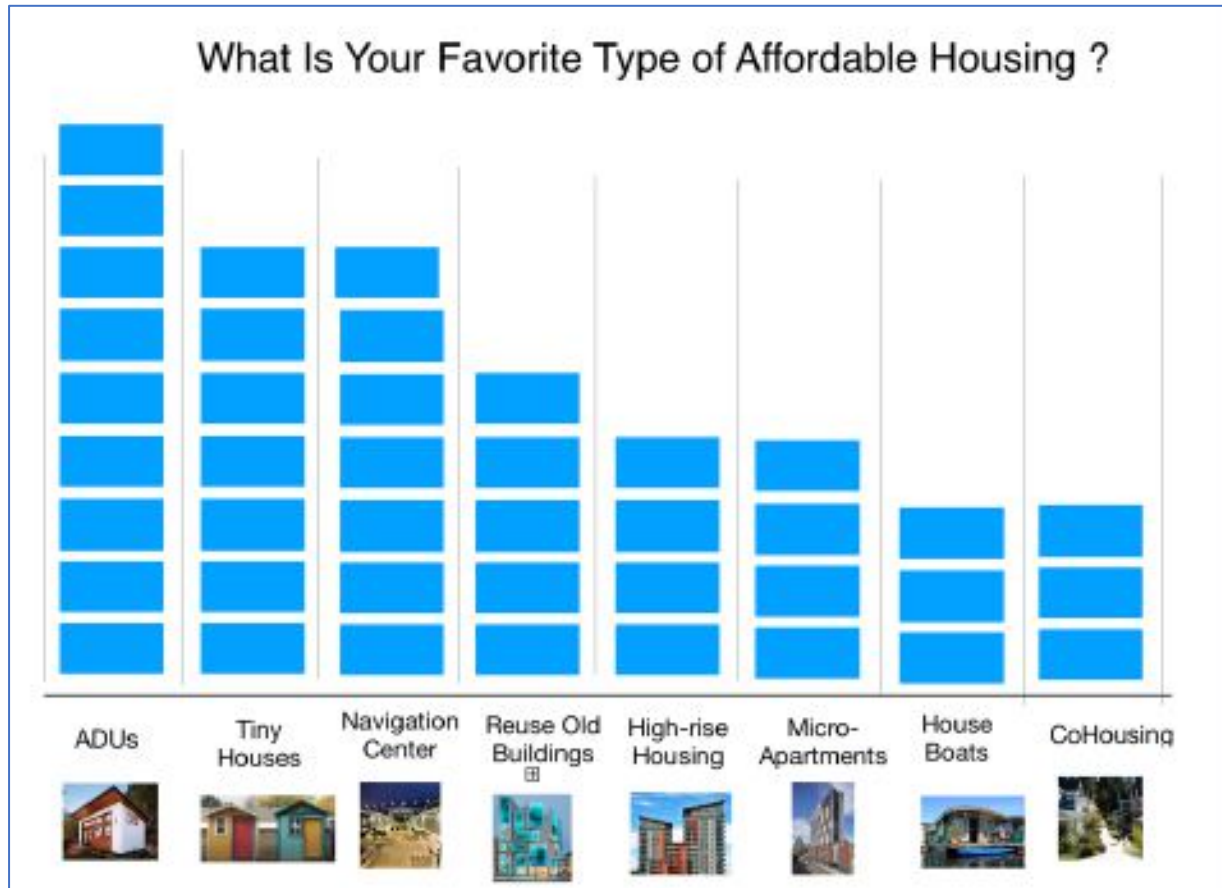


Working in teams of three, the students focused on one housing type per team. They studied affordable housing best practices in different cities around the world. Then each team created a site model for their housing type. After much discussion with each other, adult professionals, and School Board President and Housing Element Working Group Member, Linda Jackson, the children voted on their top three housing types.



ADUs were by far the most popular housing type. *“One or two people can afford to live there and share the garden (and maybe even a pool) with people who have a big house and yard”*, Tiny Houses were the second most popular housing type. *“Homeless people can live in a nice colorful place, and feel like they are in a neighborhood.”*, The navigation center was also an appealing option. *“People can come here to be safe, to get food, and to get help.”* Finally, the students made smaller scale versions of each site

model, and situated them on the large 3D Map of the city — on sites that they felt were suitable and could accommodate affordable housing





Recommendations

We offer you a set of recommendations, based upon the children’s studies, their visioning process, input from each other and adults, as well as their own knowledge of and lived experiences in San Rafael. These values and priorities were reflected in the students’ designs for the nine prototypical models. The ideas and features were highlighted in their voting preferences and were ratified in the group discussions that ensued after their design, visioning, and prioritizing sessions. These themes apply to all the housing types explored by the students.

- 1. Public space** within all affordable housing types is a high priority. The children on all teams focused on creating shared spaces and quality public life within each housing configuration. Recommended spaces and places include green spaces, open space, swimming pools, gathering places, and gardens.
- 2. Community connections** and a strong sense of community are also important. The students repeatedly emphasized that affordable housing developments should build in opportunities for face-to-face human connections. In their models the students created spaces and places that enabled residents of all ages and backgrounds to get to know each other, build relationships, and stay connected. To this end, in their models the students included gathering places, shared community rooms, and friendly doors and windows.

3. **Access to resources, and opportunities to share resources** is another aspect of affordable housing that the children emphasized as crucial, especially for homeless and housing insecure folks. In their proposals for tiny homes, a navigation center, and micro apartments they built in resources that promoted well-being for all residents. These included: mental and physical health resources, support services. In all of the housing types shared resources also included tools, recreational equipment, and gardens/food.
4. **Welcoming features that appeal to people of all ages** were included in all the children's proposals. These included: **bright, friendly** colors on walls and walkways; elements that promote fun such as swimming pools and play area; safety and protection from traffic and danger, and access to public transit, bike and walking pathways.



Overall, this experience enabled the children to add their voices to everyone on the Housing Element Working group who are working affirmatively to promote fairness and equity in housing in San Rafael.

***Youth in Arts** aims for youth of every background and ability to have the creative skills, compassion, confidence, and resilience to share their voices and achieve their goals.

Y-PLAN (Youth – Plan, Learn, Act, Now) is an educational strategy that empowers young people to tackle real-world problems in their communities through project-based civic learning experiences. Y-PLAN centers youth as agents of change by partnering them with the adults who are designing and planning our cities.