

Memorandum

November 21, 2011

TO: Sausalito Housing Element Task Force

FROM: Geoff I. Bradley, Principal, Metropolitan Planning Group
Karen Warner, AICP, Principal, Karen Warner Associates

SUBJECT: Approach and Methodology for assessing housing units potential for the 1999 – 2014 Housing Element Planning Period

Background

This memo documents the planning approach and methodology used to accommodate the realistic housing capacity planned for the 1999 – 2014 Housing Element planning period for the City of Sausalito. This analysis, if adopted by the City Council, will be used to meet the City's Regional Housing Needs Allocation (RHNA) requirement as mandated by State law, and will be included in the City's Housing Element that will be submitted for certification by the State.

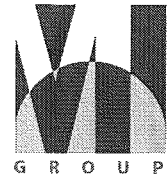
An integral element of the proposed approach is recognizing Sausalito's unique small-town character and the residents' strong desire to preserve and strengthen their community's history, character and overall sense of place.

The goal of the Housing Element Update is to meet State mandates, achieve California Department of Housing and Community Development (HCD) certification, and reflect the values of the community.

Planning Strategy

The strategy for meeting the required RHNA employs a balanced approach that utilizes the full range of options allowed under State law. Additionally, a "buffer" of 10% to 20% above the required RHNA is recommended to demonstrate a margin of safety over the required target amount of housing to be planned for (i.e., the RHNA). HCD recommends that jurisdictions have some extra capacity in their sites inventory to offset sites that are developed at lower densities. This is particularly important in Sausalito where it is unknown how many existing Accessory Dwelling Units (ADUs) and liveaboards will participate in the City's amnesty programs. Currently, the total buffer for both planning cycles is 11%. However, the 1999-2006 planning period currently has a -5% buffer, and the 2007-2014 planning period has a 30% buffer.

This strategy includes counting housing units approved and housing units built during the planning period (1999 – 2014), accessory dwelling units, liveaboards in the Sausalito marinas, and a detailed analysis of the housing potential within the City on parcels under existing zoning.



As a last resort, potential rezone sites have also been identified in the event adequate capacity cannot be demonstrated with the other options listed.

This strategy acknowledges the built-out, relatively dense pattern of Sausalito, its unique demographics (i.e., very high percentage of single-person households), and significant physical constraints (i.e., slope, proximity to water, small lots) to the development of new residential and mixed-use projects. The tables on the following pages summarize the unit potential under the full range of strategies proposed, as described in the accompanying narrative. These tables include a total summary for the 1999-2014 planning period, and breakdowns for both the 1999-2006 and 2007-2014 planning periods. An inventory list of sites with unit potential is attached in **Appendix B**.

Built Units

The City has issued building permits for **51** housing units thus far in the planning period. The most recent data is from September 2010 and will be updated again as part of this effort. Built units represent **12%** of the total 1999-2014 housing units capacity.

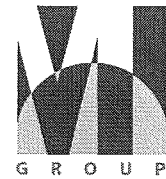
New Accessory Dwelling Units (ADUs)

The Housing Element Task Force (Task Force) has made Accessory Dwelling Units (ADUs) a key part of Sausalito's strategy to meet the housing needs of a diverse range of residents. Although not currently allowed by Sausalito's Zoning Ordinance, ADUs provide the opportunity for smaller, more affordable homes throughout the community.

The Housing Element will allow and encourage the creation of new ADUs as a form of small scale, contextual infill development that will provide an affordable housing type throughout the City. Due to the City's very high percentage (47%) of single person households, this strategy is ideally suited to Sausalito. Creation of new ADUs account for **54** units (or **13%**) of the total 1999-2014 housing units capacity. This equates to the creation of approximately one ADU per month for the remaining two years of the planning period, assuming adoption of an ordinance by mid-2012 encouraging ADUs.

Existing ADUs (Amnesty Program)

This proposed strategy includes creation of programs and incentives to encourage owners of existing ADUs to legalize them. Due to the long period of time that legal ADUs have not been permitted in Sausalito, and recent survey data demonstrating a substantial number of existing ADUs in the City, it is reasonable to anticipate at least **38** existing ADUs will be legalized and credited towards meeting the City's housing goals. This represents **9%** of the total 1999-2014 unit capacity.



PRELIMINARY SUMMARY OF HOUSING UNIT POTENTIAL DURING 1999-2014 PLANNING PERIOD

Income Levels	Very Low	Low	Moderate	Above Moderate	TOTALS	
RHNA TARGETS:	81	47	84	160	372	
Approved/Built	22	0	1	28	51	12%
New Accessory Dwelling Units (Medium)	27	22	3	2	54	13%
Existing Accessory Dwelling Units (Heavy)	19	15	2	2	38	9%
Existing Liveboards (Light Approach)	23	23	23	23	92	22%
Future Liveboards (Light Approach)	0	0	0	22	22	5%
R-1 Capacity	0	0	0	19	19	5%
R-2-2.5 Capacity	0	0	35	0	35	8%
R-2-5 Capacity	0	0	0	16	16	4%
R-3 Capacity	19	19	0	0	38	9%
Commercial Zone Capacity	17	17	13	0	47	11%
Rezone Properties Capacity*	0	0	0	0	0	0%
TOTALS	127	96	77	112	412	
Percentage Over Target:	57%	104%	-8%	-30%	11%	BUFFER
Difference:	46	49	-7	-48	40	

* Please refer to the "Rezoning" section on Page 10.



PRELIMINARY SUMMARY OF HOUSING UNIT POTENTIAL DURING 1999-2006 PLANNING PERIOD

Income Levels	Very Low	Low	Moderate	Above Moderate	TOTALS	
RHNA TARGETS:	36	17	50	104	207	
Approved/Built	22	0	0	20	42	21%
New Accessory Dwelling Units (Medium)	0	0	0	0	0	0%
Existing Accessory Dwelling Units (Heavy)	0	0	0	0	0	0%
Existing Liveboards (Light Approach)	0	0	0	0	0	0%
Future Liveboards (Light Approach)	0	0	0	0	0	0%
R-1 Capacity	0	0	0	19	19	10%
R-2-2.5 Capacity	0	0	35	0	35	18%
R-2-5 Capacity	0	0	0	16	16	8%
R-3 Capacity	19	19	0	0	38	19%
Commercial Zone Capacity	17	17	13	0	47	24%
Rezone Properties Capacity*	0	0	0	0	0	0%
TOTALS	58	36	48	55	197	
Percentage Over Target:	61%	112%	-4%	-47%	-5%	BUFFER
Difference:	22	19	-2	-49	-10	

* As the ADU and Liveboard policies are not yet in place for the former planning period, all of the units under those strategies are placed in the calculations for the second planning period.



PRELIMINARY SUMMARY OF HOUSING UNIT POTENTIAL DURING 2007-2014 PLANNING PERIOD

Income Levels	Very Low	Low	Moderate	Above Moderate	TOTALS	
RHNA TARGETS:	45	30	34	56	165	
Approved/Built	0	0	1	8	9	4%
New Accessory Dwelling Units (Medium)	27	22	3	2	54	25%
Existing Accessory Dwelling Units (Heavy)	19	15	2	2	38	18%
Existing Liveboards (Light Approach)	23	23	23	23	92	43%
Future Liveboards (Light Approach)	0	0	0	22	22	10%
R-1 Capacity	0	0	0	0	0	0%
R-2-2.5 Capacity	0	0	0	0	0	0%
R-2-5 Capacity	0	0	0	0	0	0%
R-3 Capacity	0	0	0	0	0	0%
Commercial Zone Capacity	0	0	0	0	0	0%
Rezone Properties Capacity*	0	0	0	0	0	0%
TOTALS	69	60	29	57	215	
Percentage Over Target:	53%	100%	-15%	2%	30%	BUFFER
Difference:	24	30	-5	1	50	



Liveboards

The Task Force has recommended a strategy to allow for the recognition of liveboards as a locally significant form of affordable housing in Sausalito. This strategy is important, in addition to providing much needed affordable housing, in that it correlates very strongly to the unique relationship that the community has with the water and the long-standing tradition of marine oriented businesses and activities that have defined Sausalito for over 100 years.

Up to **114** liveboard units in the Sausalito marinas (92 existing and 22 anticipated future units) may potentially be counted towards meeting the City's housing goals, representing **27%** of the total 1999-2014 unit capacity.

The consultant team is currently gathering documentation to verify the rent levels within the marinas to confirm the affordability of this form of housing, as well as evaluate the specific steps involved in obtaining San Francisco Bay Conservation and Development Commission (BCDC) permits to allow liveboards for the five marinas currently without such permits.

Default Density

Housing Element law requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites¹. The inventory of land suitable for residential development must be used to identify sites that can be developed for housing within the planning period². Sites with zoning designations that allow residential development at a density of at least 20 dwelling units per acre (du/ac) are considered affordable to "lower income" households. For this reason, potential units on infill sites that achieve this density are divided equally with half placed in the "very low income" category and the other half placed in the "low income category". Unit potentials of at least 12 du/ac but less than 20 du/ac may be considered affordable to "moderate income" households. This is known as the "default density" and is a very important component of the overall strategy recommended for the City of Sausalito.

Density Bonus

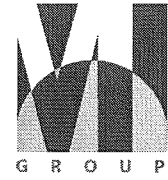
Under existing State law, projects with at least 5 units may request a density bonus. Depending on the level of affordability, the bonus may be between 5% and 35% of the base density.³

Under the current analysis, only 8 out of 63 parcels meet the 5-unit threshold for a Density Bonus request.

¹ California Government Code Section 65583(a)(3)

² California Government Code Section 65583.2

³ California Government Code Section 65915 – 65918.



Residential Infill Sites (44 parcels, 108 potential units)

A review of all parcels within the City with residential zoning in place yields a total of **44** parcels that are considered good candidates for infill residential development. On these parcels, it is estimated that **108** new residential units could be built in the future under existing zoning regulations. To clarify, this analysis assumes no change in existing zoning designations or standards. This is a strategy that simply looks at the community as it is today, applies the existing development rules, and calculates the resultant number of housing units that could reasonably be provided. On average these potential housing developments would consist of 2.45 units per parcel. This small-scale level of potential development is consistent with the constraints and character of Sausalito.

In order to make this a meaningful exercise, a number of filters were developed in order to identify only those properties that truly have realistic development potential:

- Parcels of 40% average slope or more were excluded (except R-1)⁴;
- All landlocked parcels were removed⁵;
- Underutilized parcels with existing homes built after 1980 were removed⁶;
- All parcels less than 2,000 square feet (s.f.) in size were removed⁷;
- All parcels on the City's List of Noteworthy Historic Structures were removed⁸;
- All parcels that were on the City's list of Constructed and Approved projects were removed.⁹
- A visual check using Google Earth¹⁰ and Google Streetview was performed to ascertain the current build out and visual conditions of buildings.

⁴ As several homes in the Single-Family Districts are built on relatively steep slopes, the slope cut-off for Single-Family Districts is higher than the slope cut-off for Two-Family, Multi-Family Districts, and all other districts, where a higher density would be more difficult to achieve with steeper slopes. The slope is calculated by the Marin County Community Development Agency based on the County's Development Code 22.130.030, in Title 22, Article VIII. A 100% slope refers to a 45 degree slope. A 40% slope refers to an approximately 22 degree slope.

⁵ A landlocked parcel refers to a parcel with no ready access to a road. An easement would need to be carved out for the parcel, making development more complicated.

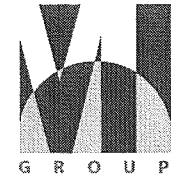
⁶ Housing stock beyond 30 years old would have a higher chance of redevelopment. As many Sausalito properties have been well-maintained over the years, additional field inspections would help ascertain the visual quality of the buildings and redevelopment potential.

⁷ A study titled *The Future of Infill Housing in California: Opportunities, Potential Feasibility and Demand*, was written by the Institute of Urban and Regional Development at the University of California, Berkeley, and published by HCD in September 2005. The study supported the development of an inventory to facilitate and promote infill housing development in California, and discussed physical feasibility issues for infill housing production. Without looking at other physical constraints such as steep slopes and unstable soils, the study states that other factors being equal, typically parcels that are 2,000 – 2,500 square feet or less present increased challenges that could render a lot almost un-buildable. The inventory excluded lots smaller than 2,500 square feet. M-Group has used this guiding principle to exclude all parcels less than 2,000 square feet in Residential and Commercial zones from the analysis.

http://www.hcd.ca.gov/hpd/infill_parcel/

⁸ The City maintains a list of Noteworthy Structures and Other Buildings that May Have Historical Significance, dated 1999.

⁹ The City maintains a list of Constructed and Approved projects. The version used by M-Group dates from 1999 to September 23, 2010.



Commercial Infill Sites (19 parcels, 47 potential units)

Sausalito’s existing zoning regulations allow for residential uses on upper floors of commercially zoned property. This form of mixed-use infill development is an ideal way for the City to utilize its existing stock of parcels currently served by existing roads and utilities. Residents over ground floor commercial provide passive security for the area, provide a built-in customer base, and create increased activity and vitality within commercial areas. This form of traditional mixed-use enhances the historic development pattern found in the commercial areas of Sausalito where a number of apartments and flats exist above street level retail spaces. Similar to the residential parcels, commercially zoned sites result in very small infill projects of 2.47 dwelling units per parcel on average.

Parcels with residential development potential in the CC, CN-1, CR, CN-2 Zoning Districts were identified based on the following filters (please see footnotes 3 to 9 for more information):

- Parcels of 40% slope were excluded¹¹;
- All landlocked parcels were removed;
- All parcels less than 2,000 square feet (s.f.) in size were removed;
- All parcels that were deemed infeasible due to size, age and condition of existing buildings;
- All parcels on the City’s List of Noteworthy Historic Structures were removed;
- All parcels that were on the City’s list of Constructed and Approved projects were removed.

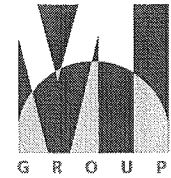
There were **19** parcels identified as good candidates for mixed-use development under existing zoning. Some sites would support adding new residences by converting existing commercial space, constructing new upper levels, or above existing buildings, where other sites would involve a redevelopment of the site by demolishing existing buildings and erecting new buildings. There are **47** units in this category, which represents **11%** of the total housing units planned.

An additional visual survey of all commercial parcels in the City showed that there are currently at least 8 existing upper-floor commercial units with lease signs, and are suitable for conversion into housing.

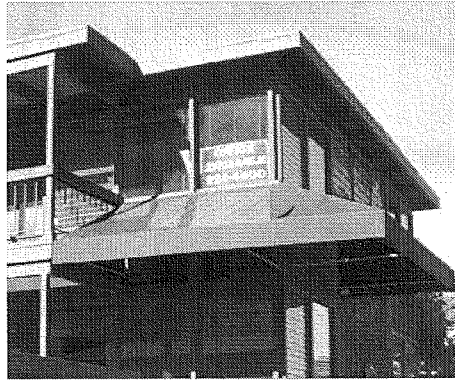
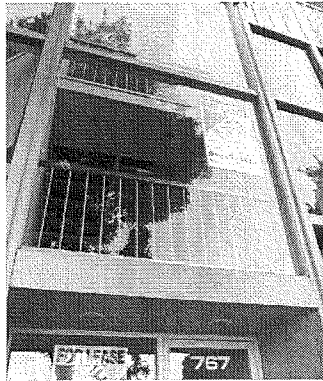
None of the Commercial Infill Sites are located within the Marinship Area. Changes in land use within the Marinship are subject to the Fair Traffic Initiative, which would require a city-wide

¹⁰ While most Google Earth images are approximately 1 to 3 years old, high-resolution satellite imagery was updated for the Bay Area, including the entire City of Sausalito, on May 31, 2011. Source: Google Earth and <http://www.google.com/earth>

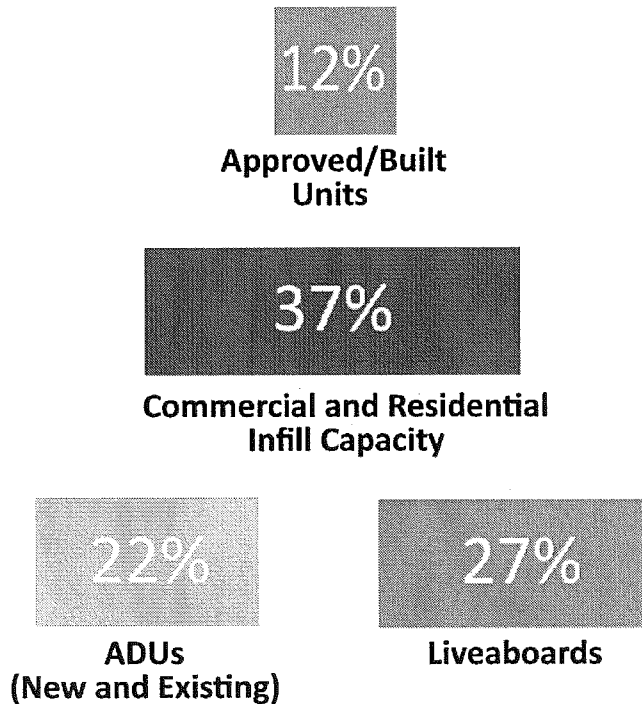
¹¹ This filter is applied using the same assumption for residential parcels, that a steeper slope creates more constraints for development.

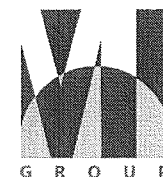


vote. This is not considered a feasible strategy in order to meet the goal of achieving an adopted and certified Housing Element within the current cycle.



Balanced Approach



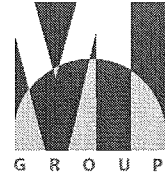


Rezoning

The Task Force is also considering an Affordable Housing Overlay zone on a limited number of parcels, but no recommendation has been made on this yet. The original list of nine properties has been reduced to six by the Task Force. The following sites, except as noted, are still available for consideration, if further analysis and feedback from HCD result in the need for additional housing capacity:

APN	Site Name	Current Zoning	Updates	Potential Units under Current Zoning	Potential Units under Rezone	AHOD applied to current zoning	AHOD applied to R3 zone
INCLUDED IN INVENTORY							
064-151-02	U-3 - 1700 Block of Bridgeway	R-3	Included in M-Group's analysis in Underutilized R-3 category, for 12 potential units.	12	11	18	18
Right-of-way	V-4 - Woodward Avenue	R-2-2.5	Included in M-Group's analysis in Vacant R-2-2.5 category, for 9 potential units.	9	17	13	25
064-321-01	V-5 - Butte Street	R-2-5	Included in M-Group's analysis in Vacant R-2-5 category, with 17 potential units.	17	58	25	87
FILTERED OUT FROM INVENTORY, RECOMMEND NO FURTHER CONSIDERATION							
064-133-01	V-3 - Rodeo Avenue	OS	OS (Open Space) will require rezoning, currently not considered in M-Group's analysis.	0	17	0	25
065-181-44	U-2 - Spencer Fire Station	PI	PI (Public Facilities) would require rezoning, and slope is 52%. Currently not considered in M-Group's analysis.	0	28	0	42
065-063-12	V2 - 800 Block of Bridgeway	CC	Average Slope of the site is 77%, currently not considered in M-Group's analysis.	7	7	10	10
REMOVED BY TASK FORCE AT OCTOBER 10, 11 MEETING							
065-251-07	V-1 - Sausalito Boulevard	OS	Does not meet State's threshold for affordable housing, removed at 10.10.11 Task Force meeting.	0	5	0	7
065-242-06, 065-242-17	U-1 - Valhalla	CN-1, R3	Historic Building, removed at 10.10.11 Task Force meeting.	15	15	22	22
052-322-01	V-6 - Ebbtide Avenue	R-3	Site has difficult access, removed at 10.10.11 Task Force meeting.	4	4	6	6
Total				45	138	66	207

(totals do not include removed sites)



These sites could provide **45** units under the existing zoning designation of each property, or up to a total of **207** units if developed using Affordable Housing Overlay incentives.

Conclusion

If the community is able to support the infill development strategy, in combination with the ADU's and liveboards, the consultant team is confident that rezoning would not be necessary to demonstrate that the City is ready and willing to accommodate its "fair share" of the regional housing need. However, if it is found by HCD that the number or affordability of units within the ADU and Liveboard strategies is not supportable based on the information provided, or that further field research indicates that the Infill Sites needs to be reduced, then future consideration of the Rezone Strategy may become necessary.

This analysis demonstrates that the City currently has enough capacity for future housing development within the current General Plan and Zoning framework. The sites analysis allows for utilization of the "Default Density" provisions of Housing Element Law.

In combination with built units, ADUs and Liveboards, the City may demonstrate a planning approach that is adequate to meet the required RHNA.



APPENDIX A

Data Sources

Parcel data for the City of Sausalito was retrieved from Marin Map, the Geographic Information System (GIS) for Marin County, California. The parcel dataset was published by the County of Marin Community Development Agency beginning in 1994. Attribute data (such as owner's name, average slope, construction year for existing units, parcel size, etc.) is updated on a weekly basis, and the geometry of parcels is updated on a monthly basis, with new available data from the Marin County's Assessor-Recorder's office. The data that M-Group used for its analysis was retrieved from October 3 to 7, 2011.

M-Group combined the parcel data retrieved from the County of Marin Community Development Agency and the data provided by the City of Sausalito, which was used in the *Vacant and Underdeveloped Land Technical Study*, approved by the Housing Element Task Force in April 2011.

Considerations for Development Constraints

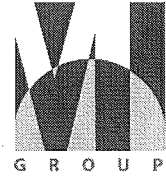
In the *Vacant and Underdeveloped Land Technical Study*, City staff had identified vacant parcels from the Marin County Assessor's Office using attribute data, and conducted a visual check using the County's GIS to confirm whether parcels were actually vacant. For more information on the filters applied, please see footnotes 3 to 9.

M-Group built on the City's study by applying additional filters to derive a smaller list of parcels that would be realistically feasible for redevelopment. The filters, or parameters and restrictions applied, include:



Zoning District and Type	Applied Filters
Vacant Single-Family Districts ¹² (R-1-20, R-1-8, R-1-6)	<ul style="list-style-type: none"> - Parcels of all slope degrees were included; - All landlocked parcels were removed; - All parcels less than 2,000 square feet (s.f.) in size were removed; - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; and - A visual check using Google Earth and Google Streetview was performed to ascertain the current build out and visual conditions of buildings.
Vacant and Underutilized Two-Family and Multi-Family Districts (R-2-2.5, R-2-5, R-3)	<ul style="list-style-type: none"> - Parcels of 40% slope or more were excluded; - All landlocked parcels were removed; - Parcels with buildings built after 1980 were removed; - All parcels less than 2,000 square feet (s.f.) in size were removed; - All parcels on the City’s List of Noteworthy Historic Structures were removed; - All parcels that were on the City’s list of Constructed and Approved projects were removed; - All parcels that did not yield a minimum of 2 potential additional units were removed; and - A visual check using Google Earth and Google Streetview was performed to ascertain the current build out and visual conditions of buildings.

¹² The City had not identified underutilized Single-Family parcels as only one unit is allowed on every lot, regardless of the size of the lot. As long as there is one unit on the parcel, it would be considered built out and not vacant or underutilized.



Zoning District and Type	Applied Filters
Underutilized Commercial Districts (CR, CC, CN-1, CN-2)	<ul style="list-style-type: none"> - Parcels of 40% slope or more were excluded; - All landlocked parcels were removed; - All parcels less than 2,000 square feet (s.f.) in size were removed; - All parcels on the City's List of Noteworthy Historic Structures were removed; - All parcels that were on the City's list of Constructed and Approved projects were removed; and - A visual check using Google Earth and Google Streetview was performed to ascertain the current build out, visual conditions of existing buildings, and development potential of the properties.
Other Zoning Districts	Other zones such as Public Facilities, Open Space, and Industrial were not considered for this analysis, as sites in those districts would require rezoning.

Existing Zoning Densities

R-3	29 dwelling units / acre (du/ac)
R-2-2.5	17.4 du/ac
R-2-5	8.7 du/ac
R-1-6	7.3 du/ac
R-1-8	5.4 du/ac
R-1-20	2.2 du/ac
Commercial zones that allow residential (CC, CR, CN-1)	29 du/ac

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APPENDIX B

INVENTORY OF SITES WITH POTENTIAL HOUSING CAPACITY

Introduction to the Inventory of Sites with Potential Housing Capacity

Housing Element law requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (California Government Code Section 65583(a)(3) and 65583.2).

This list shows parcels in the City of Sausalito with the potential to support additional housing units. This list includes commercial and residential sites within the City.

This list is intended to demonstrate in detail that the City has capacity for housing units within its current zoning designations. This capacity is one of the proposed strategies that work towards fulfilling planned housing for the Housing Element for planning cycles 1999 – 2006 and 2007 – 2014.

This list is not intended to:

- suggest or promote any sites for sale or lease.
- suggest that any sites are pre-approved or “fast tracked” for development.
- suggest or propose the rezoning of any sites within the City for the purposes of housing.
- suggest the value of any property, or any changes in current property values.
- indicate that any existing or future residential units are automatically designated at the income levels determined through default density. Actual rents and future development would be determined by individual property owners. The default density is a planning tool to ensure that the Housing Element plans for housing across various income levels.
- highlight any non-conformity with the City’s zoning ordinance and development standards.

Please refer to the memo which this document is attached to, submitted to the Housing Element Task Force for the November 21, 2011 Task Force meeting, on how the list of commercial and residential parcels was derived. A number of filters were developed in order to identify only properties with realistic development potential.

Data on Average slope, Construction Year or Effective Year, Parcel Size data, and Existing Residential Units were obtained from the Marin County Geographic Information System (GIS) database. The Construction Year refers to the calendar year in which at least 50% of the original construction was complete. The Effective Year (Built) is the adjusted year built taking into account any subsequent new construction or major rehabilitation. The later of the two years (where data is available) is listed in this inventory. Parcel Sizes were amended where necessary by calculation from Assessor’s Parcel Maps.

The visual condition of existing buildings was assessed through field verification on November 3 and November 8, 2011 for residential and commercial sites respectively. The scale for visual condition ranges from poor – fair – satisfactory – good – excellent. Poor refers to buildings that are blighted and uninhabitable. Fair and satisfactory refer to buildings that have a declining external appearance to varying degrees, such as peeling paint or decaying wood panels. Good and excellent refer to buildings with a well-maintained and/or newer external appearance, to varying degrees.

The site visits also helped to ascertain the actual number of existing residential units.

For parcels in the CN-1 zone, the maximum FAR for residential yielded more restrictive numbers for possible units compared to the maximum density. This assumes that residential units would be 800 square feet on average. For parcels in all other zones, the maximum density yielded a more restrictive unit count compared to those allowed by FAR development standards, hence the units yielded by FAR is omitted in the tables for those properties.

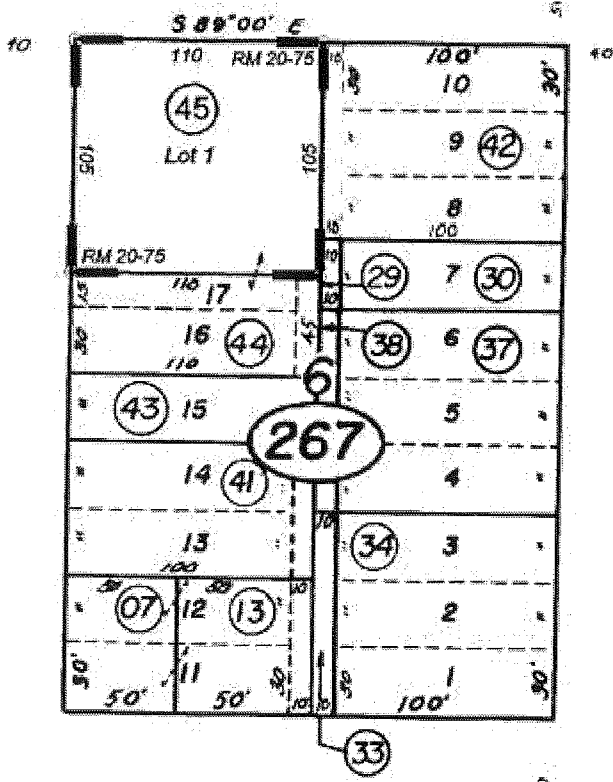
Each parcel listed would be subject to the normal development review process by the City, including environmental review under the California Environmental Quality Act.

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COMMERCIAL PARCELS

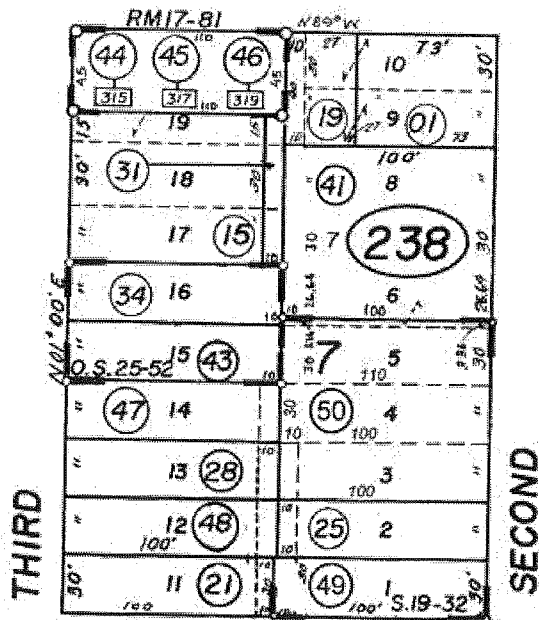
**Underutilized Commercial / CN-1 Zoning District
107 SECOND ST / APN # 065-267-37**

Site Information
Parcel Size: 9,900 sf
Average Slope: 10.1 %
General Plan Designation: Neighborhood Commercial
Zoning Designation: Neighborhood Commercial (CN-1)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1967
Development Potential: One story offices with ground floor parking. To add residential units, both buildings could be demolished and a new structure up to three stories would be built, with ground-floor commercial and upper floor residential. As an example, the building next door has parking spaces and commercial on the ground floor partially sunk into the site.
Visual Condition: Buildings are in satisfactory condition.
Total Units possible under Maximum Density: 6
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 4
Resulting Density: 17.6 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 4
Notes: See pages 2-3 of Appendix B for more information.



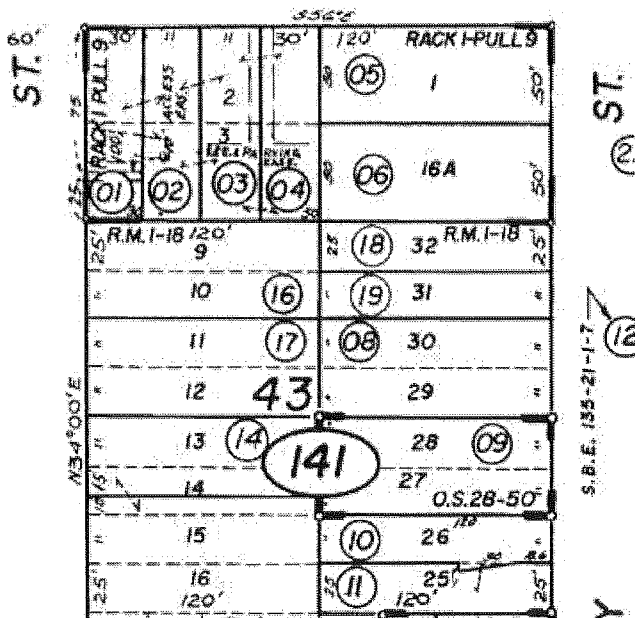
**Underutilized Commercial / CN-1 Zoning District
217 SECOND ST / APN # 065-238-41**

Site Information
Parcel Size: 9,526 sf
Average Slope: 14.5 %
General Plan Designation: Neighborhood Commercial
Zoning Designation: Neighborhood Commercial (CN-1)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 2
Construction Year: 1909
Development Potential: This site has infill potential. There is an existing 2-story building surrounded by parking spaces. There are also two existing units at the back and on the upper floor, and therefore only one more unit can be counted. New buildings up to 3 stories could be built adjoining the current building, and there can still be spaces reserved for parking either at the back or on the side. An example is the building just south of this site.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 6
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 3
Resulting Density: 13.7 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



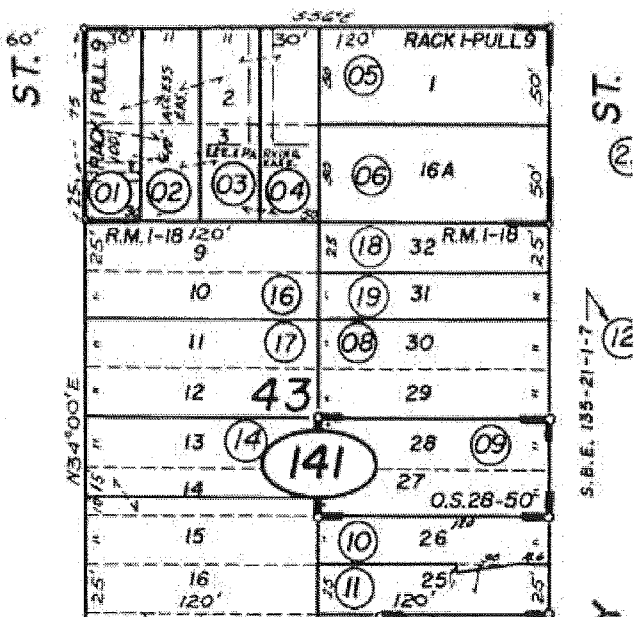
Underutilized Commercial / CN-1 Zoning District
 1901 BRIDGEWAY BLVD / APN # 064-141-05

Site Information
Parcel Size: 6,000 sf
Average Slope: 7.3 %
General Plan Designation: Neighborhood Commercial
Zoning Designation: Neighborhood Commercial (CN-1)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1966
Development Potential: Existing businesses at this address include: Integrated fitness, a coin laundry, and 7-eleven. This parcel will need to be reworked together with its parking lot on 1901 Bridgeway. The current buildings on both lots would be replaced by new buildings with ground-floor retail and residential units on the top.
Visual Condition: Buildings are in satisfactory condition.
Total Units possible under Maximum Density: 4
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 2
Resulting Density: 14.5 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



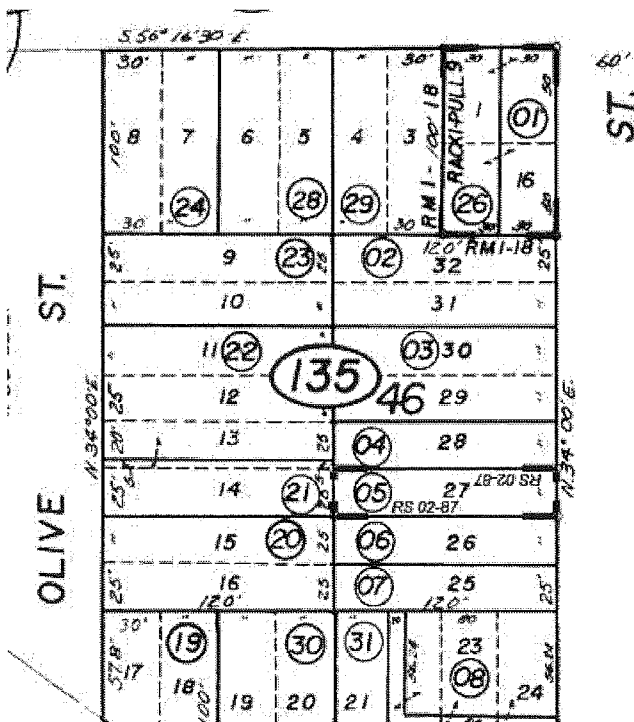
**Underutilized Commercial / CN-1 Zoning District
510 EASTERBY ST / APN # 064-141-06**

Site Information	
Parcel Size:	6,000 sf
Average Slope:	8.2 %
General Plan Designation:	Neighborhood Commercial
Zoning Designation:	Neighborhood Commercial (CN-1)
Maximum Density:	29 du/ac or 1 du/ 1,500 sf
Existing Residential Units:	0
Construction Year:	1966
Development Potential:	Existing businesses at this address include: Integrated fitness, a coin laundry, and 7-eleven. This parcel will need to be reworked together with its parking lot on 1901 Bridgeway. The current buildings on both lots would be replaced by new buildings with ground-floor retail and residential units on the top.
Visual Condition:	Buildings are in satisfactory condition.
Total Units possible under Maximum Density:	4
Total Units possible under Maximum FAR (assuming 800 sf size residential units):	2
Resulting Density:	14.5 du/ac
Income Level according to Default Density:	Moderate
Additional units supportable:	2
Notes:	See pages 2-3 of Appendix B for more information.



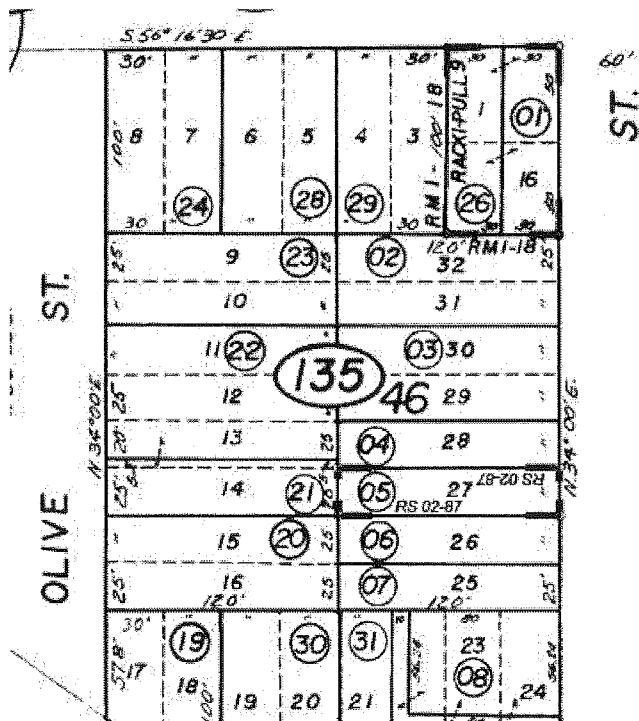
Underutilized Commercial / CN-1 Zoning District
 2015 BRIDGEWAY BLVD / APN # 064-135-28

Site Information
Parcel Size: 6,000 sf
Average Slope: 10.0 %
General Plan Designation: Neighborhood Commercial
Zoning Designation: Neighborhood Commercial (CN-1)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: NA
Development Potential: Combined with Bridgeway and Olive site. There is a three-story office building on the site that appears to look like former apartments. Conversion back into apartments would be fairly straightforward. There is a total of 8 potential apartment units, 4 on each lot.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 4
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 2
Resulting Density: 29.0 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 4
Notes: relies on conversion. See pages 2-3 of Appendix B for more information.



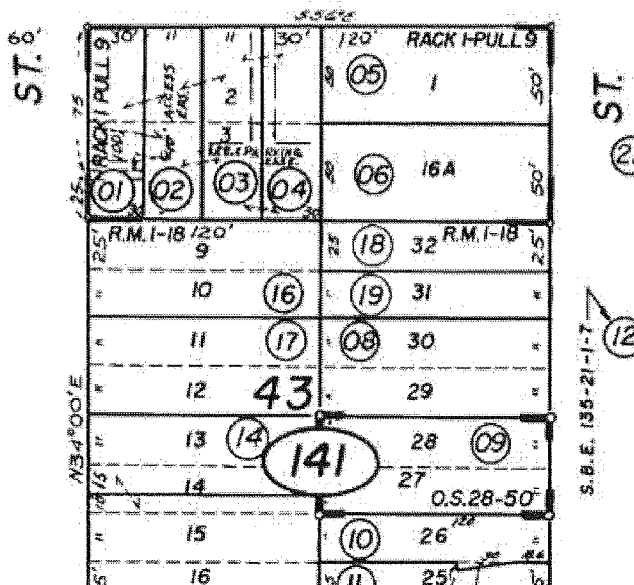
Underutilized Commercial / CN-1 Zoning District
BRIDGEWAY AND OLIVE / APN # 064-135-24

Site Information	
Parcel Size:	6,000 sf
Average Slope:	13.6 %
General Plan Designation:	Neighborhood Commercial
Zoning Designation:	Neighborhood Commercial (CN-1)
Maximum Density:	29 du/ac or 1 du/ 1,500 sf
Existing Residential Units:	0
Construction Year:	1975
Development Potential:	Combined with 2015 Bridgeway. There is a three-story office building on the site that appears to look like former apartments. Conversion back into apartments would be fairly straightforward. There is a total of 8 potential apartment units, 4 on each lot.
Visual Condition:	Building is in good condition.
Total Units possible under Maximum Density:	4
Total Units possible under Maximum FAR (assuming 800 sf size residential units):	2
Resulting Density:	29.0 du/ac
Income Level according to Default Density:	Very Low/Low
Additional units supportable:	4
Notes:	relies on conversion of existing commercial units. See pages 2-3 of Appendix B for more information.



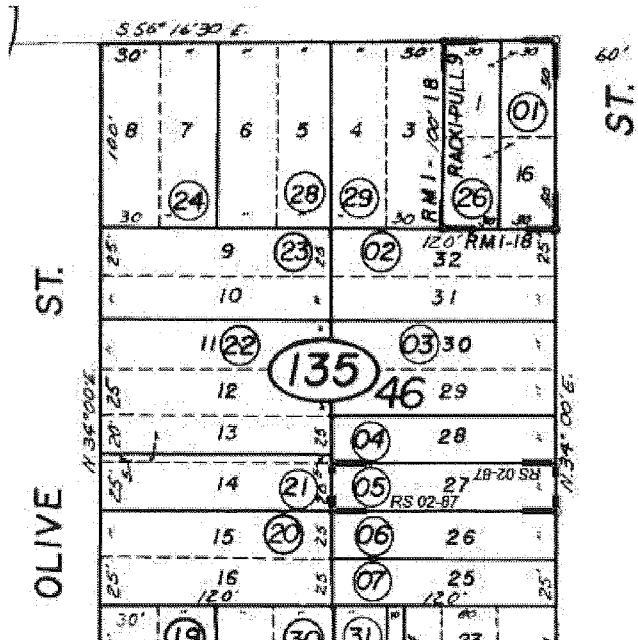
Underutilized Commercial / CN-1 Zoning District
1919 BRIDGEWAY BLVD / APN # 064-141-01

Site Information	
Parcel Size:	3,000 sf
Average Slope:	4.4 %
General Plan Designation:	Neighborhood Commercial
Zoning Designation:	Neighborhood Commercial (CN-1)
Maximum Density:	29 du/ac or 1 du/ 1,500 sf
Existing Residential Units:	0
Construction Year:	1931
Development Potential:	This is a one-story retail building and can have an additional floor for residential use.
Visual Condition:	Building is in good condition.
Total Units possible under Maximum Density:	2
Total Units possible under Maximum FAR (assuming 800 sf size residential units):	1
Resulting Density:	14.5 du/ac
Income Level according to Default Density:	Moderate
Additional units supportable:	1
Notes:	See pages 2-3 of Appendix B for more information.



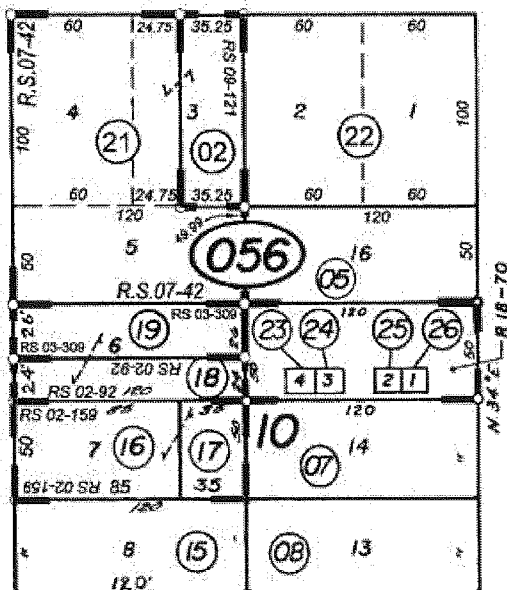
Underutilized Commercial / CN-1 Zoning District
2007 BRIDGEWAY BLVD / APN # 064-135-29

Site Information
Parcel Size: 6,000 sf
Average Slope: 12.6 %
General Plan Designation: Neighborhood Commercial
Zoning Designation: Neighborhood Commercial (CN-1)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1950
Development Potential: A one-story restaurant with a partial two-story portion used for office, with parking access from the back. This parcel has potential for additional floors or additional build out at the back of the lot.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 4
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 2
Resulting Density: 14.5 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



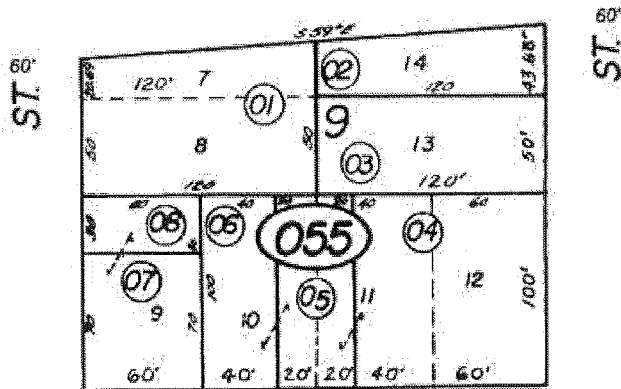
**Underutilized Commercial / CR Zoning District
41 CALEDONIA ST / APN # 065-056-02**

Site Information	
Parcel Size:	3,500 sf
Average Slope:	2.9 %
General Plan Designation:	Mixed Residential & Commercial
Zoning Designation:	Commercial Residential (CR)
Maximum Density:	29 du/ac or 1 du/ 1,500 sf
Existing Residential Units:	1
Construction Year:	1927
Development Potential:	This site has a one-story restaurant. There is potential for more units to be built on top of existing buildings or at the back of the property.
Visual Condition:	Building is in good condition.
Total Units possible under Maximum Density:	2
Resulting Density:	24.9 du/ac
Income Level according to Default Density:	Very Low/Low
Additional units supportable:	2
Notes:	See pages 2-3 of Appendix B for more information.



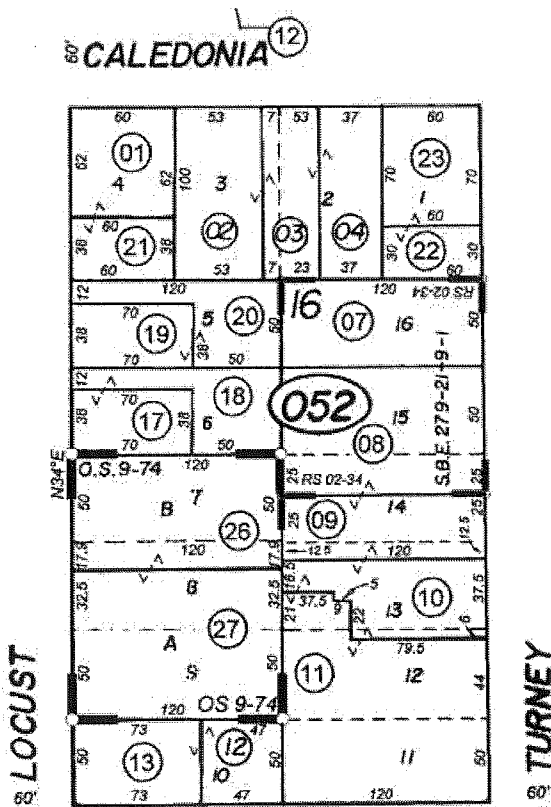
Underutilized Commercial / CR Zoning District
42 CALEDONIA ST / APN # 065-055-06

Site Information
Parcel Size: 4,000 sf
Average Slope: 2.5 %
General Plan Designation: Mixed Residential & Commercial
Zoning Designation: Commercial Residential (CR)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1925
Development Potential: The site has a one story building with the potential for 2 more stories of residential units to be built on top. Adding residential floors would be in keeping with the current street character.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 2
Resulting Density: 21.8 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



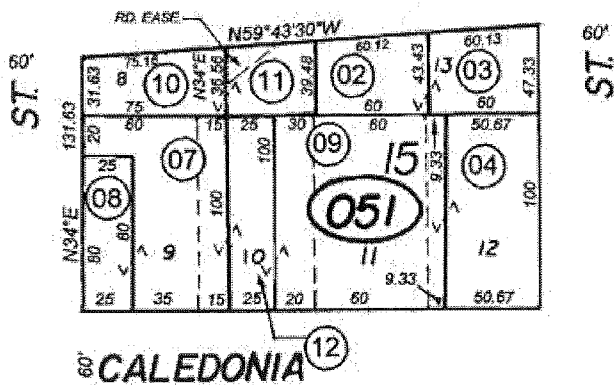
Underutilized Commercial / CR Zoning District
201 CALEDONIA ST / APN # 065-052-23

Site Information
Parcel Size: 4,200 sf
Average Slope: 3.1 %
General Plan Designation: Mixed Residential & Commercial
Zoning Designation: Commercial Residential (CR)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 1
Construction Year: 1912
Development Potential: There is one existing two-story building on the lot, more than half of the lot is currently garden space. One more building could be added to create another unit.
Visual Condition: Building is in satisfactory condition.
Total Units possible under Maximum Density: 2
Resulting Density: 20.7 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



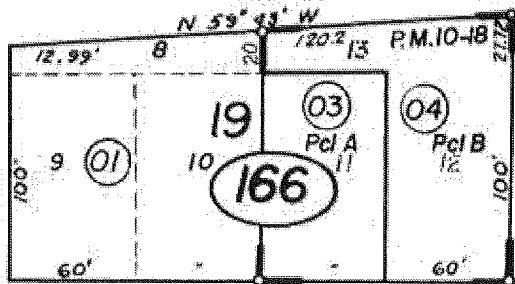
Underutilized Commercial / CR Zoning District
218 CALEDONIA ST / APN # 065-051-08

Site Information
Parcel Size: 2,000 sf
Average Slope: 2.7 %
General Plan Designation: Mixed Residential & Commercial
Zoning Designation: Commercial Residential (CR)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1918
Development Potential: This is a one-story retail building that could add an additional floor for residential use.
Visual Condition: Building is in satisfactory condition.
Total Units possible under Maximum Density: 1
Resulting Density: 21.8 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



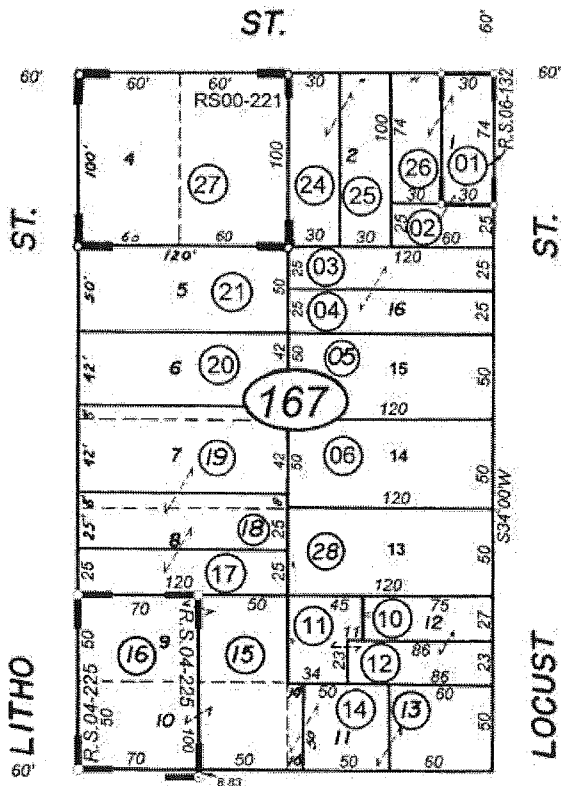
Underutilized Commercial / CR Zoning District
302 CALEDONIA ST / APN # 064-166-04

Site Information
Parcel Size: 8,625 sf
Average Slope: 0.0 %
General Plan Designation: Mixed Residential & Commercial
Zoning Designation: Commercial Residential (CR)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1981
Development Potential: Offices with a parking lot taking up about one-third of the lot. There are 6 suites and 4 suites are currently empty. These suites could be converted into apartments, or a new building with first-floor parking could be built on the same lot to add units.
Visual Condition: Building is in excellent condition.
Total Units possible under Maximum Density: 5
Resulting Density: 25.3 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 4
Notes: relies on conversion. See pages 2-3 of Appendix B for more information.



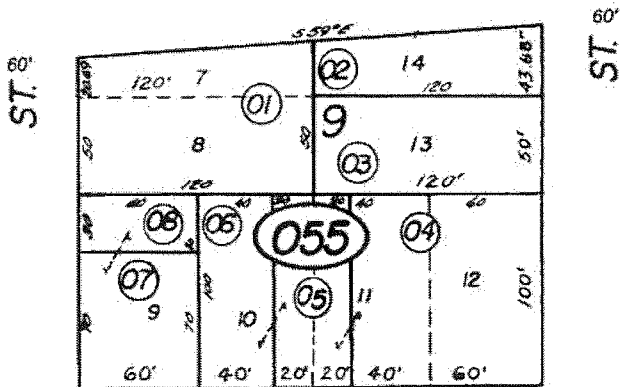
Underutilized Commercial / CR Zoning District
333 CALEDONIA ST / APN # 064-167-27

Site Information
Parcel Size: 12,000 sf
Average Slope: 11.5 %
General Plan Designation: Mixed Residential & Commercial
Zoning Designation: Commercial Residential (CR)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1946
Development Potential: 2 warehouses on site with operational businesses. Both warehouses would need to be demolished to make way for a new three-story building with parking on the ground floor. If warehouses are not demolished, a new building with less units could still be erected on the Litho St side of the lot.
Visual Condition: Buildings are in satisfactory condition.
Total Units possible under Maximum Density: 8
Resulting Density: 29.0 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 8
Notes: Requires Conditional Use Permit for 4 or more units in commercial zone. See pages 2-3 of Appendix B for more information.



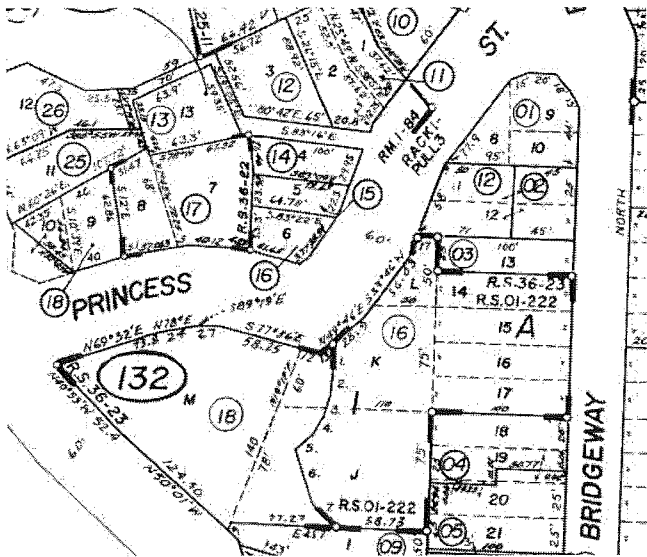
Underutilized Commercial / CR Zoning District
JOHNSON ST / APN # 065-055-03

Site Information
Parcel Size: 6,000 sf
Average Slope: 3.4 %
General Plan Designation: Mixed Residential & Commercial
Zoning Designation: Commercial Residential (CR)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1958
Development Potential: This site is combined with the 1103 Bridgeway Boulevard site. Currently a gas station, which means it could be a brownfield and could require clean-up. The site is entirely flat and could easily support redevelopment.
Visual Condition: Buildings are in good condition.
Total Units possible under Maximum Density: 4
Resulting Density: 29.0 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 4
Notes: See pages 2-3 of Appendix B for more information.



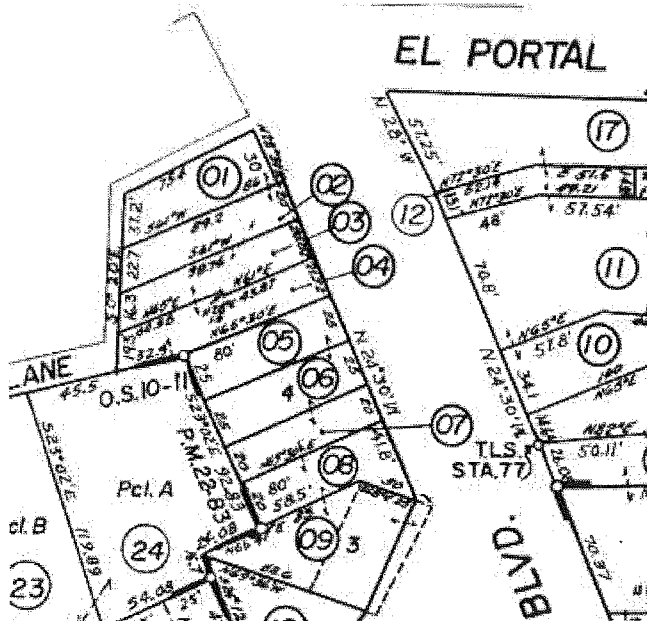
**Underutilized Commercial / CC Zoning District
52 PRINCESS ST / APN # 065-131-16**

Site Information
Parcel Size: 1,924 sf
Average Slope: 24.1 %
General Plan Designation: Central Commercial
Zoning Designation: Central Commercial (CC)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1910
Development Potential: Two-story retail building covering about half the lot.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 1
Resulting Density: 22.6 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



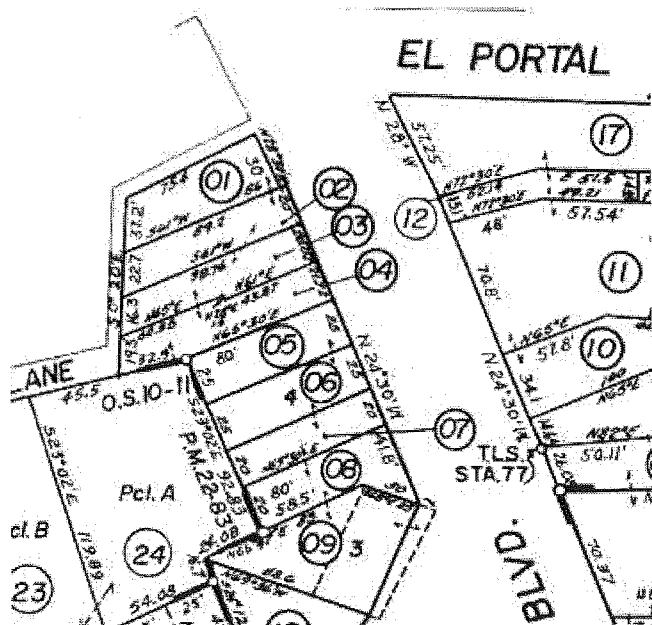
Underutilized Commercial / CC Zoning District
625 BRIDGEWAY BLVD / APN # 065-132-02

Site Information
Parcel Size: 2,250 sf
Average Slope: 4.9 %
General Plan Designation: Central Commercial
Zoning Designation: Central Commercial (CC)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1915
Development Potential: Single story retail building.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 1
Resulting Density: 19.4 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



Underutilized Commercial / CC Zoning District
675 BRIDGEWAY BLVD / APN # 065-131-06

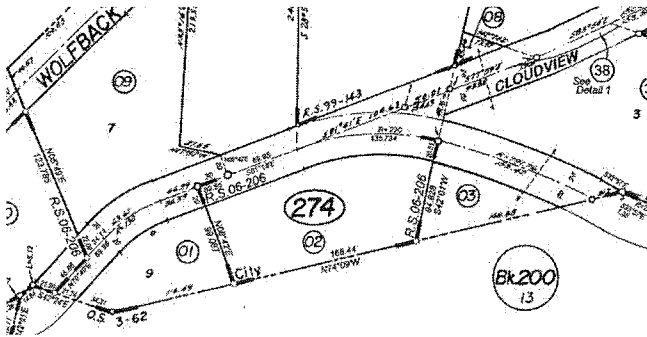
Site Information
Parcel Size: 2,000 sf
Average Slope: 22.6 %
General Plan Designation: Central Commercial
Zoning Designation: Central Commercial (CC)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: 1918
Development Potential: Single story retail building.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 1
Resulting Density: 21.8 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



RESIDENTIAL PARCELS

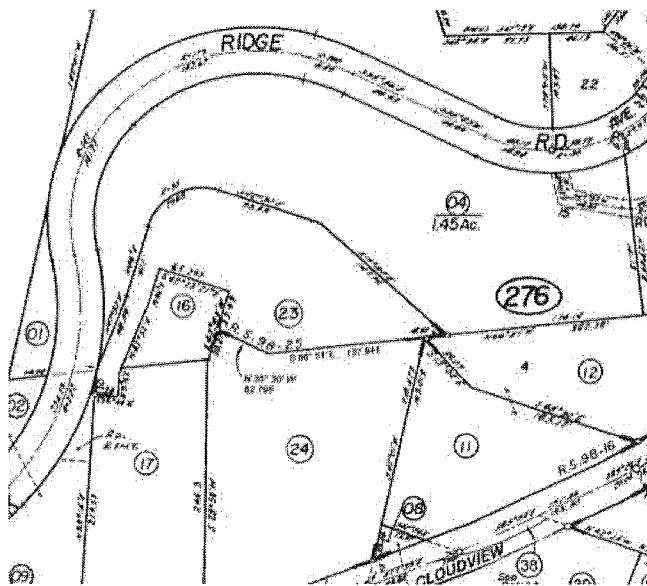
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 064-274-03

Site Information
Parcel Size: 5,700 sf
Average Slope: 25.3 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant triangular lot.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 7.6 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



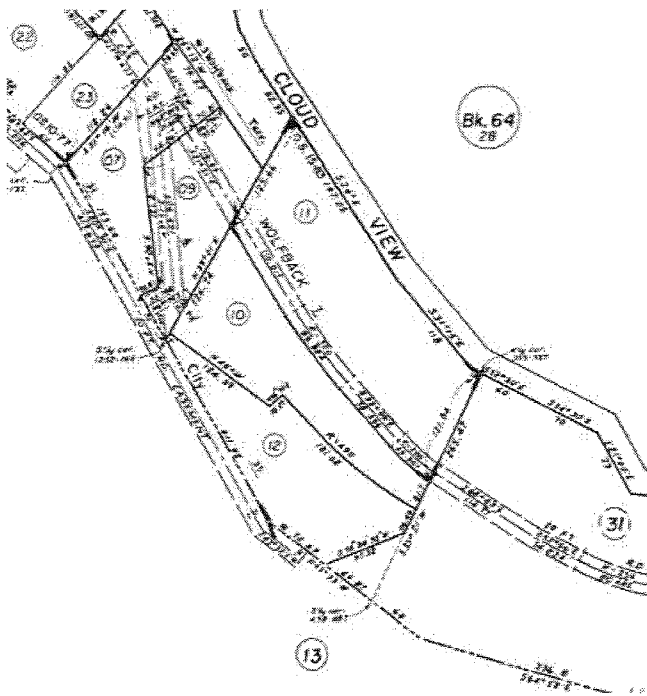
Vacant Residential / R-1-20 Zoning District
3 WOLFBACK RIDGE ROAD / APN # 064-276-23

Site Information
Parcel Size: 29,947 sf
Average Slope: 41.0 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: On City's approved projects list for new single-family development, no Building Permit issued yet.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 1.5 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



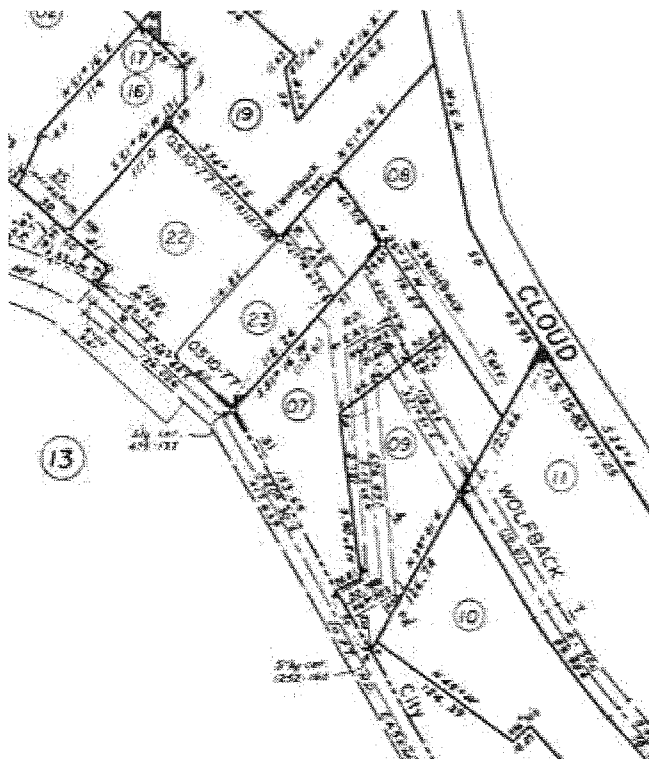
Vacant Residential / R-1-20 Zoning District
WOLFBACK TERRACE ROAD / APN # 200-240-10

Site Information
Parcel Size: 20,273 sf
Average Slope: 61.7 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 2.1 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



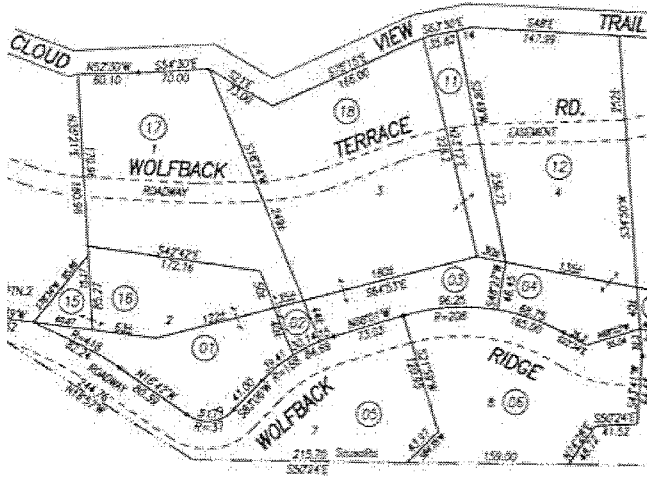
Vacant Residential / R-1-20 Zoning District
WOLFBACK TERRACE ROAD / APN # 200-240-23

Site Information
Parcel Size: 9,851 sf
Average Slope: 54.6 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 4.4 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



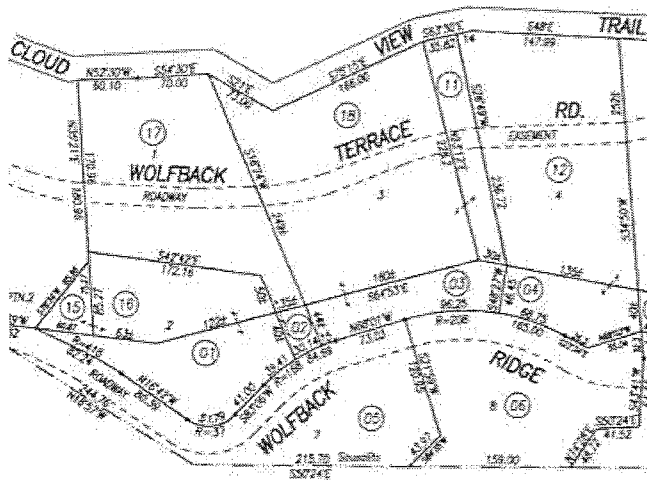
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-01

Site Information
Parcel Size: 13,407 sf
Average Slope: 35.4 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 3.2 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



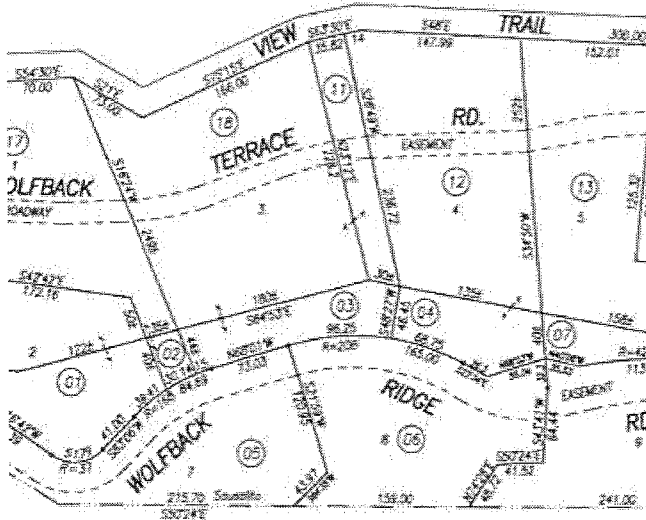
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-03

Site Information
Parcel Size: 7,643 sf
Average Slope: 16.9 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 5.7 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



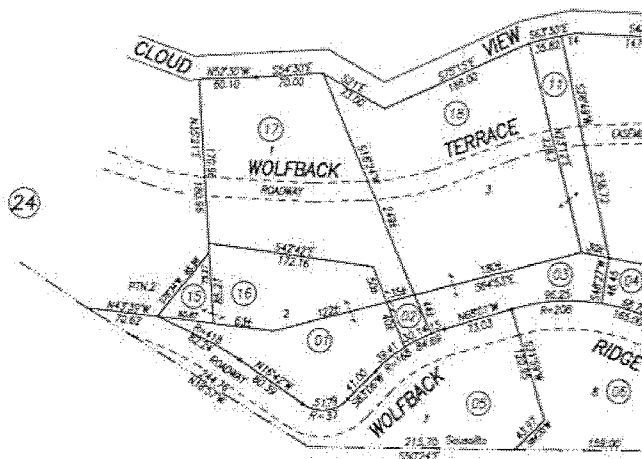
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-04

Site Information
Parcel Size: 6,610 sf
Average Slope: 36.1 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 6.6 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



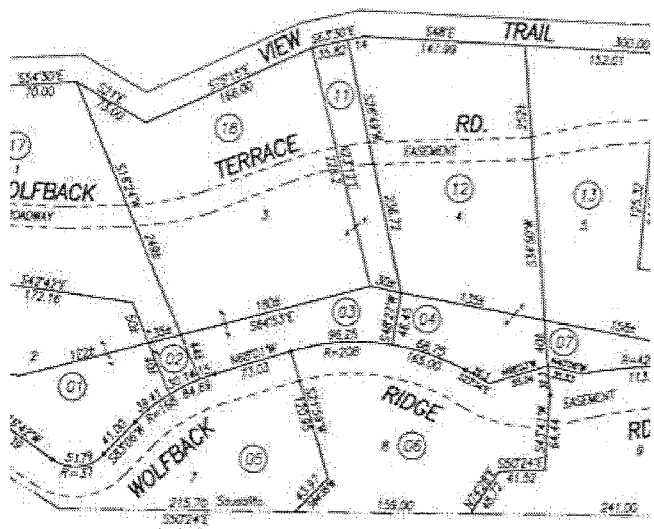
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-05

Site Information
Parcel Size: 30,032 sf
Average Slope: 39.0 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 1.5 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



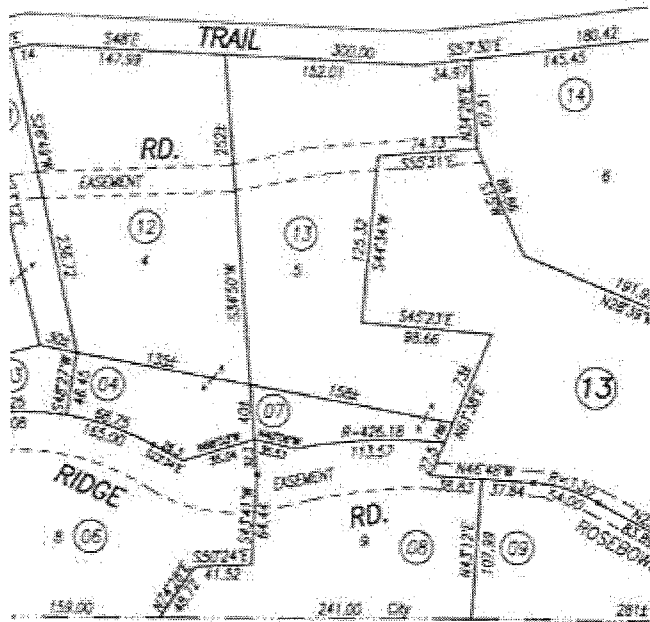
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-06

Site Information
Parcel Size: 29,166 sf
Average Slope: 46.6 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 1.5 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



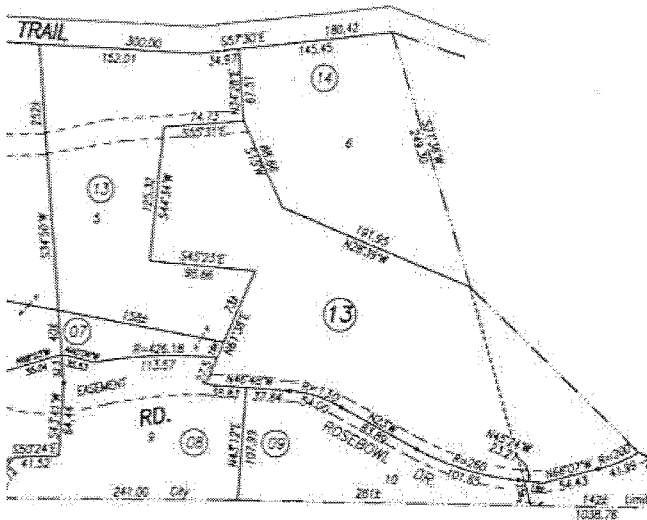
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-08

Site Information
Parcel Size: 24,287 sf
Average Slope: 52.4 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 1.8 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



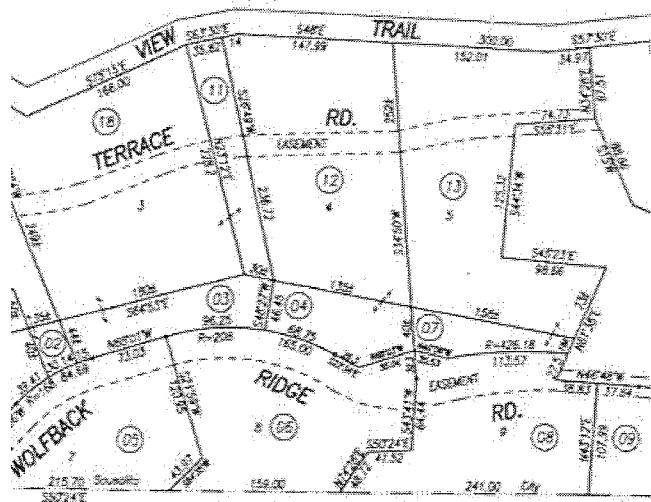
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-09

Site Information
Parcel Size: 17,874 sf
Average Slope: 49.5 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 2.4 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



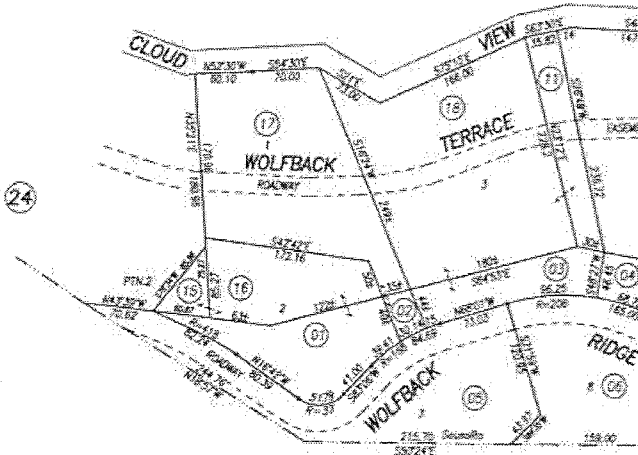
Vacant Residential / R-1-20 Zoning District
CLOUDVIEW TRAIL / APN # 200-310-12

Site Information
Parcel Size: 33,792 sf
Average Slope: 59.6 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 1.3 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



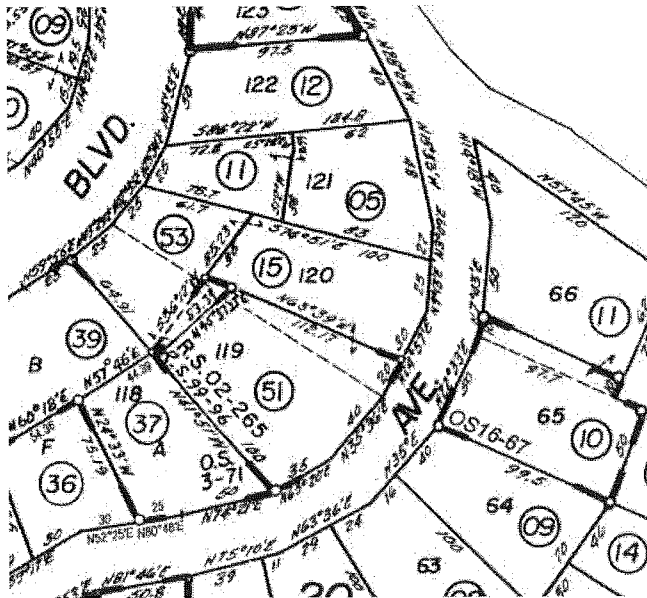
Vacant Residential / R-1-20 Zoning District
WOLFBACK RIDGE ROAD / APN # 200-310-16

Site Information
Parcel Size: 14,469 sf
Average Slope: 41.7 %
General Plan Designation: Very Low Density Residential
Zoning Designation: Single Family Residential (R-1-20)
Maximum Density: 2.2 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 3.0 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



Underutilized Residential / R-1-6 Zoning District
105 CRESCENT AVE / APN # 065-222-05

Site Information
Parcel Size: 5,040 sf
Average Slope: 40.0 %
General Plan Designation: Medium Low Density Residential
Zoning Designation: Single Family Residential (R-1-6)
Maximum Density: 7.3 du/ac or 1 unit/parcel
Existing Residential Units: 0
Effective Year: 1962
Development Potential: Was approved by the City in 2011 for a new single-family residence, but no Building Permit has been applied for.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 8.6 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



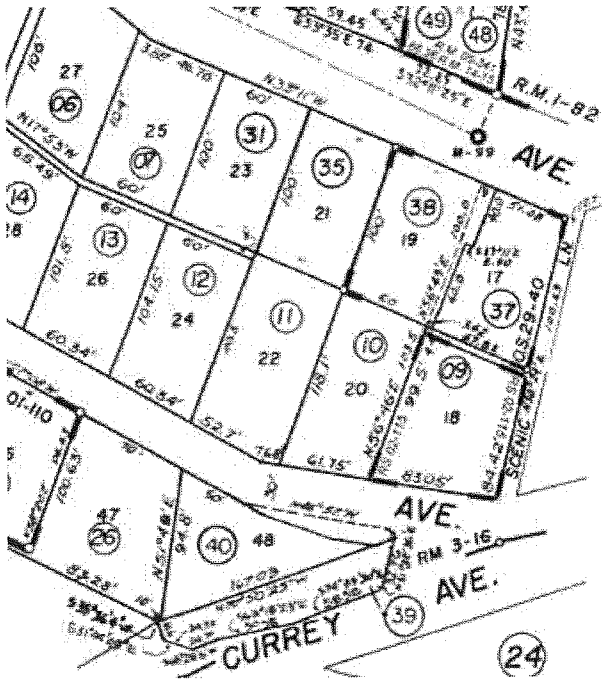
Vacant Residential / R-1-6 Zoning District
PLATT AVE / APN # 064-204-03

Site Information
Parcel Size: 6,624 sf
Average Slope: 54.4 %
General Plan Designation: Medium Low Density Residential
Zoning Designation: Single Family Residential (R-1-6)
Maximum Density: 7.3 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 6.6 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



Vacant Residential / R-1-6 Zoning District
CAZNEAU AVE / APN # 064-204-35

Site Information
Parcel Size: 5,969 sf
Average Slope: 57.4 %
General Plan Designation: Medium Low Density Residential
Zoning Designation: Single Family Residential (R-1-6)
Maximum Density: 7.3 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site on a slope.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 7.3 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



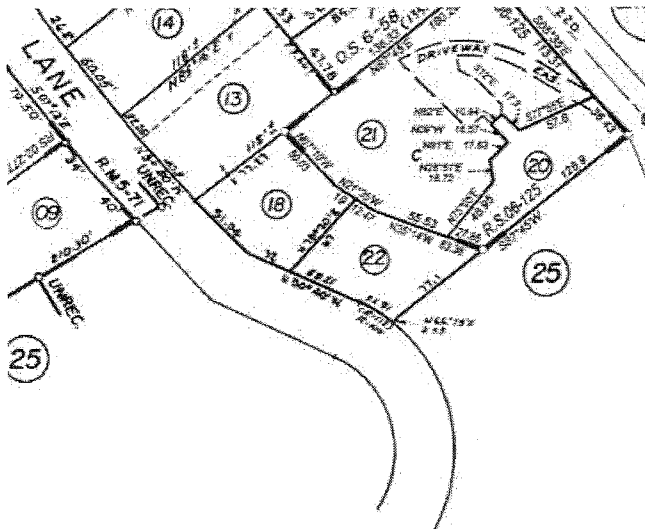
Vacant Residential / R-1-6 Zoning District
CAZNEAU AVE / APN # 064-213-22

Site Information
Parcel Size: 5,406 sf
Average Slope: 71.2 %
General Plan Designation: Medium Low Density Residential
Zoning Designation: Single Family Residential (R-1-6)
Maximum Density: 7.3 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site on a slope.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 8.1 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



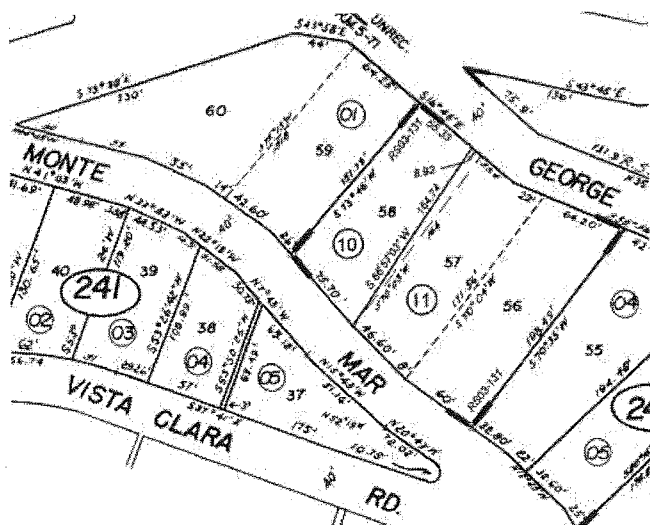
Vacant Residential / R-1-6 Zoning District
GEORGE LANE / APN # 064-243-22

Site Information
Parcel Size: 5,058 sf
Average Slope: 56.4 %
General Plan Designation: Medium Low Density Residential
Zoning Designation: Single Family Residential (R-1-6)
Maximum Density: 7.3 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 8.6 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



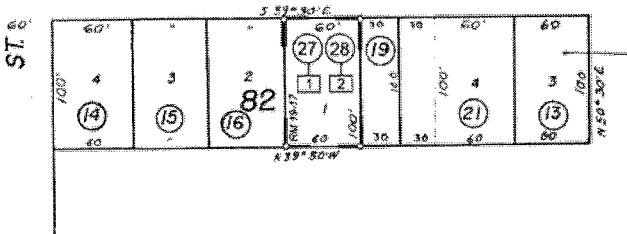
Vacant Residential / R-1-8 Zoning District
GEORGE LANE / APN # 064-242-10

Site Information
Parcel Size: 9,546 sf
Average Slope: 36.8 %
General Plan Designation: Low Density Residential
Zoning Designation: Single Family Residential (R-1-8)
Maximum Density: 5.4 du/ac or 1 unit/parcel
Existing Residential Units: 0
Construction Year: NA
Development Potential: Vacant site.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 1
Resulting Density: 4.6 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



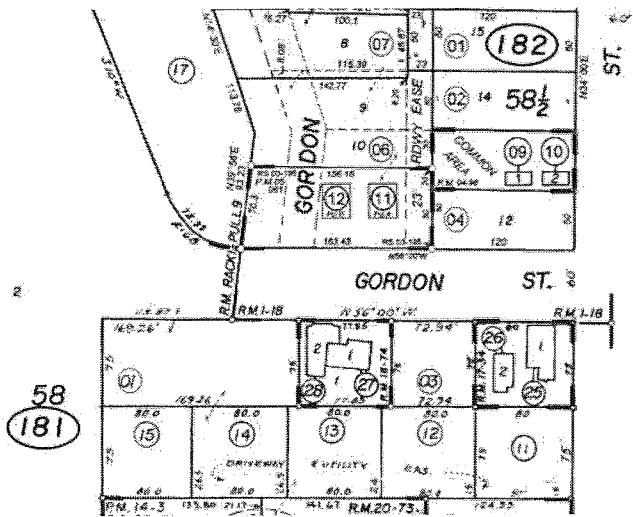
Vacant Residential / R-2-2.5 Zoning District
TOMALES STREET / APN # 064-062-19

Site Information
Parcel Size: 3,000 sf
Average Slope: 19.0 %
General Plan Designation: Medium High Density Residential
Zoning Designation: Two Family Residential (R-2-2.5)
Maximum Density: 17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units: 0
Construction Year: NA
Development Potential: Has a small road running through it to neighboring house. This site is owned by the City of Sausalito.
Visual Condition: Site is currently vacant. There appears to be privately maintained landscaping currently on the site.
Total Units possible under Maximum Density: 1
Resulting Density: 14.5 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 1
Notes: See pages 2-3 of Appendix B for more information.



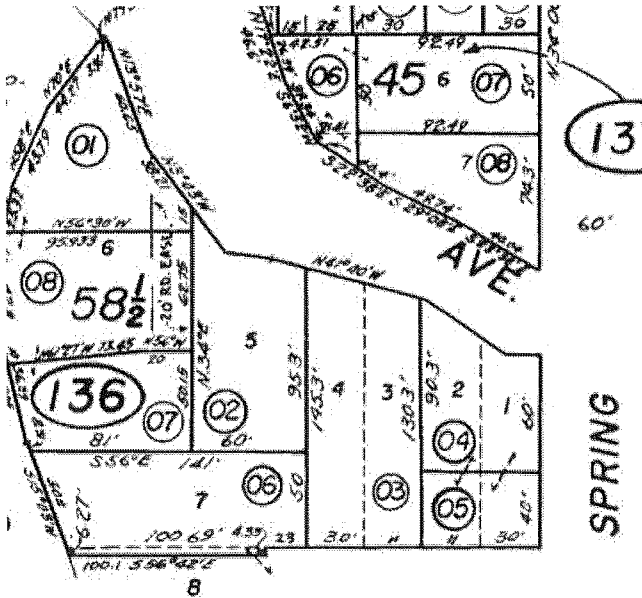
Underutilized Residential / R-2-2.5 Zoning District
38 GORDON ST / APN # 064-182-06

Site Information
Parcel Size: 9,600 sf
Average Slope: 16.9 %
General Plan Designation: Medium High Density Residential
Zoning Designation: Two Family Residential (R-2-2.5)
Maximum Density: 17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units: 1
Effective Year: 1960
Development Potential: Single-story house with a lawn. This lot could support another small structure, or have another story added. Part of the site is an easement for driveway access.
Visual Condition: Building is in excellent condition.
Total Units possible under Maximum Density: 3
Resulting Density: 13.6 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



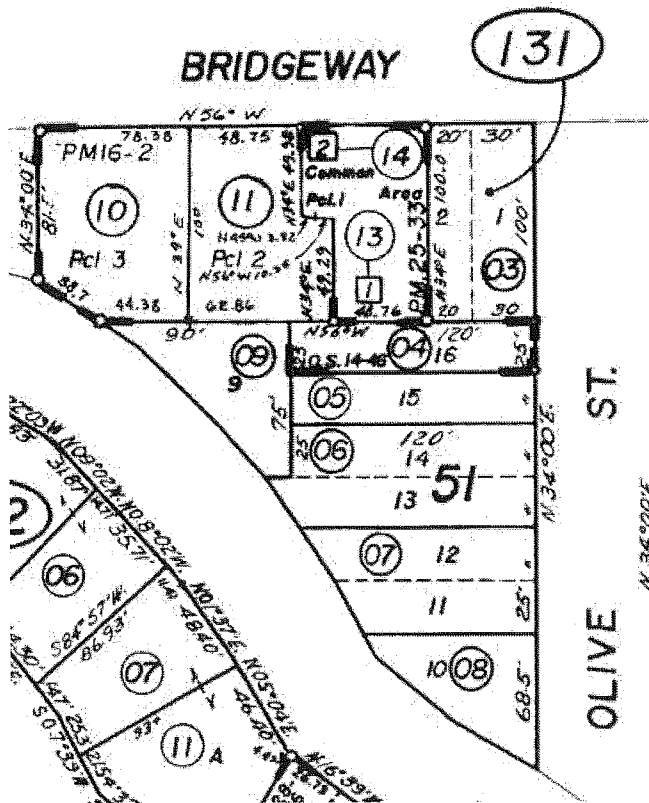
Underutilized Residential / R-2-2.5 Zoning District
155 WOODWARD AVE / APN # 064-136-03

Site Information
Parcel Size: 8,220 sf
Average Slope: 17.9 %
General Plan Designation: Medium High Density Residential
Zoning Designation: Two Family Residential (R-2-2.5)
Maximum Density: 17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units: 1
Effective Year: 1945
Development Potential: This site has a single two-story house in good condition with an undeveloped backyard.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 3
Resulting Density: 15.9 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



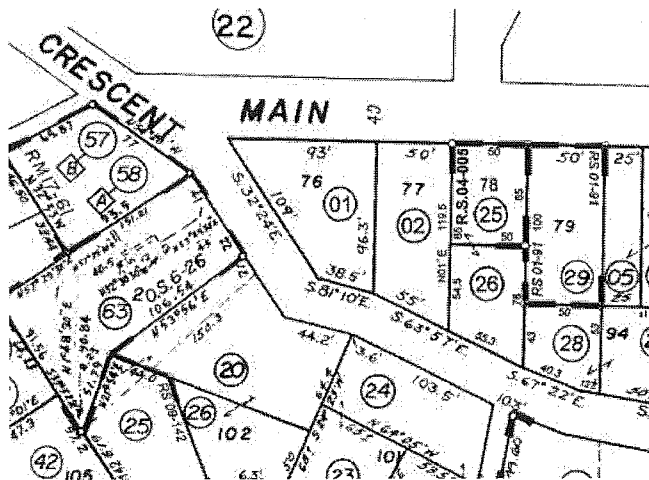
Vacant Residential / R-2-2.5 Zoning District
OLIVE STREET / APN # 064-131-07

Site Information	
Parcel Size:	5,240 sf
Average Slope:	22.0 %
General Plan Designation:	Medium High Density Residential
Zoning Designation:	Two Family Residential (R-2-2.5)
Maximum Density:	17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units:	0
Construction Year:	NA
Development Potential:	Site is currently vacant and has development potential.
Visual Condition:	Site is currently vacant.
Total Units possible under Maximum Density:	2
Resulting Density:	16.6 du/ac
Income Level according to Default Density:	Moderate
Additional units supportable:	2
Notes:	See pages 2-3 of Appendix B for more information.



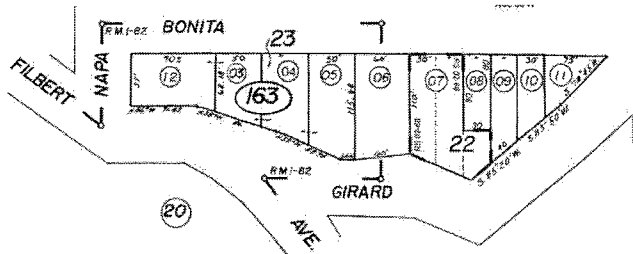
Vacant Residential / R-2-2.5 Zoning District
MAIN STREET THROUGH TO CRESCENT AVE / APN # 065-253-02

Site Information
Parcel Size: 5,330 sf
Average Slope: 28.0 %
General Plan Designation: Medium High Density Residential
Zoning Designation: Two Family Residential (R-2-2.5)
Maximum Density: 17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units: 0
Construction Year: NA
Development Potential: Site is currently vacant and has development potential.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 2
Resulting Density: 16.3 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



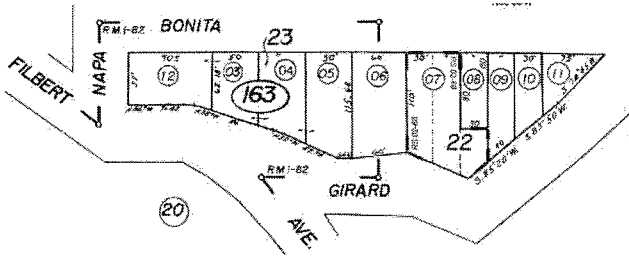
Vacant Residential / R-2-2.5 Zoning District
BONITA STREET / APN # 064-163-06

Site Information	
Parcel Size:	6,491 sf
Average Slope:	29.0 %
General Plan Designation:	Medium High Density Residential
Zoning Designation:	Two Family Residential (R-2-2.5)
Maximum Density:	17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units:	0
Construction Year:	NA
Development Potential:	There is an easement with stairs going lengthwise through the site. The remaining area would still be able to support 2 units on the site.
Visual Condition:	Site is currently vacant.
Total Units possible under Maximum Density:	2
Resulting Density:	13.4 du/ac
Income Level according to Default Density:	Moderate
Additional units supportable:	2
Notes:	See pages 2-3 of Appendix B for more information.



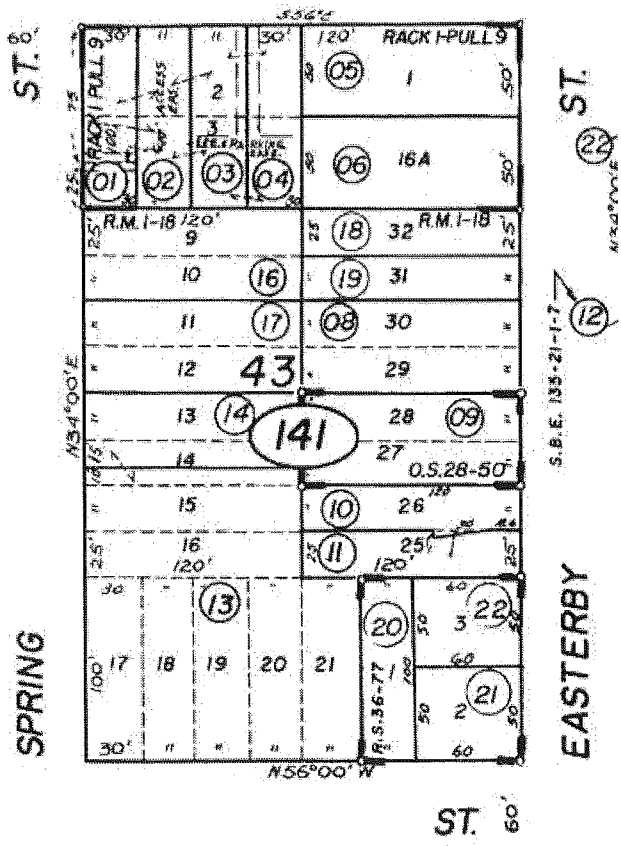
**Underutilized Residential / R-2-2.5 Zoning District
417 BONITA ST / APN # 064-163-07**

Site Information
Parcel Size: 8,640 sf
Average Slope: 30.1 %
General Plan Designation: Medium High Density Residential
Zoning Designation: Two Family Residential (R-2-2.5)
Maximum Density: 17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units: 1
Effective Year: 1943
Development Potential: Single house plus terraced decks at the back. There is space for two more units at the back.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 3
Resulting Density: 15.1 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



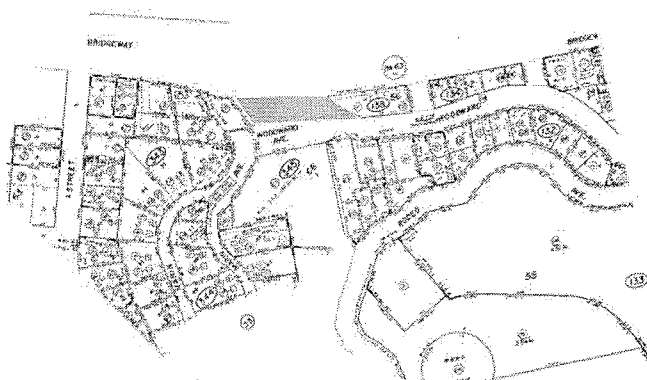
Underutilized Residential / R-2-2.5 Zoning District
523 SPRING ST / APN # 064-141-13

Site Information
Parcel Size: 22,592 sf
Average Slope: 9.5 %
General Plan Designation: Medium High Density Residential
Zoning Designation: Two Family Residential (R-2-2.5)
Maximum Density: 17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units: 6
Construction Year: 0
Development Potential: There are 4 houses on Spring St (5 units), 1 house on Pearl St (1 unit), and parking spaces on Pearl St for the Spring St houses. The site is large and can support reconfiguration to add an additional building or two for a total of three additional units.
Visual Condition: Buildings are in good condition.
Total Units possible under Maximum Density: 9
Resulting Density: 17.4 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 3
Notes: See pages 2-3 of Appendix B for more information.



Vacant Residential / R-2-2.5 Zoning District
WOODWARD AVE / NO APN AVAILABLE FOR THIS SITE

Site Information
Parcel Size: 26,392 sf
Average Slope: Estimated to be between 25% and 35 %, no data currently available as this site is not listed in the Marin County Geographic Information Systems database.
General Plan Designation: None – this site is in a right-of-way.
Zoning Designation: Two Family Residential (R-2-2.5)
Maximum Density: 17.4 du/ac or 1 du/ 2,500 sf
Existing Residential Units: 0
Construction Year: NA
Development Potential: This site is vacant and is currently a City-owned right-of-way. The site has a relatively gentle slope near Woodward Ave, and is more steeply sloped towards Bridgeway Boulevard.
Visual Condition: Site is currently vacant. There is a substation across the street.
Total Units possible under Maximum Density: 10
Resulting Density: 16.5 du/ac
Income Level according to Default Density: Moderate
Additional units supportable: 10 according to maximum density; reduced to 9 in accordance with the earlier number published in former site inventories. Parcel would need to be legally created and the General Plan map would need to be revised consistent with existing zoning.
Notes: See pages 2-3 of Appendix B for more information.



Shaded area shows approximate location of site.

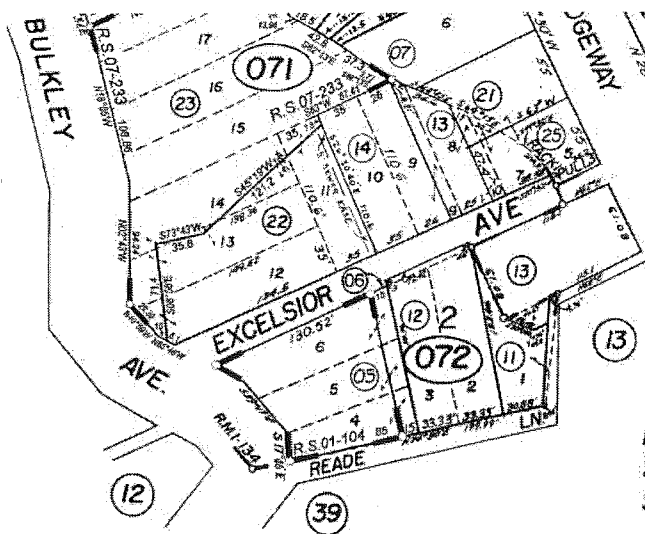
Vacant Residential / R-2-5 Zoning District
BUTTE STREET / APN # 064-321-01

Site Information
Parcel Size: 82,730 sf
Average Slope: 30.0 %
General Plan Designation: Medium Density Residential
Current Zoning Designation: Two Family Residential (R-2-5)
Maximum Density: 8.7 du/ac or 1 du/ 5,000 sf
Existing Residential Units: 0
Construction Year: NA
Development Potential: This site is vacant.
Visual Condition: Site is currently vacant.
Total Units possible under Maximum Density: 16
Resulting Density: 8.4 du/ac
Income Level according to Default Density: Above Moderate
Additional units supportable: 16
Notes: See pages 2-3 of Appendix B for more information.



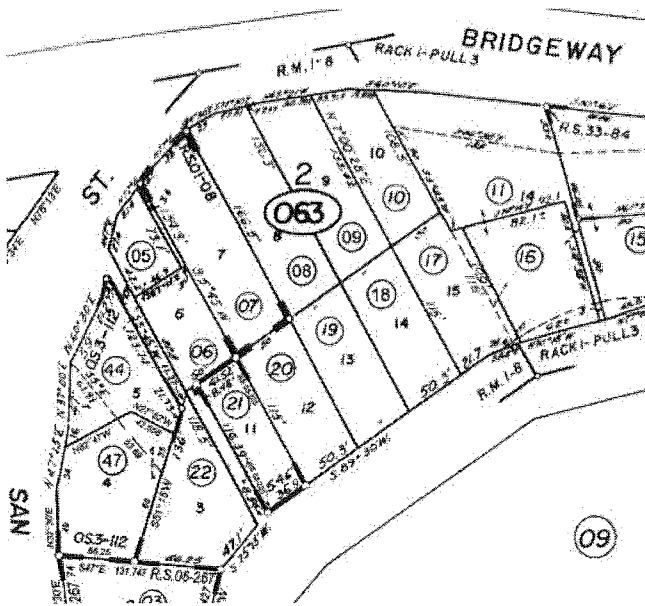
**Underutilized Residential / R-3 Zoning District
30 EXCELSIOR LN / APN # 065-071-22**

Site Information
Parcel Size: 11,000 sf
Average Slope: 21.7 %
General Plan Designation: High Density Residential
Current Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 5
Effective Year: 1955
Development Potential: This site has a five unit apartment building on the lot. There is space for two units to be built in a single building, with a carport on the ground floor.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 7
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 7
Resulting Density: 27.7 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



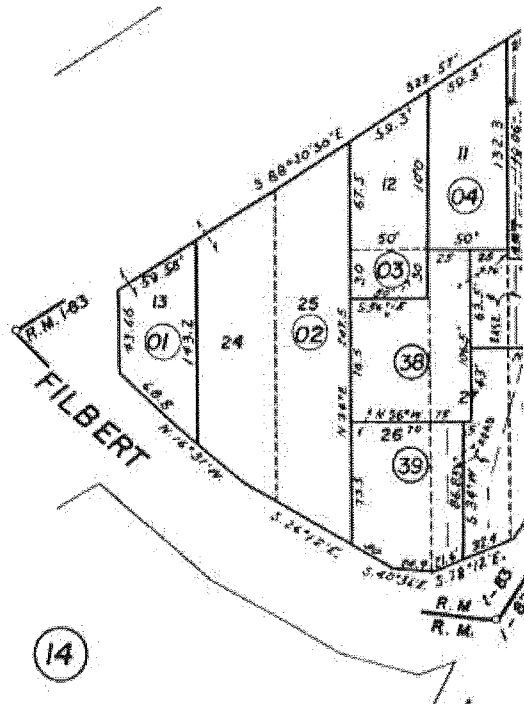
Underutilized Residential / R-3 Zoning District
925 BRIDGEWAY BLVD / APN # 065-063-07

Site Information
Parcel Size: 8,050 sf
Average Slope: 35.1 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 3
Construction & Effective Year: 1922
Development Potential: There is one building on the lot with three existing units. The undeveloped portion of the lot is in front of the existing building.
Visual Condition: Building is in fair condition.
Total Units possible under Maximum Density: 5
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 5
Resulting Density: 27.1 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



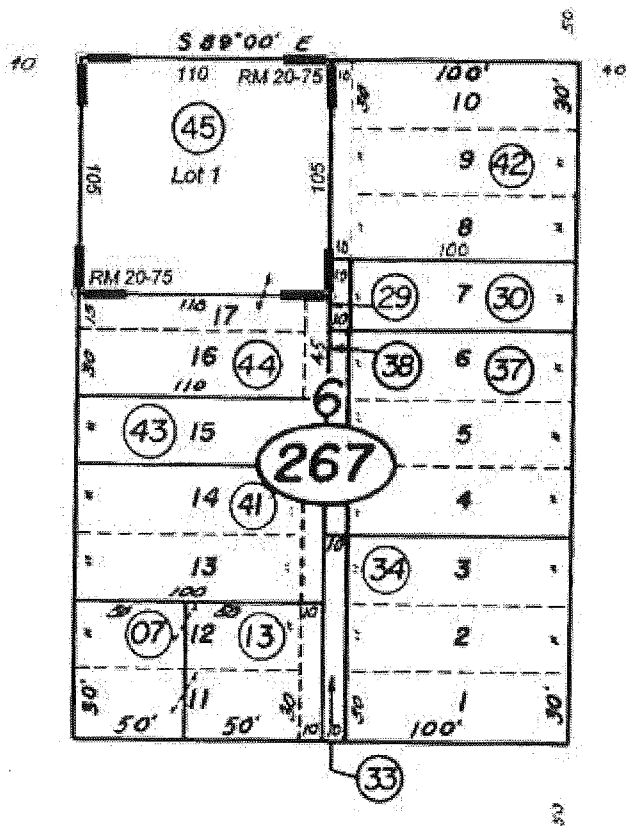
Vacant Residential / R-3 Zoning District
1757 BRIDGEWAY BLVD (U-3) / APN # 064-151-02

Site Information
Parcel Size: 17,932 sf
Average Slope: 22.0 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 0
Construction Year: NA
Development Potential: The existing buildings on the site are blighted and therefore the site may be considered vacant.
Visual Condition: Current buildings in poor condition, therefore site considered vacant.
Total Units possible under Maximum Density: 11
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 11
Resulting Density: 26.7 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 11
Notes: See pages 2-3 of Appendix B for more information.



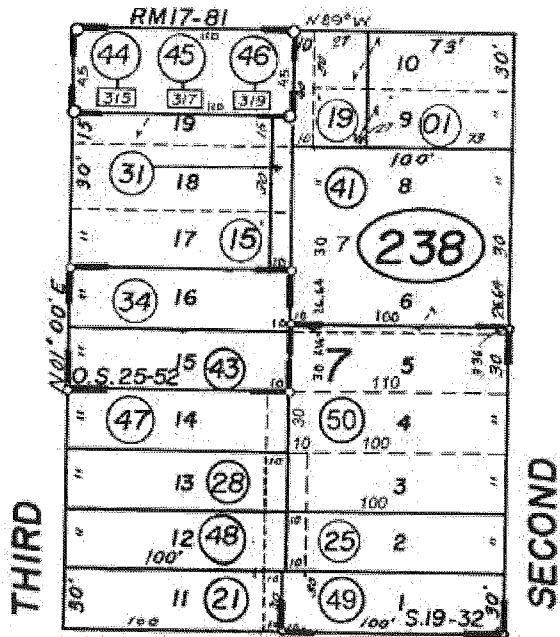
Underutilized Residential / R-3 Zoning District
 104 THIRD ST / APN # 065-267-41

Site Information
Parcel Size: 6,573 sf
Average Slope: 9.2 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 2
Construction Year: NA
Development Potential: Two single-story buildings on property with a backyard. Constructing new units with more stories would be in keeping with the street character.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 4
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 4
Resulting Density: 26.5 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



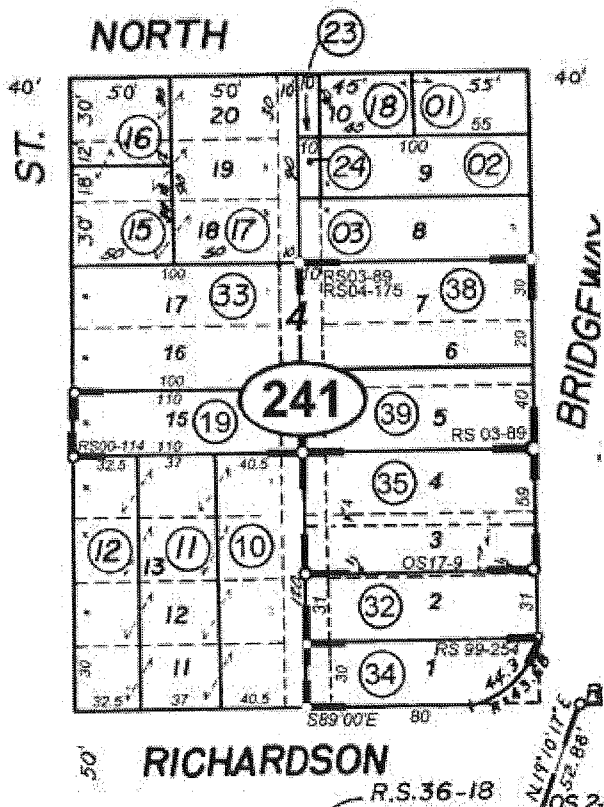
Underutilized Residential / R-3 Zoning District
214 THIRD ST / APN # 065-238-15

Site Information
Parcel Size: 7,500 sf
Average Slope: 13.0 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 3
Effective Year: 1970
Development Potential: Combined with a strip of land at the back of this lot, which is under the same owner, this lot would add up to a 8,250 sf lot. Half of the lot is currently used for parking only and can be built on to add two residential units, inclusive of parking.
Visual Condition: can't see from road.
Total Units possible under Maximum Density: 5
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 5
Resulting Density: 29.0 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



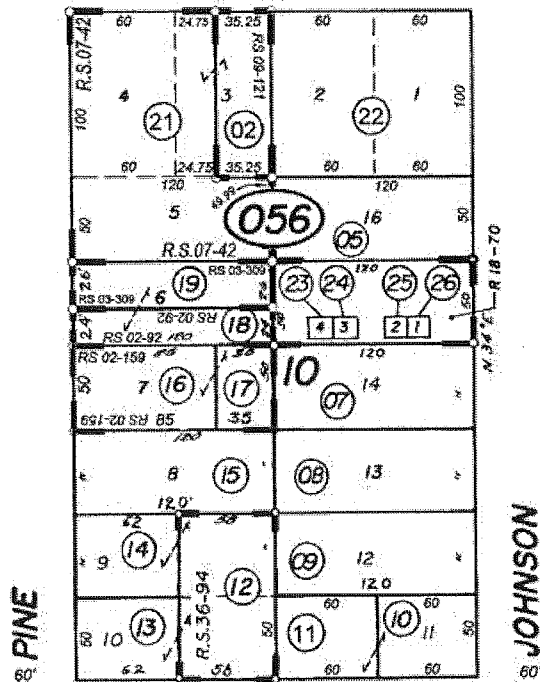
Underutilized Residential / R-3 Zoning District
210 RICHARDSON ST / APN # 065-241-10

Site Information
Parcel Size: 4,800 sf
Average Slope: 20.3 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 1
Effective Year: 1965
Development Potential: The back of the lot is not easily visible from the street, however Google Earth aerials shows that more than half the lot is a vacant backyard. It is possible to put another structure on the back of the lot.
Visual Condition: Building is in excellent condition.
Total Units possible under Maximum Density: 3
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 3
Resulting Density: 27.2 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



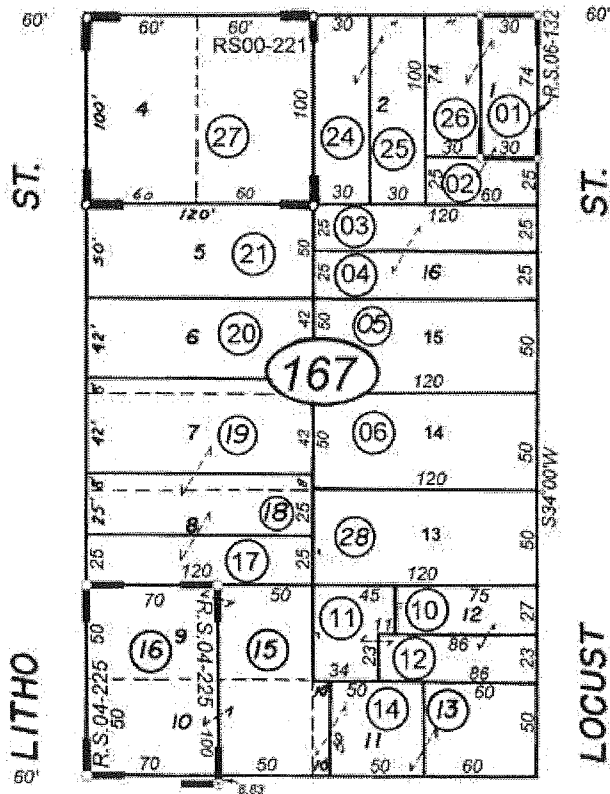
Underutilized Residential / R-3 Zoning District
416 JOHNSON ST / APN # 065-056-07

Site Information
Parcel Size: 6,000 sf
Average Slope: 9.8 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 2
Construction Year: 0
Development Potential: One story building in front and 2 stories at the back, with driveway and backyard. A new building could be built at the back for 2 units, and include parking spaces for existing units. Next door is a good example of infill at the rear of the lot (420, 422 Johnson St).
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 4
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 4
Resulting Density: 29.0 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



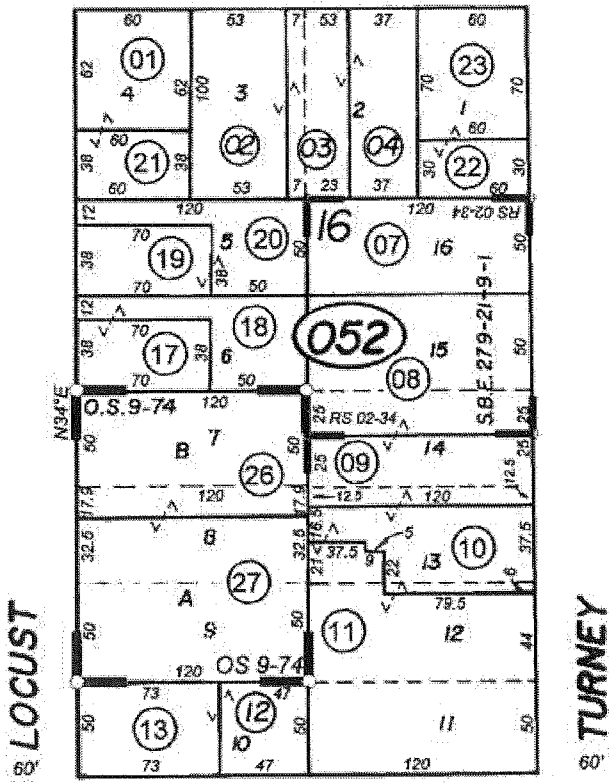
Underutilized Residential / R-3 Zoning District
411 LITHO ST / APN # 064-167-21

Site Information
Parcel Size: 6,000 sf
Average Slope: 14.3 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 2
Effective Year: 1963
Development Potential: Single house plus lawn at the back. There is existing access to the backpart of the lot.
Visual Condition: Existing building is in good condition.
Total Units possible under Maximum Density: 4
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 4
Resulting Density: 29.0 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 2
Notes: See pages 2-3 of Appendix B for more information.



Underutilized Residential / R-3 Zoning District
419 LOCUST ST / APN # 065-052-26

Site Information	
Parcel Size:	8,053 sf
Average Slope:	13.8 %
General Plan Designation:	High Density Residential
Zoning Designation:	Multiple Family Residential (R-3)
Maximum Density:	29 du/ac or 1 du/ 1,500 sf
Existing Residential Units:	3
Construction Year:	NA
Development Potential:	There are 3 meters and 3 mailboxes on this property.
Visual Condition:	Buildings are in fair condition.
Total Units possible under Maximum Density:	5
Total Units possible under Maximum FAR (assuming 800 sf size residential units):	5
Resulting Density:	27.0 du/ac
Income Level according to Default Density:	Very Low/Low
Additional units supportable:	2
Notes:	See pages 2-3 of Appendix B for more information.



Underutilized Residential / R-3 Zoning District
412 NAPA ST / APN # 064-151-16

Site Information
Parcel Size: 10,000 sf
Average Slope: 32.0 %
General Plan Designation: High Density Residential
Zoning Designation: Multiple Family Residential (R-3)
Maximum Density: 29 du/ac or 1 du/ 1,500 sf
Existing Residential Units: 1
Effective Year: 1950
Development Potential: The existing building on this site is near the rear end of the site. Additional buildings can be built on the undeveloped portion near the front and middle of the site.
Visual Condition: Building is in good condition.
Total Units possible under Maximum Density: 6
Total Units possible under Maximum FAR (assuming 800 sf size residential units): 6
Resulting Density: 26.1 du/ac
Income Level according to Default Density: Very Low/Low
Additional units supportable: 5
Notes: See pages 2-3 of Appendix B for more information.

