

Site U-2: Spencer Fire Station

Site Information

Address/Street: 300 Spencer Avenue

Site Area: 42,745 square feet (~1 acre)

Owner: City of Sausalito

Assessor Parcel Number: 065-181-44

Current Use: Vacant Fire Station

Existing Building(s): One two-story former Fire Station

Constraints: Very Steep Slopes on Undeveloped Portion

Current General Plan Designation: Public Institutional— no residential use allowed

Current Zoning Designation: Public Institutional (PI)— no residential use allowed



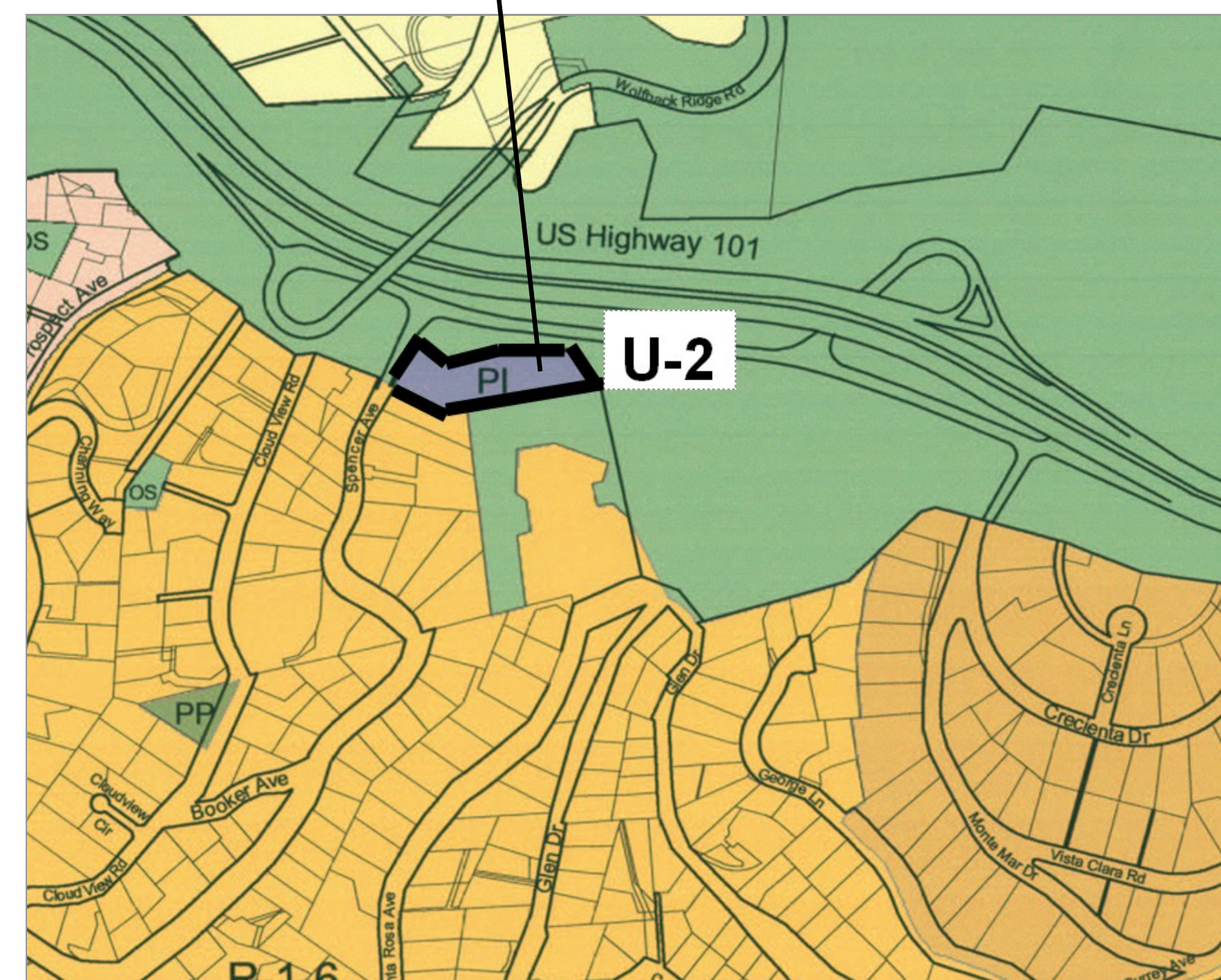
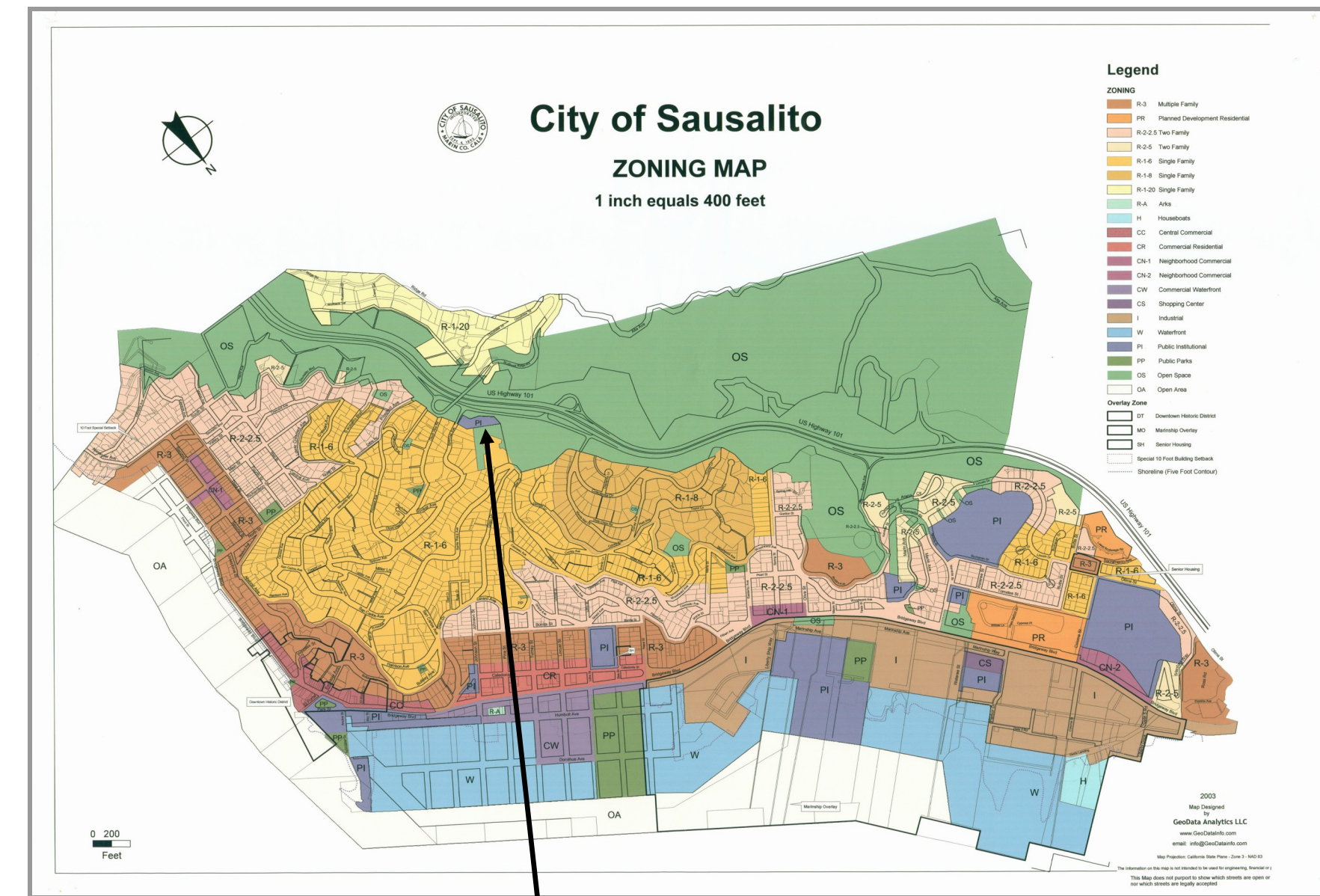
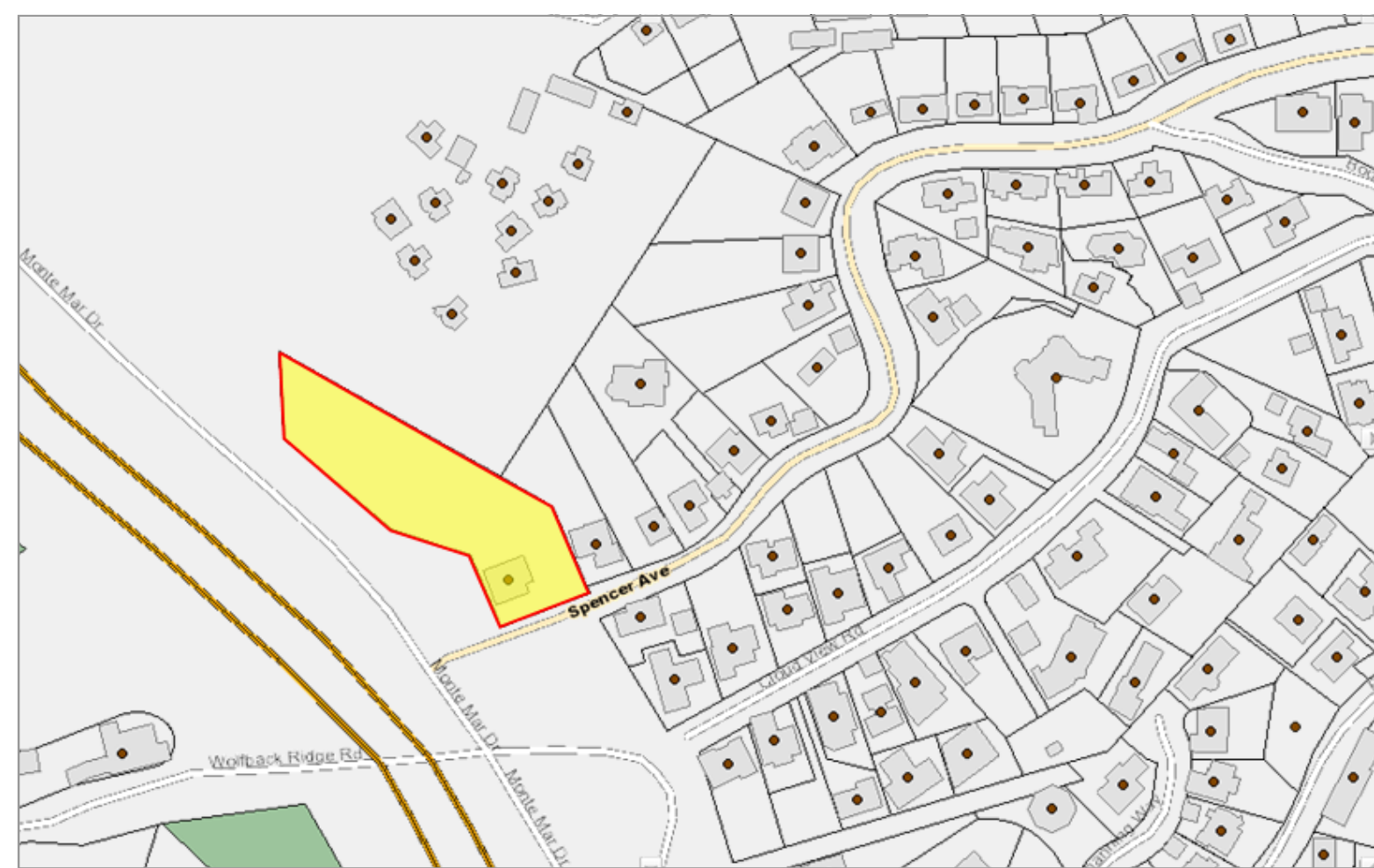
Site Location



Current Zoning



Options to Increase Density



The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

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Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
0*	28	Current R-3 0* 42

*The Public Institutional Zoning District does not allow residential uses