

Site V-1: Sausalito Boulevard

Site Information

Address/Street: Sausalito Boulevard

Nearest Address: 373 Sausalito Boulevard

Site Area: 13,404 square feet (0.31 acres)

Owner: City of Sausalito

Assessor Parcel Number: 065-251-07

Current Use: Vacant

Existing Building(s): None

Constraints: Very steep slopes

Current General Plan Designation: Open Space— no residential use allowed

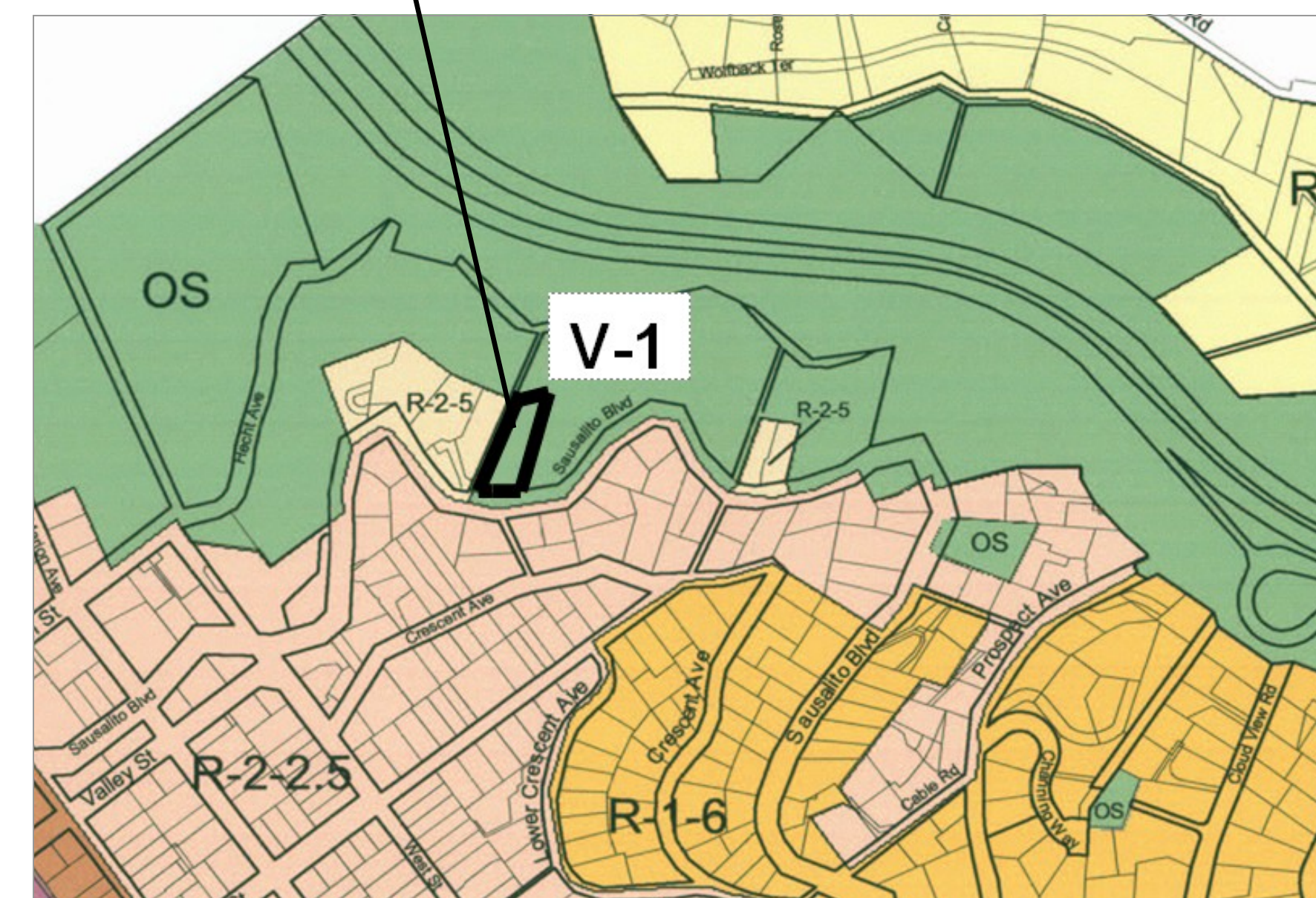
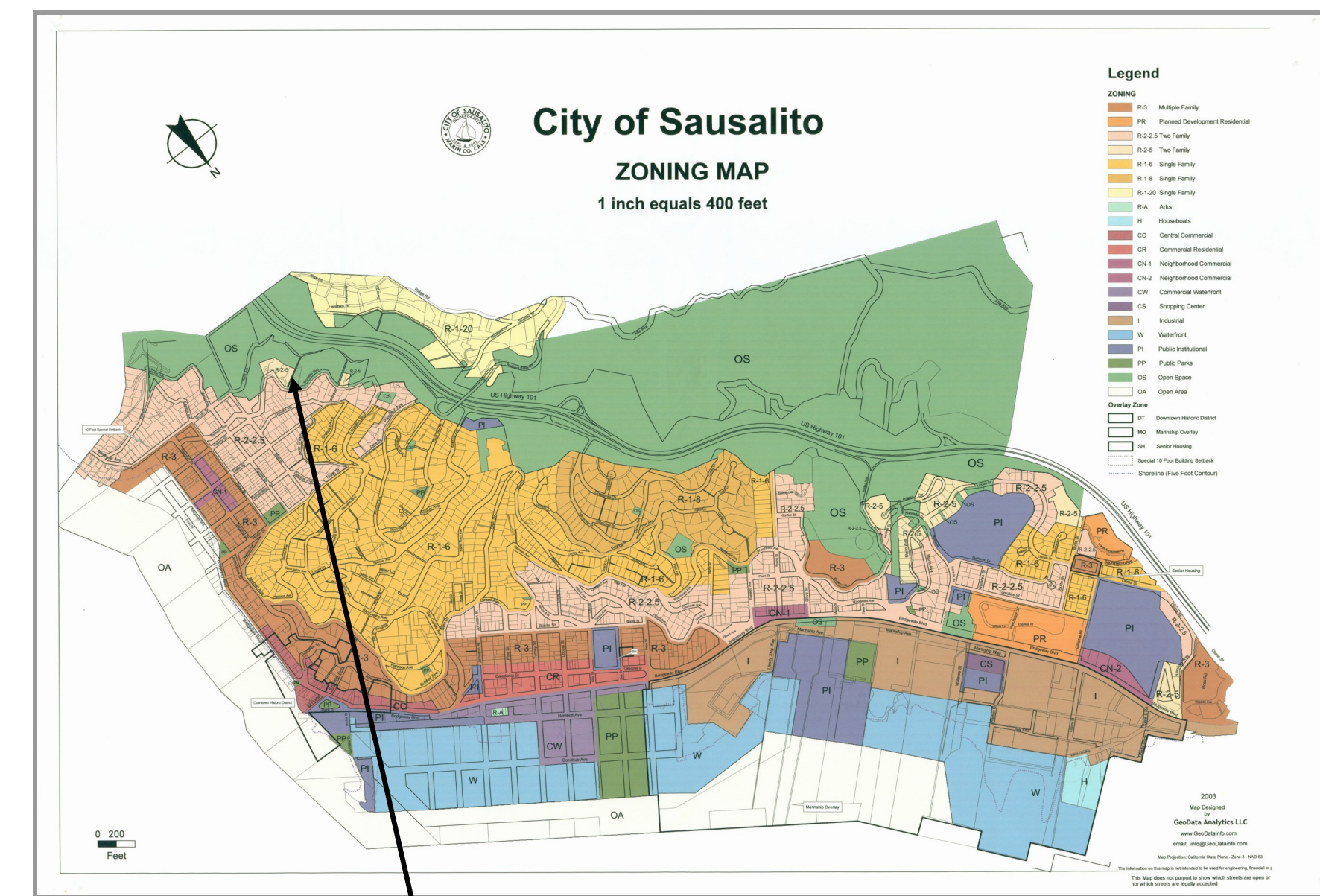
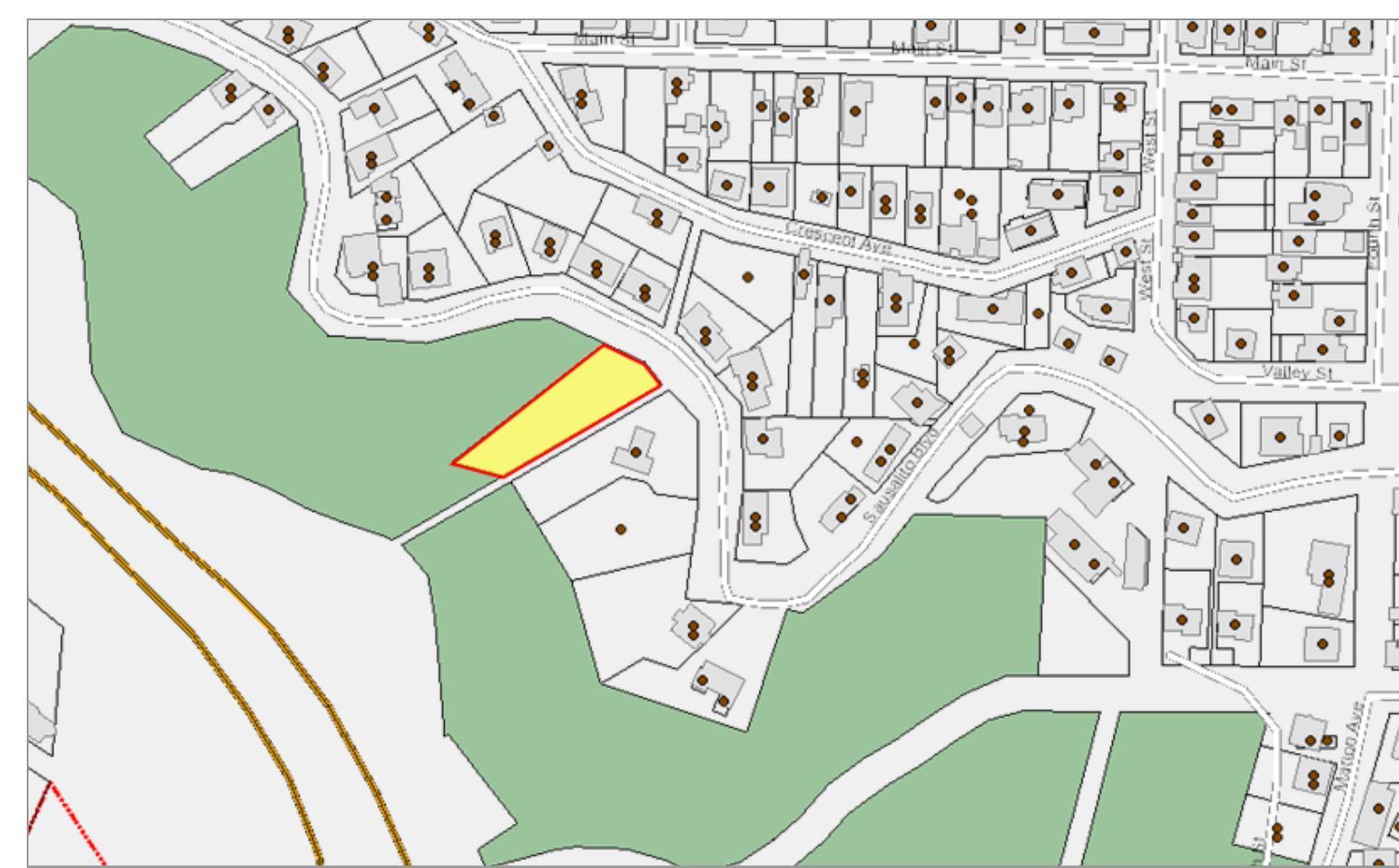
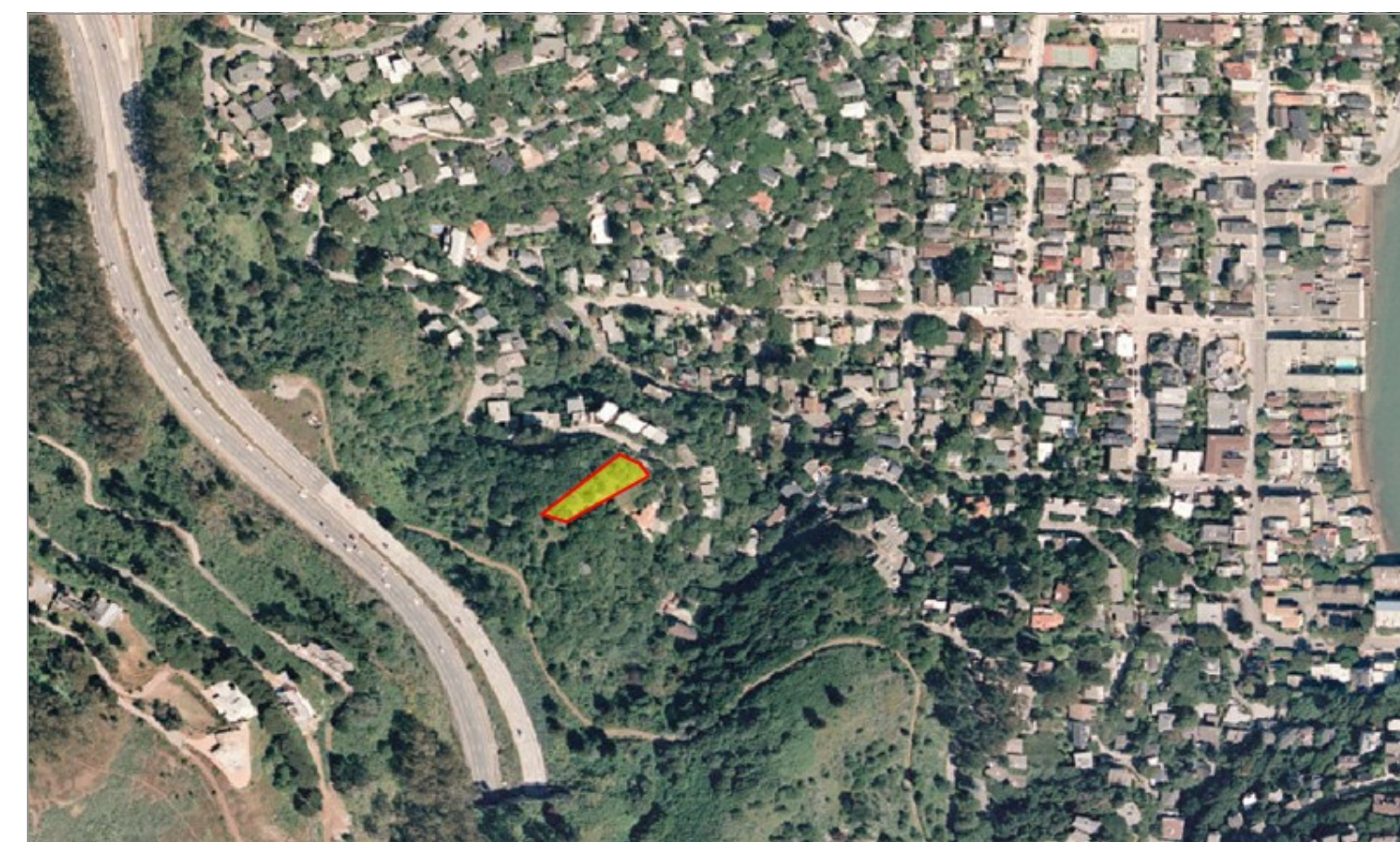
Current Zoning Designation: Open Space (OS)— no residential use allowed



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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Site 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*	5**	Current R-3 0* 7**

*The Open Space Zoning District does not allow residential uses

**As this site provides less than 16 units/acre a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible