

Site V-4: Woodward Avenue

Site Information

Address/Street: Along Woodward Avenue

Nearest Address: 266 Woodward Avenue (adjacent to the site)

Site Area: ~26,392 square feet (0.62 acres)

Owner: City of Sausalito

Assessor Parcel Number: Surplus Right-of-way

Current Use: Vacant

Existing Building(s): None

Constraints: Access from Woodward; PG&E substation across street; requires vacation of right-of-way

Current General Plan Designation: Medium High Density Residential—maximum 17.4 dwelling units/acre

Current Zoning Designation: Two-Family R-2-2.5 (maximum 1 dwelling unit/2,500 square feet of parcel area)



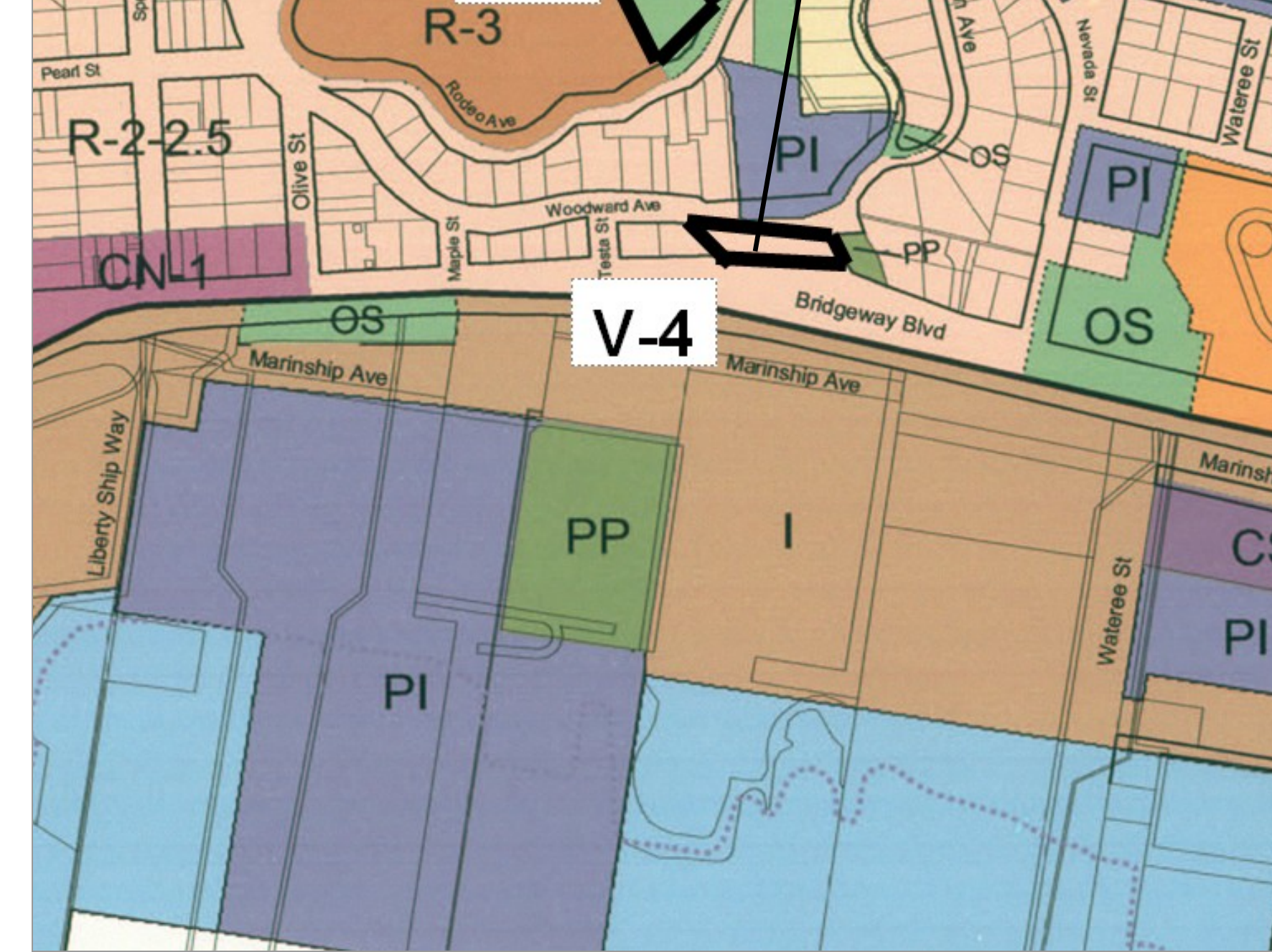
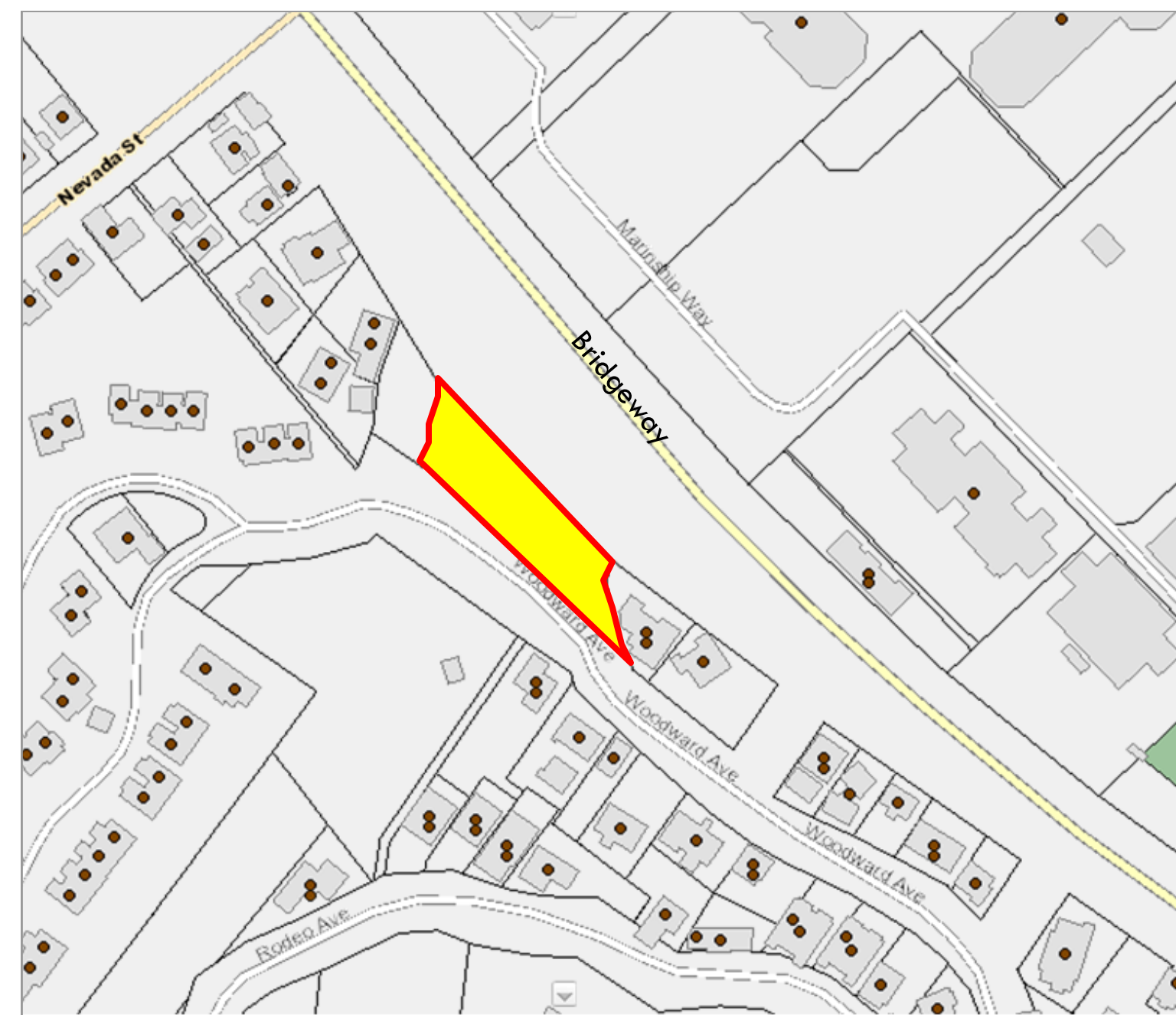
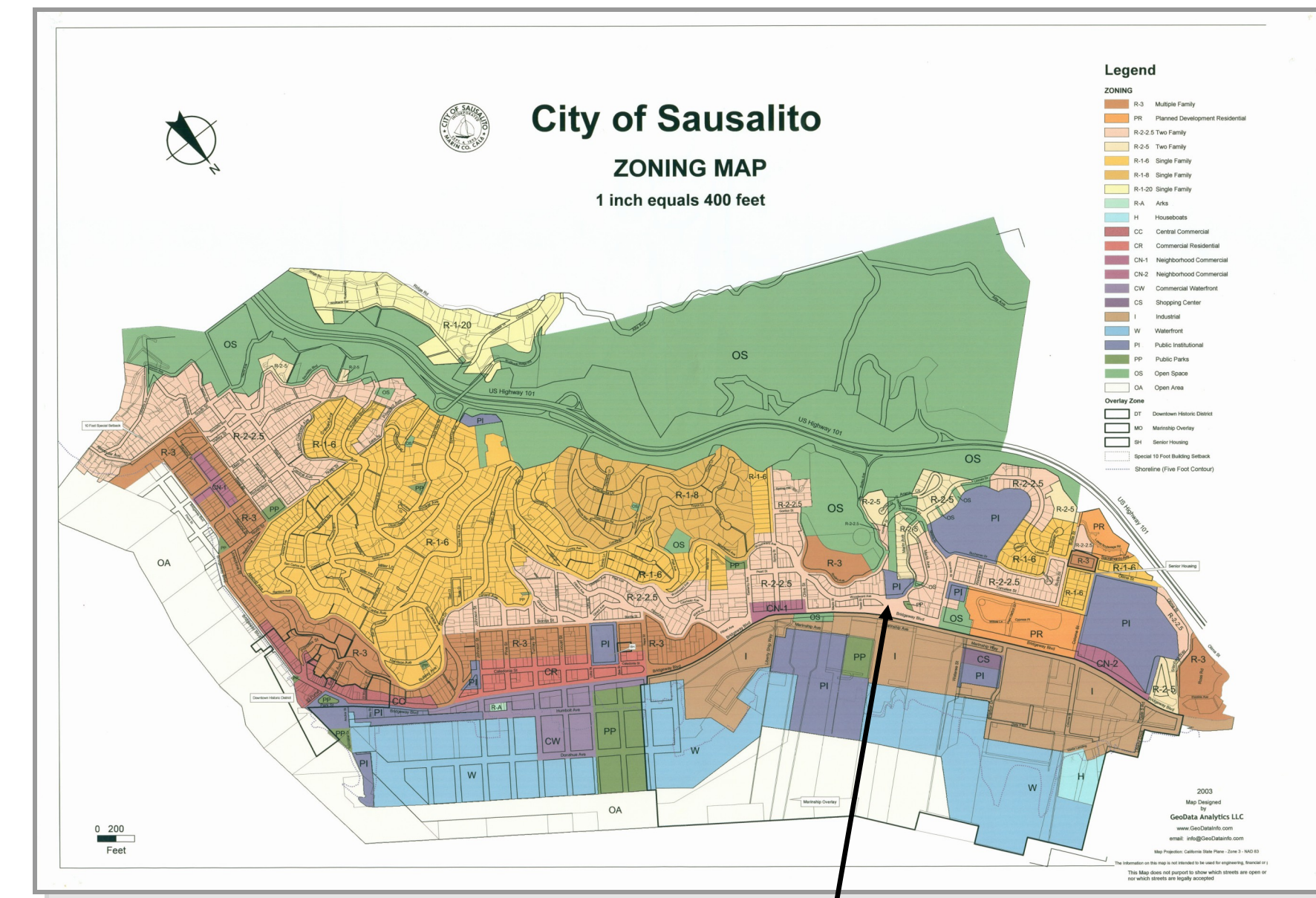
Site Location



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.

V-4: Woodward Ave 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:
9	17	Current R-3 13 25