APPENDIX C: VACANT AND UNDERUTILIZED SITES ANALYSIS

The housing element is required to identify specific sites or parcels that are available for residential development in the planning period in a land inventory. The land inventory is required to include an inventory and analysis of vacant parcels (i.e., those parcels which do not contain residential units and could potentially accommodate units based on the current General Plan and zoning regulations) and an inventory and analysis of underdeveloped parcels (i.e., those parcels which are not "built-out" and could potentially accommodate additional units based on the current General Plan and zoning regulations).

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 used for its analysis was first retrieved for a study on vacant and underutilized sites, initiated by the City in early 2011. Subsequently, detailed supplementary data for each parcel was retrieved in October 2011.

B. Methodology and Considerations for Development Constraints

The methodology used to determine the realistic development capacity of each of the sites in this analysis was a combination of factors specific to each site, including zoning designation and accompanying developments standards, lot size, and other land constraints applicable to the specific site.

City staff had completed a *Vacant and Underdeveloped Land Technical Study* for the Housing Element update, identifying vacant and underutilized parcels from the Marin County Assessor's Office using attribute data. Additional parameters were applied to assess realistic potential development, considering factors such as slope and parcel size. Site visits and aerial imagery checks were made to assess site conditions and build-out.

Table C.1: Applied parameters to assess realistic development potential

Zoning District and Type	Applied parameters to assess realistic potential development
Vacant Single-Family Districts[1] (R-1-20, R-1-8, R-1-6)	- Using MarinMap data, vacant parcels were located. If there was a structure on the parcel, but the improvement value was less than $200,000 and was not being coded as having a living unit, the parcel was inventoried as being vacant. - Parcels of all slope degrees were included; - All landlocked parcels were removed; - All parcels less than 3,000 square feet (s.f.) in size were removed;

[1] Single-Family parcels are not identified as only one unit is allowed on every lot. Regardless of the size of the lot, a single unit on a lot would render it "built out", and not vacant or underutilized.

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Zoning District and Type	Applied parameters to assess realistic potential development
	- 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 had parking constraints preventing the addition of units were removed; and - Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual 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)	- Using MarinMap data, vacant parcels were located. If there was a structure on the parcel, but the improvement value was less than $200,000 and was not being coded as having a living unit, the parcel was inventoried as being vacant. - Using MarinMap data, the lot size, maximum density and number of existing units on each parcel were analyzed to determine underutilized parcels. See Table C.2 for maximum densities in different zoning districts. - 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 3,000 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 could take on an additional unit were included if the lot had an underutilized portion, or the existing building could add another floor without conflicting with development standards, or if the existing building was dilapidated and abandoned; - All parcels that had obvious parking constraints preventing the addition of units were removed; and - Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.
Underutilized Commercial Districts (CR, CC, CN-1)	- The residential unit potential of commercial properties was determined by taking the difference between the maximum number of units allowed on each lot by maximum density, and the number of existing units. See Table C.2 for maximum densities in different zoning districts. - For parcels in the CN-1 zone, the maximum number of

Zoning District and Type	Applied parameters to assess realistic potential development
	potential units were calculated using the maximum Floor Area Ratio, as this was more restrictive than the maximum density. An average of 800 square feet was assumed for residential units. - Parcels of 40% slope or more were excluded; - All landlocked parcels were removed; - All parcels less than 3,000 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 had obvious parking constraints preventing the addition of units were removed; and - Visual checks were made using Google Earth and Google Streetview, and site visits were made to all parcels listed, to ascertain the actual build out and visual conditions of buildings.
Other Zoning Districts	Other zoning districts such as Public Facilities, Open Space, and Industrial were not considered for this analysis, as sites in those districts would require rezoning.

The resulting density for each site was calculated by dividing the maximum possible number of whole units by the parcel size in acres. The maximum number of units was derived from dividing the parcel size by the maximum density allowed in that particular zoning district (see Table C.2 below for maximum densities allowed). Due to the rounding down of units to whole numbers, the resulting density was generally lower than the maximum density permitted.

For sites in the CN-1 Zoning District, the maximum number of units was derived by the maximum Floor Area Ratio allowed, as this was a more restrictive development standard compared to the maximum density. A three-story building was assumed, as the maximum height allowed in the Commercial Zoning Districts is 32 feet (as measured from average natural grade). Assuming an equal distribution of floor area per level, the floor area of the ground level is subtracted, and the remainder is divided by an assumed residential unit size of 800 square feet. The number of units was rounded down to a whole number for the calculation of the resulting density.

Table C.2: Maximum Zoning Densities

Zoning District	Maximum Density*
R-3	29 du/acre
R-2-2.5	17.4 du/acre
R-2-5	8.7 du/acre
R-1-6	7.3 du/acre
R-1-8	5.4 du/acre
R-1-20	2.2 du/acre
Commercial zones that allow residential (CC, CR, CN-1)	29 du/acre

Source: Sausalito Zoning Ordinance, 2012

*Note: Higher densities can be achieved on existing substandard parcels. For example, lots in the R-2-2.5 zone subdivided prior to 1963 (the majority of existing lots) with a minimum area of 3,000 square feet are permitted to have 2 units, equating to 29 units/acre.

Table C.3 below shows examples of past higher density infill housing projects in Sausalito. Factors such as substandard lot sizes and~~, or~~ zoning incentives for~~the City's facilitation of~~ affordable housing projects for seniors have~~,~~ contributed to higher densities for certain projects.

Table C.3: Examples of Higher Density Infill Projects

Year Built	Project Name / Address	Zoning District	Parcel Size	~~Max~~ Zoning Density allowed	Housing Type	Built no. of units	Built Density	Status
1992	Rotary Place (412/414 Bee Street)	R-3	5,953 sf	29 du/ac	Senior Affordable Housing Project	10	73 du/ac	Completed and occupied
1999	538 Easterby St	R-2-2.5	3,000 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New Duplex	2	29 du/ac	Completed and occupied
2003	Rotary Village (501 Olima St)	R-3	24,000 sf	29 du/ac	Senior Affordable Housing Project	22	40 du/ac	Completed and occupied
2007	85 Crescent Ave	R-2-2.5	2,210 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New Duplex	2	19.7 du/ac	Completed and occupied
~~2009~~	~~100 Prospect Avenue~~	~~R-1-6~~	~~7,110 sf~~	~~7.3 du/ac~~	~~Single-Family House~~	~~1~~	~~6.1 du/ac~~	~~Completed and occupied~~
2011	317 Johnson St	CR	2,708 (sub-standard lot)	29 du/ac	Second Residential Unit	2 (1 unit existing)	32 du/ac	Built, currently for lease

Source: Sausalito Community Development Department, January 2012

In order to demonstrate the viability of small scale infill of both rental and ownership units,Table C.4 provides examples of small infill projects in Sausalito which add just one to two units. Small infill projects in the City take several forms, and include: development on vacant land; demolition of an existing unit and the replacement with one to two new units; adding new units to the existing development; and splitting larger units into smaller units. Over the past 13 years (1999-2011), Sausalito has approved a total of 28 residential development applications, contributing to 52 approved or built units. Of the total 28 applications, 26 were for one, two and three unit projects.

The development trends reflected in Tables C.3 and C.4 help to substantiate the feasibility of development on small parcels in Sausalito, and the ability to achieve maximum densities under zoning.

Table C.4: Examples of Small Infill Projects adding 1-2 units

Year Built	Project Name / Address	Zoning District	Parcel Size	Zoning Density	Housing Type	Prior no. of units	Built no. of units	Built Density	Project Status
2011	565 Bridgeway	CR	2,500 square feet	29 du/ac	Live/work (Conversion of three-story office building to Art Gallery on first level, rental unit on upper levels).	0	1	34.8 du/ac	Building Permit issued in 2011
2011	317 Johnson St	CR	2,708 (sub-standard lot)	29 du/ac	New upper level second residential unit above existing commercial space created by dividing an existing residential unit into two rental units.	1	2	32 du/ac	Built, currently for rent
2005	521-525 Bridgeway	R-3	7,500 square feet	29 du/ac	One single family home demolished and replaced with a new duplex and new single family home.	1	3	17.4 du/ac	Building Permit finaled in 2010
2010	147 Edwards	R 2-2.5	3,614 square feet	17.4 du/ac	New single-family home built on vacant lot.	0	1	12.1 du/ac	Building Permit finaled in 2012
2007	88/90 Cazneau Ave	R-2-2.5	7,398 square feet	17.4 du/ac	One cottage unit demolished and replaced by duplex.	1	2	11.8 du/ac	Built in 2009
2007	85 Crescent Ave	R-2-2.5	2,210 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New duplex built on vacant lot.	0	2	19.7 du/ac	Completed and occupied
1999	538 Easterby St	R-2-2.5	3,000 sf (sub-standard lot)	29 du/ac (due to substandard lot size)	New duplex built on vacant lot.	0	2	29 du/ac	Completed and occupied
2009	58 Miller Ave	R-1-6	7,100 square feet	7.3 du/ac	New single-family home built on vacant lot.	0	1	6.1 du/ac	Under construction

C. Inventory of Sites

The following list shows parcels in the City with the potential to support additional housing units, and includes commercial and residential sites. This list demonstrates 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 Zoning Ordinance or development standards.

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

Table C.4: Inventory of Sites

	APN	Address (or approximate address for vacant sites)
1	065-267-37	107 SECOND ST
2	065-238-41	217 SECOND ST
3	064-141-05	1901 BRIDGEWAY
4	064-141-06	510 EASTERBY ST
5	064-135-28	2015 BRIDGEWAY
6	064-135-24	BRIDGEWAY AND OLIVE
7	064-135-29	2007 BRIDGEWAY
8	064-141-01	1919 BRIDGEWAY
9	064-135-26	2005 BRIDGEWAY
10	065-238-25	203 SECOND ST
11	065-052-03	209 CALEDONIA ST
12	065-053-05	326 PINE ST
13	065-056-02	41 CALEDONIA ST
14	065-055-06	42 CALEDONIA ST
15	065-052-23	201 CALEDONIA ST
16	064-166-04	302 CALEDONIA ST
17	064-167-27	333 CALEDONIA ST
18	065-055-02	1103 BRIDGEWAY

	APN	Address (or approximate address for vacant sites)
19	065-055-03	JOHNSON ST
20	064-274-03	WOLFBACK RIDGE ROAD
21	064-276-23	3 WOLFBACK RIDGE ROAD
22	200-240-10	WOLFBACK TERRACE ROAD
23	200-240-23	WOLFBACK TERRACE ROAD
24	200-310-01	WOLFBACK RIDGE ROAD
25	200-310-03	WOLFBACK RIDGE ROAD
26	200-310-04	WOLFBACK RIDGE ROAD
27	200-310-05	WOLFBACK RIDGE ROAD
28	200-310-06	WOLFBACK RIDGE ROAD
29	200-310-08	WOLFBACK RIDGE ROAD
30	200-310-09	WOLFBACK RIDGE ROAD
31	200-310-12	CLOUDVIEW TRAIL
32	200-310-16	WOLFBACK RIDGE ROAD
33	065-222-05	105 CRESCENT AVE
34	064-204-03	PLATT AVE
35	064-204-35	CAZNEAU AVE
36	064-213-22	CAZNEAU AVE
37	064-243-22	GEORGE LANE
38	064-242-10	GEORGE LANE
39	064-135-06	522 SPRING ST
40	064-141-10	530 EASTERBY ST
41	064-201-01	35 MARIE ST
42	064-141-18	518 EASTERBY ST
43	065-261-04	107 FOURTH ST
44	064-137-03	107 PEARL ST
45	064-142-30	515 EASTERBY ST
46	065-264-12	110 FOURTH ST
47	064-062-14	175 TOMALES ST
48	064-062-15	163 TOMALES ST
49	064-135-03	510 SPRING ST
50	064-141-17	511 SPRING ST
51	064-342-07	20 BUCHANAN DR
52	064-342-11	11 TOMALES ST
53	064-181-24	812 SPRING ST
54	064-138-02	254 WOODWARD AVE
55	065-231-17	211 WEST ST
56	065-236-04	209 FOURTH ST
57	064-192-02	141 WOODWARD AVE
58	064-062-19	TOMALES STREET (See Note 1)
59	064-181-01	21 GORDON ST
60	064-182-06	38 GORDON ST
61	064-136-03	155 WOODWARD AVE

	APN	Address (or approximate address for vacant sites)
62	064-142-29	EASTERBY STREET
63	064-131-07	OLIVE STREET
64	064-135-23	511 OLIVE STREET
65	065-252-64	37-39 CRESCENT AVE
66	065-253-02	MAIN STREET THROUGH TO CRESCENT AVE (See Note 2)
67	064-163-06	BONITA STREET (See Note 3)
68	064-163-07	417 BONITA ST
69	065-301-05	115 SOUTH STREET
70	064-141-13	523 SPRING ST
71	064-321-01	BUTTE STREET (See Note 4)
72	065-072-12	10 READE LN
73	065-063-08	911 BRIDGEWAY
74	064-151-06	1733 BRIDGEWAY
75	065-071-22	30 EXCELSIOR LN
76	065-063-07	925 BRIDGEWAY
77	064-151-02	1757 BRIDGEWAY
78	065-267-41	104 THIRD ST
79	065-238-15	214 THIRD ST
80	065-241-10	210 RICHARDSON ST
81	065-056-07	416 JOHNSON ST
82	064-167-21	411 LITHO ST
83	065-235-46	303 SECOND ST
84	065-241-12	214 RICHARDSON ST
85	064-167-03	408 LOCUST ST
86	065-052-26	419 LOCUST ST
87	064-151-16	412 NAPA ST

Notes

1 Owned by the City of Sausalito
2 Owned by the Marin Municipal Water District
3 Unknown owner
4 50% owned by the City of Sausalito

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