



# POTENTIAL HOUSING SITE U-1: VALHALLA

## PROPERTY UNDER CONSIDERATION AS A FUTURE AFFORDABLE HOUSING SITE

**THIS SITE (APNs 065-242-06 and 065-242-17) IS CURRENTLY UNDER CONSIDERATION AS A FUTURE AFFORDABLE HOUSING SITE. THE HOUSING ELEMENT TASK FORCE WILL CONDUCT PUBLIC MEETINGS TO DISCUSS POTENTIAL REZONING OF THIS PROPERTY. THE TASK FORCE'S RECOMMENDATIONS WILL BE FORWARDED TO THE PLANNING COMMISSION AND CITY COUNCIL FOR PUBLIC MEETINGS. \*PLEASE DO NOT TRESPASS ON PRIVATE PROPERTY\***

- **THIS SITE WILL BE DISCUSSED DURING A CANDIDATE SITE TOUR ON SATURDAY, OCTOBER 8, 2011.** Meet at City Hall parking lot for guided visits of each candidate site. Must provide own transportation. Since the date falls on Yom Kippur, anyone interested in touring the sites but cannot attend the 10/8/11 meeting should contact Lilly Schinsing, Associate Planner at (415) 289-4134 for self-guided tour info or alternative arrangements.
- **THIS SITE WILL BE DISCUSSED DURING A PUBLIC TASK FORCE MEETING ON MONDAY, OCTOBER 10, 2011.** The Task Force's meeting will be held at 5:30pm in the City Hall Council Chambers.

### Site Information: U-1

**Address/Street:** 201 Bridgeway and 206 Second Street  
**Site Area:** 23,088 square feet (0.94 acres)  
**Owner:** Jon Roberts and John Boccardo  
**Assessor Parcel Numbers:** 065-242-06 and 065-242-17  
**Current Use:** 201 Bridgeway— currently vacant two story structure; 206 Second Street— approximately 33-space parking lot with a single family home  
**Existing Building(s):** One two-story commercial building; one one-story 1911 single-family home  
**Constraints:** Commercial building is a noteworthy structure  
**Current General Plan Designation:** 201 Bridgeway: Neighborhood Commercial— maximum 29 dwelling units/acre; 206 Second Street: Split between Neighborhood Commercial and Multi-Family Residential— maximum 29 dwelling units/acre  
**Current Zoning Designation:** 201 Bridgeway: Neighborhood Commercial (CN-1)(maximum 1 dwelling unit/1,500 square feet of parcel area); residential only allowed above the ground level; 206 Second Street: Split between Neighborhood Commercial (CN-1) and Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)

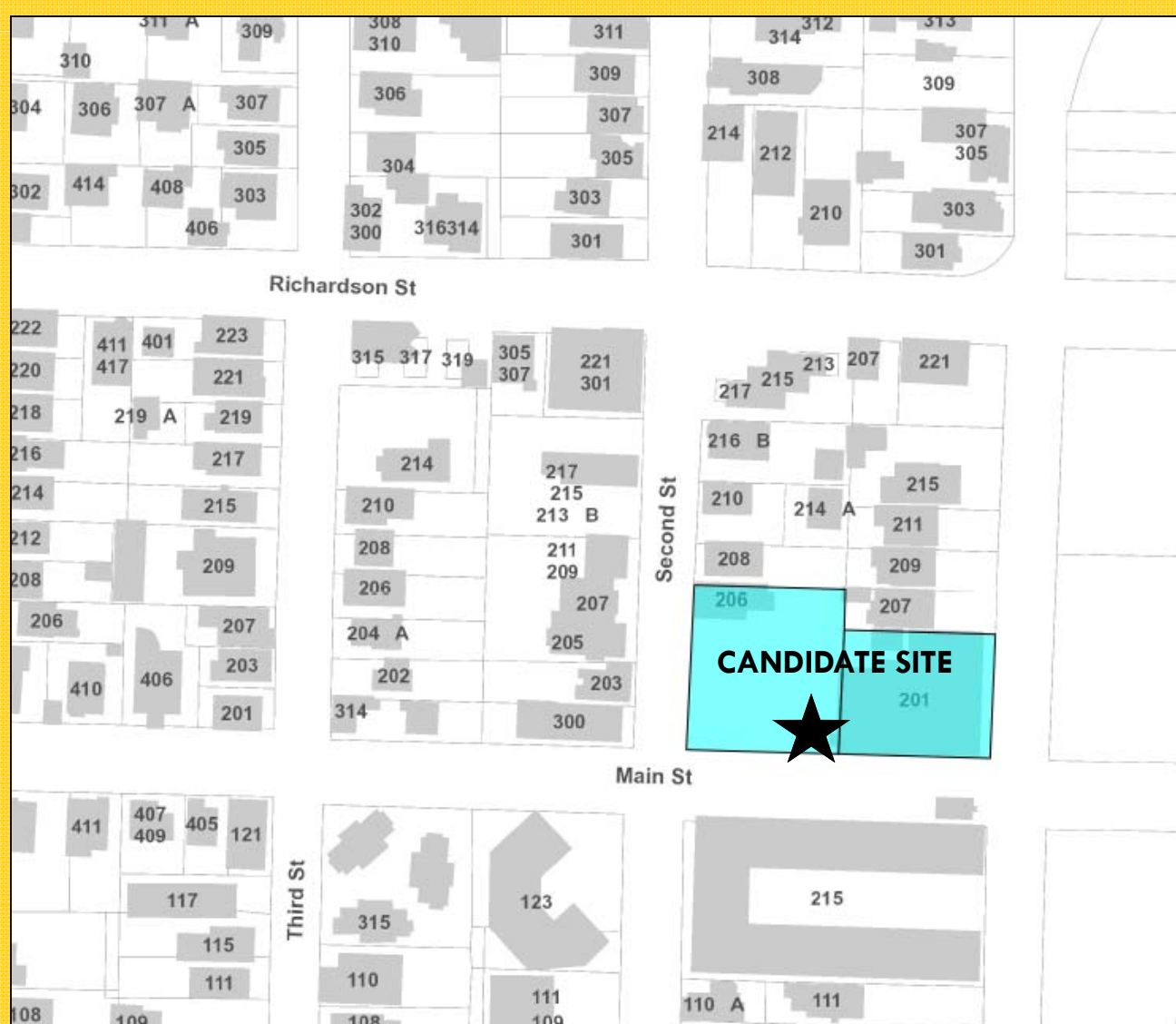
### U-1: Valhalla Site Rezoning Potential

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:
15	15*	Current   R-3 22**   22*

\*A zone change to R3 would allow residential on the ground floor

\*\*Units required to be above ground level

### Site Location: U-1



★ You are here

### How To Get More Information

- **ATTEND MONTHLY TASK FORCE MEETINGS** (<http://ci.sausalito.ca.us/Index.aspx?page=703>)
- **JOIN THE TASK FORCE TOUR OF ALL SITES ON SATURDAY, OCTOBER 8 BEGINNING AT 9:30 AM AT CITY HALL PARKING LOT.** Please note you must provide your own transportation
- **PARTICIPATE IN THE THIRD COMMUNITY WORKSHOP ON DECEMBER 3, 2011 AT 9:30 AM AT THE BAY MODEL**
- **VISIT THE TASK FORCE WEBSITE:** <http://ci.sausalito.ca.us/Index.aspx?page=703>, contains detailed information about all candidate sites, site tours, schedule of task force meetings, the third community workshop and all documents produced to date
- **CONTACT LILLY SCHINSING, ASSOCIATE PLANNER,** at (415) 289-4134 or [LSchinsing@ci.sausalito.ca.us](mailto:LSchinsing@ci.sausalito.ca.us)
- **JOIN THE EMAIL NOTIFICATION LIST:** Email [LSchinsing@ci.sausalito.ca.us](mailto:LSchinsing@ci.sausalito.ca.us)