

# Site U-1: Valhalla

## Site Information

**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

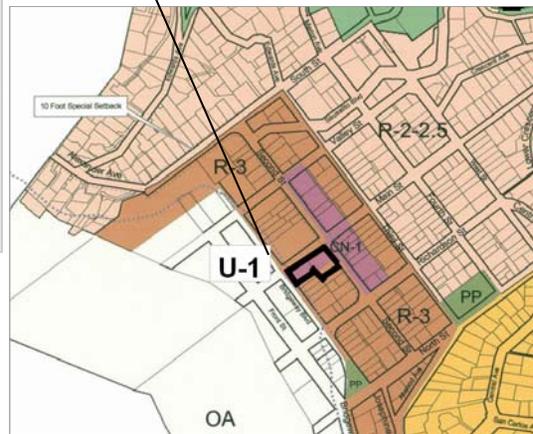
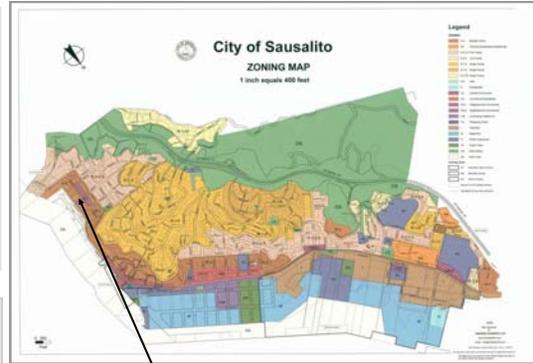
**Current Zoning Designation:** 201 Bridgeway: Neighborhood Commercial (CN-1)(maximum 1 dwelling unit/1,500 square feet of parcel area); residential only allowed above the ground level; 206 Second Street: Split between Neighborhood Commercial (CN-1) and Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



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.

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 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



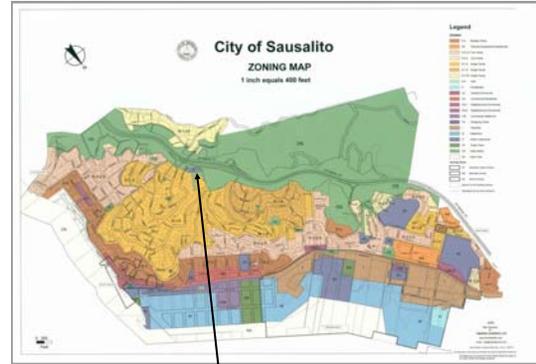
Site Location



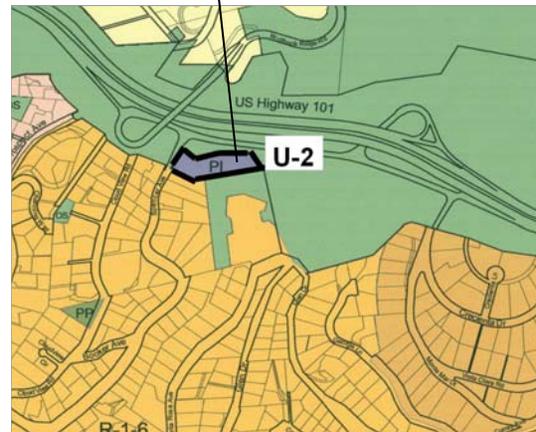
Current Zoning



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.



### U-2: Spencer Fire Station 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*	28	Current   R-3 0*   42

\*The Public Institutional Zoning District does not allow residential uses

## Site U-3: 1700 Block of Bridgeway

### Site Information

**Address/Street:** 1757/1751 Bridgeway and 160 Filbert

**Site Area:** 18,088 square feet (0.45 acres)

**Owner:** T8 Ventures Sausalito LLC

**Assessor Parcel Number:** 064-151-02

**Current Use:** Residential

**Existing Building(s):** Three blighted residences

**Constraints:** Three blighted units are located on site

**Current General Plan Designation:** Multi-Family Residential— maximum 29 dwelling units/acre

**Current Zoning Designation:** Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



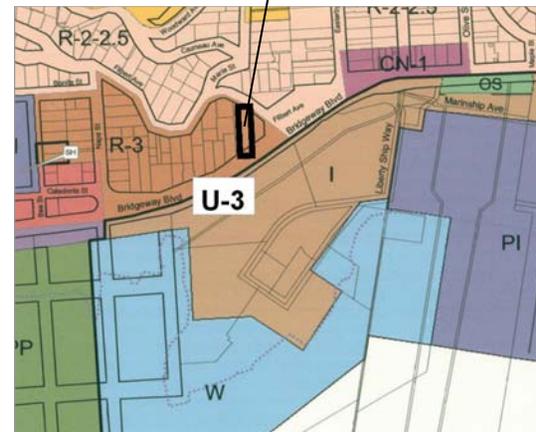
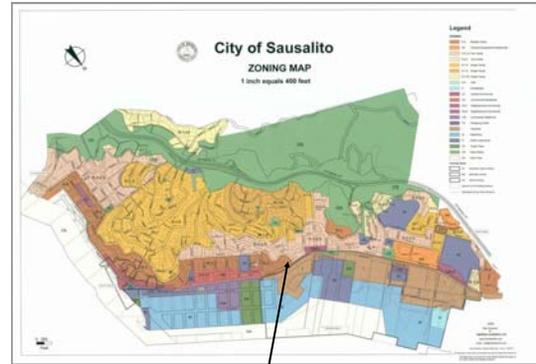
Site Location



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.

### U-3: Bridgeway Infill 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:
12	n/a*	Current   R-3 18   n/a*

\*Site is already zoned R-3

# 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

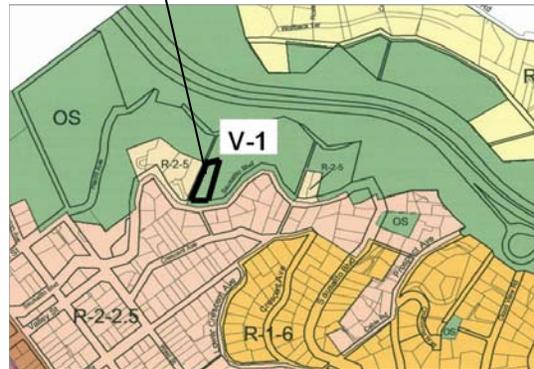
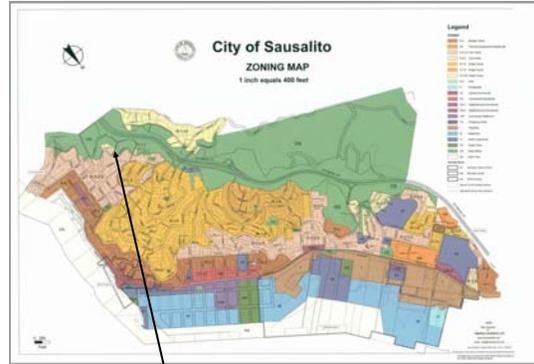
**Current Zoning Designation:** Open Space (OS)—no residential use allowed



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.

### V-1: Sausalito Boulevard

#### 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

## Site V-2: 800 Block of Bridgeway

### Site Information

**Address/Street:** Bridgeway, near downtown commercial core

**Nearest Address:** In between 833 Bridgeway and 885 Bridgeway

**Site Area:** 11,903 square feet (0.23 acres)

**Owner:** Auberge De Lydie LLC

**Assessor Parcel Number:** 065-063-12

**Current Use:** Vacant

**Existing Building(s):** None

**Constraints:** Steep Slopes, access to site may be challenging unless significant excavation occurred

**Current General Plan Designation:** Central Commercial— residential use allowed above the ground floor only

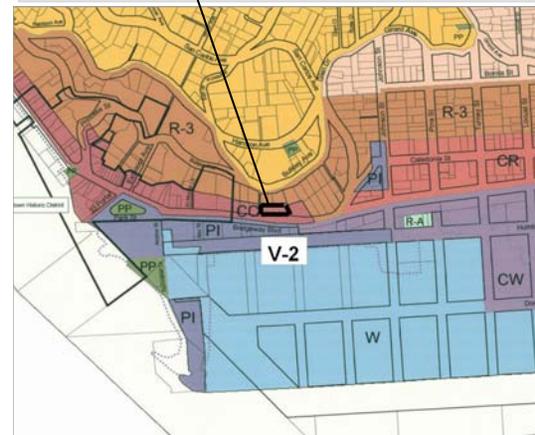
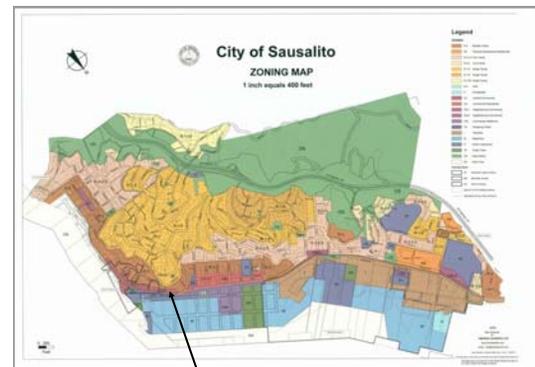
**Current Zoning Designation:** Central Commercial (CC)— residential use allowed above the ground floor only



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-2: Bridgeway Commercial

#### 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:
7	7	Current   R-3 10*   10*

\*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

# Site V-3: Rodeo Avenue

## Site Information

**Address/Street:** Rodeo Avenue

**Nearest Address:** 98 Rodeo Avenue (across Rodeo Avenue from the site)

**Site Area:** 26,757 square feet (0.63 acres)

**Owner:** City of Sausalito

**Assessor Parcel Number:** 064-133-01

**Current Use:** Vacant; Open Space

**Existing Building(s):** None

**Constraints:** Contains existing access to Marin Municipal Water District Facility; would have to relocate access

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

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



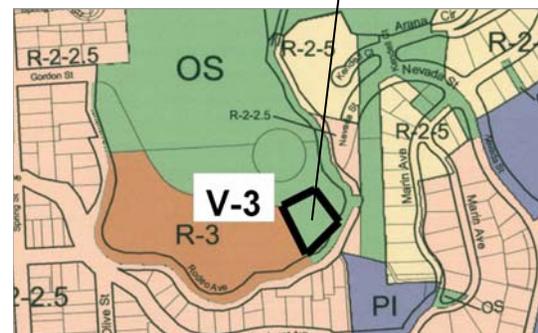
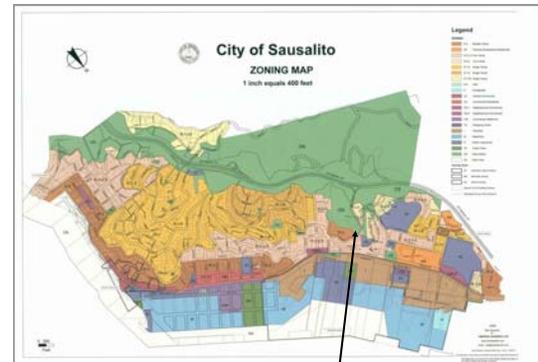
Site Location



Current Zoning



Options to Increase Density



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### V-3: Rodeo Avenue 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*	17	Current   R-3 0*   25

\*The Open Space Zoning District does not allow residential uses

## 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

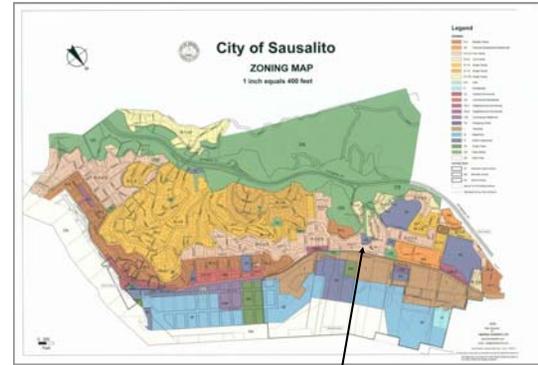
R-2-2.5 (maximum 1 dwelling unit/2,500 square feet of parcel area)



Site Location

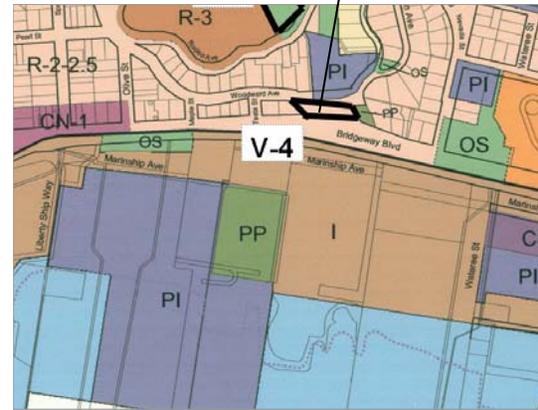
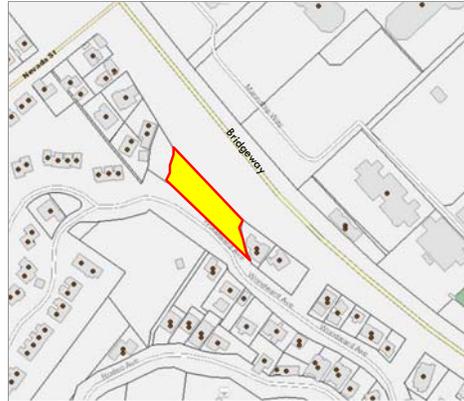


Current Zoning



Options to Increase Density

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### 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

## Site V-5: Butte Street

### Site Information

**Address/Street:** End of Butte Street

**Nearest Address:** 806/808 Butte Street  
(across Butte Street from the site)

**Site Area:** 87,643 square feet (2.01 acres)

**Owner:** 50% City of Sausalito, 50%  
Rodney Hunt

**Assessor Parcel Number:** 064-321-01

**Current Use:** Vacant

**Existing Building(s):** None

**Constraints:** Steep Slopes, Heavily  
wooded

**Current General Plan Designation:**  
Medium Density Residential— maximum  
8.7 dwelling units/acre

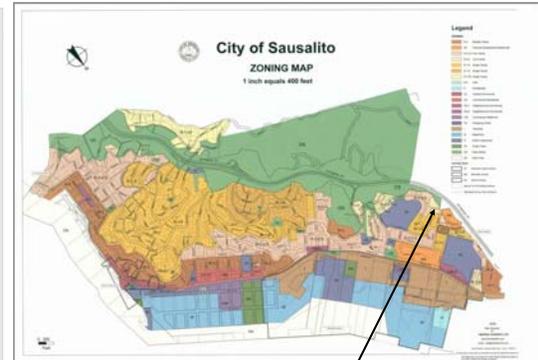
**Current Zoning Designation:** Two-Family  
R-2-5 (maximum 1 dwelling unit/5,000  
square feet of parcel area)



Site Location

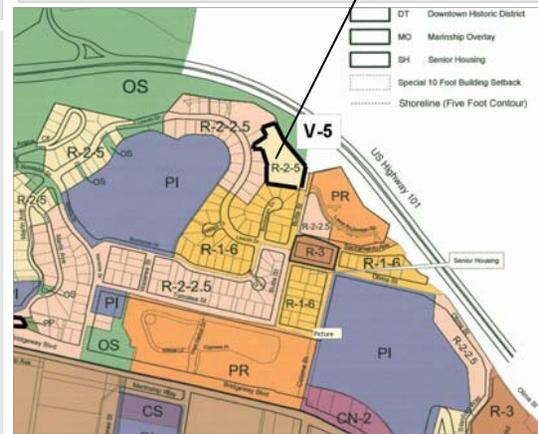
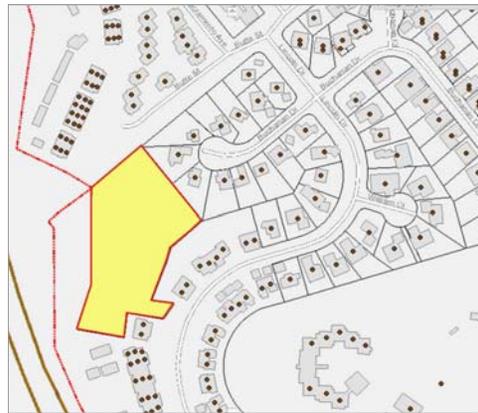


Current Zoning



Options to Increase Density

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### V-5: Butte Street 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:
17	58	Current   R-3 25   87

## Site V-6: Ebbtide Avenue

### Site Information

**Address/Street:** Ebbtide Avenue

**Nearest Address:** 330 Ebbtide Avenue (adjacent to the site)

**Site Area:** 7,365 square feet (0.17 acres)

**Owner:** Kenneth Leitch Living Trust

**Assessor Parcel Number:** 052-322-01

**Current Use:** Vacant

**Existing Building(s):** None

**Constraints:** Steep Slopes, small site

**Current General Plan Designation:** Multi-Family Residential— maximum 29 dwelling units/acre

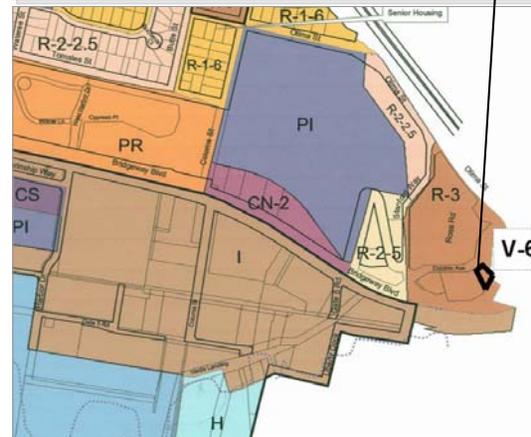
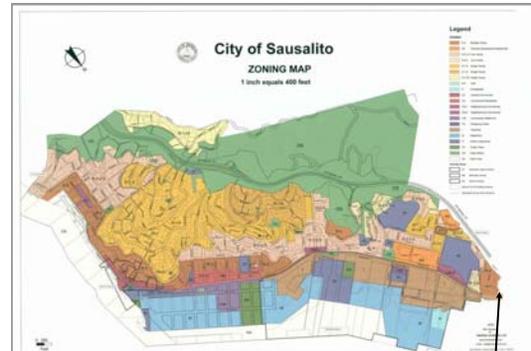
**Current Zoning Designation:** Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



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-6: Ebbtide Avenue 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:
4*	n/a**	Current   R-3 6*   n/a*

\*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

\*\*Site is already zoned R-3