

Table B3.5: Vacant Residential Sites-Vacant and Available for Development

APN	Address	General Plan	Zoning	Density	Lot Size (acres)	Max Zoning Capacity	Total Realistic Potential Units	Site Description	Constraints
011-193-06	1628 Fifth Ave	HDR	HR1.5	29	0.3	9	7	Vacant	None
009-330-01	104 Windward Way	MDR	MR2	21	2.3	48	42	Vacant. Former San Rafael Sanitation District Site	Traffic capacity; geotech
013-101-07	225 Picnic Ave	MDR	MR3	15	3	45	39	Vacant. Ready access to all essential public facilities and services.	Hillside
185-020-02	Glenwood School (Vacant Lot)	LDR	R7.5	5	9	45	26	Vacant. Level lot adjacent to Glenwood School. Unit estimate based on CEQA constraints.	Limited access; wetlands; archaeology
011-031-07, 011-031-43 to 011-031-50	Coleman Dr	LDR	R10	4	2.1	9	9	Vacant. Nine single-family homes on nine lots.	Hillside; wooded; access
011-022-02 to 011-022-27	Fair Dr	LDR	R5/R7.5/R10	2	5.3	10	6	Vacant. Owners have indicated an interest to develop.	Hillside; wooded; access; parcels under separate ownership
016-213-12	Point San Pedro Rd	LDR	PD	3	6.2	18	9	Vacant hillside site that was part of a larger subdivision but never developed. There have been 2 different applications for development of 6-9 units on this site, but due to economy, were not pursued through completion.	Hillside; traffic; drainage; geotech; wooded

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015-163-03	Dominican University	Hillside Residential	PD	2	18.7	37	32	Dominican University has indicated an interest in building affordable staff housing.	Requires master plan
165-240-02 to 165-240-05	Jaleh Estates (previously Look Out Mountain)	Hillside Residential	PD	1	6	4	4	Vacant. Four single-family homes on four lots.	Hillside; wooded; access
015-250-44	Dominican University (end of Dominican Dr)	Hillside Residential	PD-H	0.5	18	9	8	Vacant	Hillside
165-220-06, 165-220-07	End of Los Gamos Dr	Hillside Residential Resource	PD-H	0.3	11	3	3	Vacant. Parcel -06 is approximately three acres, with potential for one unit. Parcel - 07 is approximately eight acres with potential for two units. Lots are under same ownership.	Hillside; geotech; <u>site access</u>
155-101-03, 155-101-04	280 Channing Way	LDR, Hillside Residential	PD	2	6.6	11	15	Vacant hillside site and never developed. There have been very preliminary inquiries for development, but no formal applications submitted to city.	Hillside; traffic; drainage; geotech; wooded
					Total	248	200		

Table B3.6: Residential Sites Underutilized Available for Development

APN	Address	General Plan	Zoning	Density	Lot Size (acres)	Max Zoning Capacity	Total Realistic Potential Units	Site Description	Constraints
011-141-46	Lincoln Hill Community Church 1411 Lincoln Ave	HDR	HR1	43	1.4	60	52	Underutilized. Owned by non-profit; surrounded by residential. The only structure on the parcel is a church, occupying just 14% of total lot area. Eligible for Tax Credit Financing.	Partial hillside
011-245-38	220 Shaver St	HDR	HR1	43	0.9	39	33	Underutilized. On residential street; potential for residential use if disbanded. Tax Credit Financing.	Utility Service
011-076-11	Villa Inn & Restaurant 1600 Lincoln Ave	HDR	HR1	43	1.2	51	44	Underutilized. Level, near public transit and freeway; surrounded by residential use. Had proposal for housing in early 2000s.	Currently generating Transient Occupancy Tax for City.
177-240-21, 177-240-22	Camgros 2416 to 2432 Fifth Ave	Unincorporated (HR)	PD/Unincorporated	5	53	28	15	Underutilized site that was formerly a dairy and currently hosts a variety of small rental units. Site is located in unincorporated Marin County, but is surrounded by City of San Rafael. Would need to be annexed into San Rafael. A creek bisects the front of the property, the front portion is relatively flat, while the rear 1/2 of the site is hillside.	Hillside; geotech

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011-131-04	Elks Club 1312 Mission Ave	HR	PD	43	10.5	45480	67	Large site currently developed with a few buildings used as a private club (Elks Club). Site is a hillside, with a large bowl area that is used as surface parking that could accommodate development. A proposal for 67 units was submitted and under review by the City until the member of the club terminated the lease option with the development for their own reasons.	Hillside; historic; biological; geotech
011-064-06	Colonial Motel 1735 Lincoln Ave	HDR	HR1	43	0.6	26	33	Underutilized site currently developed with a one story motel, containing 20 motel units. Site is small, but has a graded portion of the site that could accommodate development.	None
Total						655284	244		