

**PROPDEV 36**  
**Semi-Annual Proposed Development Survey**

An Inventory of Proposed Development Projects  
in Marin County as of January, 2003

Published by the Marin County Community Development Agency  
in cooperation with the Planning Departments  
of the Cities and Towns of Marin

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## ACKNOWLEDGMENTS

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This report is available online at:  
<http://co.marin.ca.us/depts/cd/main/comdev/advance/other/propdev.cfm>

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## I. INTRODUCTION

### A. OVERVIEW

PROPDEV 36 is the thirty-sixth in a series of surveys of proposed development projects in Marin County. The survey provides information on all projects that include at least five units of residential use or 5,000 sq. ft. of non-residential use. The PROPDEV file includes information such as location, project sponsor, acreage, zoning, square feet of improvements, and status of application. A summary page of construction activity, which occurred since the last update, is provided. New units or square footage are provided in the individual case reports and totaled in the summary pages. The information in PROPDEV was obtained from planning departments in Marin cities and towns through a survey report form circulated in January 2003. This report would not be feasible without the active participation of the local planning departments, in particular the work of the local coordinators named in the Acknowledgments.

### B. HIGHLIGHTS OF PROPDEV 36

Among the 103 project applications reviewed in PROPDEV 36, 37 are under review, 31 have been approved by local planners, 25 are under construction, 7 have recently completed construction, and three have expired or were withdrawn. Seventeen projects are new to this version of PROPDEV.

Local planners report receiving permit applications for 3,686 **dwelling units** in projects of five or more units, including 1,203 below market rate units. Projects under review account for 789 units. Applications for 672 units have been approved and 1,981 units are under construction. Since the last update, 91 single family units and 111 multi-family units have been completed. Thirty-four single family and eight multi-family units have been withdrawn. Fifty-one percent of the proposed residential developments covered in PROPDEV are **multi-family** units.

Approximately 1,031,614 square feet of **office** space are currently under review in local planning departments. Over 1,162,266 square feet of office space have been recently approved, 507,528 square feet are under construction, and 14,059 square feet have been recently completed.

In the **retail** space category, 64,522 square feet are under review while 26,588 square feet have been approved, and 46,230 square feet are under construction. During the past six months 32,400 square feet of retail space have been completed.

For **industrial** development, 213,525 square feet are currently under review. 133,795 square feet have been approved and 69,122 square feet are under construction. 6,000 square feet have been completed in the last six months.

## C. PHASES OF A PROJECT

There are five project phases: Under Review (UR), Approved (APP), Under Construction (UC), Construction Complete (CC), and Withdrawn/Denied/Expired (WD/E).

A project is classified as **Under Review** until it receives a final discretionary permit, such as a use permit for a development application. In the case of a subdivision, this might be the final map. If a project includes several consecutive phases, then it is considered Under Review until the final discretionary permit of the last phase. Completed phases of PROPDEV project are classified as "Built".

If a project has received its final discretionary permit, it is considered **Approved**.

A project is classified as **Under Construction** once it receives a building permit. Once construction on the first phase of a multi-phase project begins, the entire project is classified as Under Construction and remains that way until the last phase is completed. Total completed units or square footage in a phased project under construction are shown as "Built" in the Case Reports section. The Construction Activity page shows actual units or square footage constructed since the last update.

Completed projects are classified as **Construction Complete**. In the Construction Complete table in the Projects Summarized by Status and Jurisdiction pages, all data are for the entire project, even if some construction was completed prior to the period covered by this report. For data on actual residential units/commercial square footage completed during this review period, see the Construction Activity summary at the beginning of this report; consult the case reports for specific data about each project.

Project applications that will not be built are categorized as **Withdrawn, Denied, or Expired**.

## D. PROPDEV FORMAT

The first table contains construction activity during the last period. The second and third tables in PROPDEV list all projects by jurisdiction and summarize projects (in their entirety) by project status and jurisdiction. The cross-reference provides a listing of all projects and their placement in previous PROPDEV reports so that projects can be tracked from one report to the next using the record number (R#). The Case Reports section of PROPDEV lists details for each project.

## **II. PROJECT SUMMARIES**

### **Construction Activity Since Propdev 35**

**Construction Activity Since Propdev 35**

PropDev 36

Page 1

**Residential Units and Non-Residential Square Footage Completed**

Date:03/06/2003

Location	Housing Units			Commercial Square Feet		
	Single Family	Multi-Family	Below Market	Office	Retail	Industrial
Unknown	0	0	0	0	0	32,122
Fairfax	7	0	0	0	0	0
Larkspur	1	0	0	0	0	0
Mill Valley	2	0	0	0	0	0
Novato	317	5	5	0	0	0
San Anselmo	1	2	0	0	2,180	0
San Rafael	0	222	34	255,059	0	37,000
Sausalito	0	0	0	0	0	0
Tiburon	0	0	0	0	0	0
Unincorporated Area	12	40	3	0	0	0
<b>Total</b>	<b>340</b>	<b>269</b>	<b>42</b>	<b>255,059</b>	<b>2,180</b>	<b>69,122</b>

## **Projects Listed by Location**

## Projects Listed By Location

Key for Project Status: UR: Under Review, APP: Approved, UC: Under Construction, CC: Construction Complete, WD/E: Withdrawn, Denied, Expired

R#	Project Name	Location	Type	Acres	Housing Units			Commercial Square Feet			Status
					Single Family	Multi-Family	Below Market	Office	Retail	Industrial	
1	2350 Kerner	2350 Kerner	Mix	10.28	0	0	0	116,427	0	32,122	UC
2	The Lincoln Mews	1515 Lincoln	Res	0.92	0	24	3	0	0	0	APP
3	Oak Manor Ridge	Fairfax	Res	80.00	20	0	0	0	0	0	UR
4	37 Locust Avenue	Larkspur	Res	0.33	5	0	0	0	0	0	UR
5	Drakes Way/Drakes Cove	Larkspur	Res	18.00	23	24	24	0	0	0	UR
6	Elm Crest Subdivision	Larkspur	Res	8.00	8	0	0	0	0	0	UC
7	Marin Rowing Association	Larkspur	Com	25,400.00	0	0	0	0	0	9,000	UR
8	Sanitary District Property	Larkspur	Mix	10.29	7	0	7	82,000	0	0	UR
9	Tom Price Building	Larkspur	Mix	50,000.00	0	0	0	2,400	0	6,825	UR
10	Marin City Church of God	Marin City	Res	0.73	6	0	2	0	0	0	UR
11	Strauss Creamery	Marshall	Com	493.00	0	0	0	2,900	0	25,100	APP
12	Citizens Housing	Mill Valley	Res	4.00	0	50	50	0	0	0	UR
13	Goldwater/Warner Ridge	Mill Valley	Res	11.17	5	0	0	0	0	0	UC
14	Old Mill Commons	Mill Valley	Res	10,000.00	0	10	0	0	0	0	UR
15	Lucas Film (Skywalker	Nicasio	Com	2,554.00	0	0	0	8,151	0	24,300	UR
16	150 Alameda Del Prado	Novato	Com	20.80	0	0	0	0	0	68,804	APP
17	Anderson Rowe Ranch B,	Novato	Res	60.00	68	0	0	0	0	0	APP
18	Armstrong Garden Center	Novato	Com	4.09	0	0	0	4,800	0	0	UR
19	Atherton Ranch	Novato	Mix	47.12	92	23	40	37,900	32,650	0	UC
20	Buck Center Housing	Novato	Res	20.97	0	128	64	0	0	0	APP
21	Chapel Hill	Novato	Res	8.00	19	0	0	0	0	0	UC
22	Creekside Office	Novato	Com	0.00	0	0	0	12,413	0	0	APP
23	Deer Island Self Storage	Novato	Com	2.29	0	0	0	0	0	39,891	APP
24	Hamilton Landing Phase	Novato	Com	5.00	0	0	0	89,500	0	0	UR
25	Hamilton Meadows	Novato	Res	36.00	235	0	0	0	0	0	UC
26	Hanna Oaks Center	Novato	Com	19.00	0	0	0	225,800	0	0	UR

## Projects Listed By Location

Key for Project Status: UR: Under Review, APP: Approved, UC: Under Construction, CC: Construction Complete, WD/E: Withdrawn, Denied, Expired

R#	Project Name	Location	Type	Acres	Housing Units			Commercial Square Feet			Status
					Single Family	Multi-Family	Below Market	Office	Retail	Industrial	
27	Jack in the Box	Novato	Com	0.56	0	0	0	0	2,522	0	UR
28	Marion Ave.	Novato	Res	10.60	8	0	0	0	0	0	UR
29	Marion Heights	Novato	Res	7.47	12	0	0	0	0	0	APP
30	Meadow Park	Novato	Res	208.80	0	708	648	0	0	0	UC
31	Novato Creek Landing	Novato	Com	3.42	0	0	0	47,246	0	0	UR
32	Novato Fair Shopping	Novato	Com	11.19	0	0	0	0	8,500	0	UR
33	Novato Fair/Safeway	Novato	Com	11.19	0	0	0	0	8,500	0	UR
34	Novato Gateway Office	Novato	Com	3.80	0	0	0	23,130	0	0	UR
35	Nunes Subdivision	Novato	Res	13.50	11	0	0	0	0	0	CC
36	Oakview	Novato	Com	8.35	0	0	0	57,500	0	0	UR
37	Olive Court	Novato	Res	4.38	9	0	0	0	0	0	UR
38	Olive Ridge Subdivision	Novato	Res	20.00	18	0	0	0	0	0	APP
39	Pointe Marin (Rafael	Novato	Res	106.60	344	100	0	0	0	0	UC
40	Renaissance at Stonetree	Novato	Res	39.00	53	0	0	0	0	0	UC
41	San Marin Business Park	Novato	Com	44.70	0	0	0	510,000	0	0	UR
42	San Marin Cottages	Novato	Res	0.41	8	0	0	0	0	0	UR
43	San Marin Plaza	Novato	Com	7.00	0	0	0	0	3,000	0	UR
44	San Pablo	Novato	Res	3.13	19	0	0	0	0	0	APP
45	Sunset Ridge Subdivision	Novato	Res	34.19	16	0	0	0	0	0	UR
46	Tamalpais Hill	Novato	Res	33.70	23	0	0	0	0	0	APP
47	Terraces	Novato	Res	2.40	0	80	0	0	0	0	APP
48	Thorson Subdivision	Novato	Res	4.82	12	0	0	0	0	0	CC
49	Twin Creeks	Novato	Res	0.91	11	0	0	0	0	0	UC
50	Village at Novato	Novato	Mix	4.07	0	60	0	0	20,000	0	UR
51	Village at Novato	Novato	Mix	3.75	0	76	0	18,000	39,000	0	UR
52	Villas at Hamilton Senior	Novato	Res	2.63	0	129	129	0	0	0	UC

## Projects Listed By Location

Key for Project Status: UR: Under Review, APP: Approved, UC: Under Construction, CC: Construction Complete, WD/E: Withdrawn, Denied, Expired

R#	Project Name	Location	Type	Acres	Housing Units			Commercial Square Feet			Status
					Single Family	Multi-Family	Below Market	Office	Retail	Industrial	
53	Virginia Oaks	Novato	Res	1.00	5	0	0	0	0	0	UR
54	Woodside Office	Novato	Com	5.96	0	0	0	89,031	0	0	UC
55	Woodview Subdivision	Novato	Res	18.70	20	0	0	0	0	0	UR
56	Seminary Estates	San Anselmo	Res	5.30	7	0	0	0	0	0	UC
57	Sverid Hansen	San Anselmo	Mix	16,713.00	0	7	0	0	5,080	0	UC
58	171 Third St.	San Rafael	Com	1.24	0	0	0	0	16,122	0	APP
59	24 Townhomes	San Rafael	Res	0.80	0	24	0	0	0	0	UR
60	4300 Redwood Highway	San Rafael	Com	10.00	0	111	17	14,059	0	130,680	UC
61	Academy Heights	San Rafael	Res	30.76	6	0	0	0	0	0	UC
62	Albert Park Lofts	San Rafael	Mix	1.63	0	111	17	14,059	0	0	UC
63	Alma Via of San Rafael	San Rafael	Com	2.80	0	0	0	120,141	0	0	UR
64	Baywood Terrace - Phase	San Rafael	RES	8.00	6	0	6	0	0	0	UC
65	Baywood Terrace- Phase	San Rafael	Res	8.00	7	0	7	0	0	0	UR
66	Chapel Cove	San Rafael	Res	9.40	15	0	2	0	0	0	APP
67	Dominican College Plan	San Rafael	Mix	55.10	0	0	0	71,000	0	0	UC
68	Hilton Garden Inn	San Rafael	Com	1.78	0	0	0	0	0	0	APP
69	Marin History Museum	San Rafael	Com	0.72	0	0	0	5,000	0	0	APP
70	Mc Innis Park Apts. II	San Rafael	Res	2.24	0	42	9	0	0	0	APP
71	McInnis Park Apartments	San Rafael	Res	5.79	0	8	2	0	0	0	APP
72	Mcinnis Park Apartments	San Rafael	Res	0.92	0	14	2	0	0	0	UR
73	Mission Ave Townhouses	San Rafael	RES	0.30	0	13	1	0	0	0	UC
74	Office and Commercial	San Rafael	Com	10.28	0	0	0	116,427	0	37,000	UC
75	Piombo Place Mini	San Rafael	Com	2.29	0	0	0	0	0	33,000	UR
76	Redwood Estates	San Rafael	Res	17.00	134	0	27	0	0	0	APP
77	San Rafael Corporate	San Rafael	Com	15.10	0	0	0	406,000	0	0	APP
78	Team GM	San Rafael	Com	4.88	0	0	0	0	32,400	0	UC

## Projects Listed By Location

Key for Project Status: UR: Under Review, APP: Approved, UC: Under Construction, CC: Construction Complete, WD/E: Withdrawn, Denied, Expired

R#	Project Name	Location	Type	Acres	Housing Units			Commercial Square Feet			Status
					Single Family	Multi-Family	Below Market	Office	Retail	Industrial	
79	Team Hyundai	San Rafael	Com	2.01	0	0	0	0	0	0	UR
80	265 Gate 5 Road	Sausalito	Com	0.72	0	0	0	0	0	9,720	UR
81	Galilee Harbor	Sausalito	MIX	2.20	38	0	38	0	0	6,000	CC
82	Public Safety Building	Sausalito	Com	0.00	0	0	0	30,928	0	0	UR
83	Rotary Senior Housing	Sausalito	Res	0.55	0	22	18	0	0	0	APP
84	Caceres Mixed Use	Tiburon	Mix	0.00	0	3	0	0	1,966	0	APP
85	Easton Point	Tiburon	Res	110.00	34	0	0	0	0	0	UR
86	Parente Precise	Tiburon	Res	7.20	5	0	0	0	0	0	UR
87	Sorokko Precise Dev. Plan	Tiburon	Res	19.00	5	0	0	0	0	0	UR
88	Tiburon Glen	Tiburon	Res	26.03	8	0	0	0	0	0	UR
89	Tacherra MP	U/Bolinas	Com	100.00	13	0	11	0	0	0	WD/E
90	Ross Valley Estates	U/Kentfield	Res	6.57	1	11	0	0	0	0	UC
91	Pearsall Master Plan	U/Marin City	Res	10.91	21	0	3	0	0	0	WD/E
92	Dean Design Review	U/Novato	COM	44.72	2	0	0	625	0	0	APP
93	Nave	U/Novato	RES	41.50	19	0	0	0	0	0	UC
94	Harriman	U/Olema	Com	1.70	0	0	0	0	0	0	UR
95	Point Reyes Affordable	U/Pt Reyes Sta	Res	18.60	8	28	35	0	0	0	APP
96	French Ranch	U/San Geronimo	MIX	532.00	31	2	3	0	0	0	UR
97	Edgehill at San Rafael	U/San Rafael	Res	5.27	5	0	0	0	0	0	UC
98	Lucasfilm (Grady Ranch)	U/San Rafael	Com	1,039.00	7	0	0	456,100	0	0	APP
99	Oakview	U/San Rafael	Mix	106.30	28	0	0	94,400	0	0	UR
100	Waldo Point Harbor	U/Sausalito	RES	45.20	245	0	38	0	0	0	UR
101	San Domenico School	U/Sleepy Hollow	Mix	512.00	0	81	0	59,530	0	0	APP
102	De Silva Island	U/Strawberry	RES	44.14	2	62	0	0	0	0	UC
103	Paradise Cay North	U/Tiburon	Res	24.80	19	12	0	0	0	0	UC

TOTALS

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109,037.97

1723

1963

1203

2,715,467

169,740

422,442

## **Projects Summarized by Status and Jurisdiction**

## Projects Summarized by Status and Jurisdiction

Location	No. of Projects	Site Acres	Open Space	Housing Units			Commercial Square Feet			Hotel Rooms	
				Single Family	Multi-Family	Below Market	Office	Retail	Industrial		
<i>Under Review</i>											
Unknown	3	2,558.73	2,426.00	6	50	52	8,151	0	24,300	0	
Fairfax	1	80.00	75.00	20	0	0	0	0	0	0	
Larkspur	4	75,418.33	8.00	28	24	24	2,400	0	15,825	0	
Mill Valley	1	10,000.00	0.00	0	10	0	0	0	0	0	
Novato	14	153.33	39.73	58	136	0	881,676	64,522	0	110	
San Rafael	5	23.22	3.00	7	125	26	14,059	0	163,680	0	
Sausalito	2	0.72	0.00	0	0	0	30,928	0	9,720	0	
Tiburon	4	162.23	95.10	52	0	0	0	0	0	0	
Unincorporated Area	3	153.20	52.90	273	0	38	94,400	0	0	18	
<i>Under Review</i>	<i>Total</i>	37	88,549.76	2,699.73	444	345	140	1,031,614	64,522	213,525	128
<i>Approved</i>											
Unknown	1	493.00	0.00	0	0	0	2,900	0	25,100	0	
Larkspur	1	10.29	0.00	7	0	7	82,000	0	0	150	
Novato	12	197.55	91.19	148	208	64	89,500	8,500	108,695	0	
San Rafael	10	80.52	10.00	155	48	32	531,141	16,122	0	85	
Sausalito	1	0.55	0.00	0	22	18	0	0	0	0	
Tiburon	1	0.00	0.00	0	3	0	0	1,966	0	0	
Unincorporated Area	5	1,132.39	993.53	41	40	35	456,725	0	0	36	
<i>Approved</i>	<i>Total</i>	31	1,914.30	1,094.72	351	321	156	1,162,266	26,588	133,795	271
<i>Under Construction</i>											
Unknown	1	10.28	1.40	0	0	0	116,427	0	32,122	0	
Larkspur	1	8.00	0.00	8	0	0	0	0	0	0	
Mill Valley	1	11.17	3.78	5	0	0	0	0	0	0	
Novato	10	461.39	120.17	724	960	817	144,144	41,150	0	0	
San Anselmo	2	16,718.30	19.00	7	7	0	0	5,080	0	0	
San Rafael	5	75.92	5.56	6	55	16	187,427	0	37,000	0	
Unincorporated Area	5	1,136.21	504.00	53	156	3	59,530	0	0	0	

**Projects Summarized by Status and Jurisdiction**

Location	No. of Projects	Site Acres	Open Space	Housing Units			Commercial Square Feet			Hotel Rooms
				Single Family	Multi-Family	Below Market	Office	Retail	Industrial	
<i>Under Construction Total</i>	25	18,421.27	653.91	803	1178	836	507,528	46,230	69,122	0
<i>Construction Complete</i>										
Novato	4	27.23	0.00	53	0	0	0	0	0	0
San Rafael	2	6.51	0.00	0	111	17	14,059	32,400	0	0
Sausalito	1	2.20	0.00	38	0	38	0	0	6,000	0
<i>Construction Complete Total</i>	7	35.94	0.00	91	111	55	14,059	32,400	6,000	0
<i>Withdrawn/Denied/Expired</i>										
Unknown	1	100.00	0.00	13	0	11	0	0	0	0
San Rafael	1	5.79	0.00	0	8	2	0	0	0	0
Unincorporated Area	1	10.91	0.00	21	0	3	0	0	0	0
<i>Withdrawn/Denied/Expired Total</i>	3	116.70	0.00	34	8	16	0	0	0	0
<b>GRAND TOTAL</b>	103	109,037.97	4,448.36	1723	1963	1203	2,715,467	169,740	422,442	399

### **III. CASE REPORTS**

The Case Reports section provides one page of detailed information for each project. Projects in the Case Reports are sorted alphabetically by jurisdiction and project name. They may be cross-referenced by record number to projects in previous PROPDEV reports using the cross-reference table.

**PropDev 36**

**Proposed Development Survey**

Record #: 1

**Project:**

2350 Kerner

Parcel Numbers: 009-291-10,31,32 34

Street Address: 2350 Kerner St. & 111 Morpew

City or County Area: 2350 Kerner

Census Tract: 1122

**Project Sponsor**

San Rafael Land Company, LLC

Address 100 Larkspur Landing Cirlee

City, Zip Larkspur, CA 94939

Phone (415) 380-24

**Project Description**

Office and Industrial

Type of Project: Mixed Use

Zoning Classification:

Existing Uses: Vacant

Site Area (Acres): 10.28

Proposed Open Space Acres: 1.40

Off-street Parking Spaces: 559

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	32122
Total Built:	0	0	0
Project Total:	116427	0	32122

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: DiDonato

Application Number: S00-1, UP49-26, EO99-71, TP00-1, ZC99-5

Type of Application: TM, UP, DR, TP, ZC

Date Approved: 03/20/2000

Expiration Date: / /

Approvals to Date: S, UP, ED, TP, ZC

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

**Comments:** The corporation yard is built, the office portion needs to be built. The city has a

**PropDev 36**

**Proposed Development Survey**

Record #: 2

**Project:**

The Lincoln Mews Townhouse

Parcel Numbers: 011-092-07 & 20

Street Address: 1515 Lincoln St. San Rafael, C

City or County Area: 1515 Lincoln

Census Tract: 0

**Project Sponsor**

Carberry Construction Inc.

Address 4830 Mission St. Suite 103

City, Zip San Francisco, CA 94112

Phone 415-584-9218

**Project Description**

Type of Project: Residential

Zoning Classification: HR-1, R-5

Existing Uses: Single Family Residence, Vacan

Site Area (Acres): 0.92

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 55

Hotel/Motel Rooms: 0

Below Market Rate Units: 3

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	24	3
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: DiDonato

Application Number: ED 01-112, S 01-06, TS, UP 02-045

Type of Application:

Date Approved: 09/24/2002

Expiration Date: 09/24/2004

Approvals to Date: TS, ED, ER, UP, TS, LLA

PropDev 35 Stage of Development:

Approved

**Current Stage of Development**

Approved

Next Approval Needed:

**PropDev 36**

**Proposed Development Survey**

Record #: 3

**Project:**

Oak Manor Ridge

Parcel Numbers: 174-070-51

Street Address: Sir Francis D. & Oak Manor

City or County Area: Fairfax

Census Tract: 114100

**Project Sponsor**

Leighton Hills

Address

16 Miller Ave. Ste 202

City, Zip Mill Valley, CA 94941

Phone 415-383-7102

**Project Description**

20 SF units

Type of Project: Residential

Zoning Classification: RS6

Existing Uses:

Site Area (Acres): 80.00

Proposed Open Space Acres: 75.00

Off-street Parking Spaces: 56

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	7	0	0
Total Built:	7	0	0
Total Units:	20	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Ken Kirkey

Application Number:

Type of Application: Vesting Tentative Map

Date Approved: 05/21/1991

Expiration Date: / /

Approvals to Date: Vesting TM/FM

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Review

Next Approval Needed: planning approval of phase II (6 lo

**Comments:** Master Plan Amendment was denied (application 10101M)

**PropDev 36**

**Proposed Development Survey**

Record #: 4

**Project:** 37 Locust Avenue  
Parcel Numbers: 020-243-09 & 10  
Street Address: 37 Locust Avenue  
City or County Area: Larkspur  
Census Tract: 1200

**Project Sponsor** Keith Fontana  
Address  
37 Locust Avenue  
City, Zip Larkspur, CA  
Phone 415-256-9491

**Project Description** build 4 units & subdivide into 5 lots

Type of Project: Residential  
Zoning Classification: R-3  
Existing Uses: 2 SF residential units  
Site Area (Acres): 0.33  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 9  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

<b>Commercial Square Footage</b>			
Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	1	0	0
Total Built:	0	0	0
Total Units:	5	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Neal Toft  
Application Number: 02-23  
Type of Application: Planned Unit Development & Design Review  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date: none

PropDev 35 Stage of Development: New Project

**Current Stage of Development** Under Review

Next Approval Needed: Planning Commission for PUD & DR

**Comments:** New to Propdev 35. Project is to demolish an existing SF unit on a 2 unit site and

**PropDev 36**

**Proposed Development Survey**

**Project:**

Drakes Way/Drakes Cove

Record #: 5

Parcel Numbers: 018-191-19,41

Street Address:

City or County Area: Larkspur

Census Tract: 121200

**Project Sponsor**

Monahan Pacific Partners

Address

1101 Fifth Ave, Ste 150

City, Zip San Rafael, CA 94901

Phone 415-456-0600

**Project Description**

47 unit residential project

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 18.00

Proposed Open Space Acres: 8.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 24

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	23	24	24
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Pendoley

Application Number: CAP/Prelim 00-106

Type of Application: Precise plan approval required not yet submitted

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** 3 units under construction, 2 units approved.

**PropDev 36**

**Proposed Development Survey**

**Project:**

Elm Crest Subdivision

Record #: 6

Parcel Numbers: 021-214-11,021-175-25

Street Address: Elm Avenue

City or County Area: Larkspur

Census Tract: 120000

**Project Sponsor**

Terry Noyer

Address

7 Nightingale Lane

City, Zip San Rafael, CA 94901

Phone 415-459-7928

**Project Description**

8 lot residential subdivision

Type of Project: Residential

Zoning Classification: R-1

Existing Uses: Vacant

Site Area (Acres): 8.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 24

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	8	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Palomarez

Application Number: Sub 97-71

Type of Application: Tentative Map; Final Map accepted

Date Approved: 06/30/1999

Expiration Date: 06/30/2001

Approvals to Date: Tent & Final Map

PropDev 35 Stage of Development:

Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

N/A

**Comments:** 1-2 units have received permits. Permits are needed for the remaining 6 (new residences

**PropDev 36**

**Proposed Development Survey**

**Project:**

Marin Rowing Association

Record #: 7

Parcel Numbers: 022-050-18, 19, and 23

Street Address: 50 Drakes Landing Way

City or County Area: Larkspur

Census Tract: 1192

**Project Sponsor**

Marin Rowing Association

Address

Sandy Armstrong

50 Drakes Landing Way

City, Zip

Larkspur, CA

Phone

415-461-1431

**Project Description**

expand 4800 sf storage facility to 9000

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Boat storage and classes for r

Site Area (Acres): 25400.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	9000

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Kristin Teiche

Application Number: Prec 00-108

Type of Application: Precise Plan Approval

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 35 Stage of Development:

New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project is new to propdev 35. Project is to expand the existing 4,800 square foot facility

**PropDev 36**

**Proposed Development Survey**

**Project:**

Sanitary District Property

Record #: 8

Parcel Numbers: 018-171-32  
Street Address: 2000 Larkspur Landing Circle  
City or County Area: Larkspur  
Census Tract: 121200

**Project Sponsor**

Campus Cornerstone Larkspur

Address 1299 Fourth St., Suite 405

City, Zip San Rafael, CA 94901  
Phone

**Project Description**

Hotel/Office/Residential

Type of Project: Mixed Use  
Zoning Classification: PD  
Existing Uses: Abandoned Sanitary Plant  
Site Area (Acres): 10.29  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 716  
Hotel/Motel Rooms: 150  
Below Market Rate Units: 7

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	82000	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	7	0	7
Owner:		0	7
Renter:		0	0

**Application Information:**

Staff Planner: Henderson  
Application Number: GPA 00-16  
Type of Application: General Plan Amendment  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Precise Plan approval for developmen

**PropDev 36**

**Proposed Development Survey**

**Project:**

Tom Price Building

Record #: 9

Parcel Numbers: 018-171-05  
Street Address: 135 E Sir Francis Drake Blvd  
City or County Area: Larkspur  
Census Tract: 1192

**Project Sponsor**

Tom Price

Address: 2400 Bridgeway, Suite A 230

City, Zip: Sausalito, CA  
Phone: 415-331-8175

**Project Description**

demo & construct new 9,225 sf bldg

Type of Project: Mixed Use  
Zoning Classification: PD  
Existing Uses: retail lumber yard/cabinet sho  
Site Area (Acres): 50000.00  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 19  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	2400	0	6825

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Jan Vazquez  
Application Number: UP/CAP/DR/PMP 01-44  
Type of Application: UP to circulation assessment, Precise Plan Approva  
Date Approved: 07/10/2002  
Expiration Date: / /  
Approvals to Date: Planning Commission  
PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed: City Council

**Comments:** City council to review project. Precise Plan approval adopted by ordinance.

**PropDev 36**

**Proposed Development Survey**

**Project:**

Marin City Church of God

Record #: 10

Parcel Numbers: 052-130-15  
Street Address: 639 Drake Ave.  
City or County Area: Marin City  
Census Tract: 1290

**Project Sponsor**

Rev. Fred Small, Marin City Church

Address 23 Park Circle

City, Zip Marin City, CA 94965  
Phone

**Project Description**

6 single family residential

Type of Project: Residential  
Zoning Classification: R-1  
Existing Uses: Vacant  
Site Area (Acres): 0.73  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 24  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 2

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	6	0	2
Owner:		6	0
Renter:		0	0

**Application Information:**

Staff Planner: Gimmler  
Application Number: R2 02-1; MP 02-1; DP 02-3; SD 02-1  
Type of Application: Rezoning. MP; DP; Subdivision  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date:

PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 11

**Project:**

Strauss Creamery

Parcel Numbers: 104-130-47 & 48  
Street Address: 22188 State Route ONE  
City or County Area: Marshall  
Census Tract: 1330

**Project Sponsor**

Albert Strauss

Address P.O. Box 768

City, Zip Marshall, CA 94940  
Phone

**Project Description**

Dairy Creamery

Type of Project: Commercial  
Zoning Classification: C-APZ-60  
Existing Uses: Dairy Farm  
Site Area (Acres): 493.00  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 24  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	2900	0	25100

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Gimmler  
Application Number: CP 02-11; UP 02-19; DR 02-40  
Type of Application: CP; UP; DR  
Date Approved: 12/09/2002  
Expiration Date: 12/09/2004  
Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 12

**Project:**

Citizens Housing Corporation

Parcel Numbers: 052-182-03-04

Street Address: 115 Shoreline Hwy.

City or County Area: Mill Valley

Census Tract: 130200

**Project Sponsor**

Citizens Housing Corporation

Address 26 O' Farrell Street Suite 600

City, Zip San Francisco, CA 94108

Phone 415-421-8605

**Project Description**

50 Unit residential project

Type of Project: Residential

Zoning Classification: RMPC-1

Existing Uses: Motel

Site Area (Acres): 4.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 50

Hotel/Motel Rooms: 0

Below Market Rate Units: 50

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	50	50
Owner:		0	0
Renter:		50	0

**Application Information:**

Staff Planner: Lai

Application Number: MO 03-3; DP 03-8; R2 03-1

Type of Application: MP, PDP, Rezone

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project new to propdev 36.

**PropDev 36**

**Proposed Development Survey**

**Project:**

Goldwater/Warner Ridge

Record #: 13

Parcel Numbers: 029-320-20,27  
Street Address: End of Sarah Avenue  
City or County Area: Mill Valley  
Census Tract: 126100

**Project Sponsor**

JH Country Club Estates,  
Address

90 S. Spruce Ave, Suite C-1

City, Zip: South San Francisco, CA 94080  
Phone: 650-737-9968

**Project Description**

5 lot subdivision

Type of Project: Residential  
Zoning Classification: RSP-10A  
Existing Uses: vacant  
Site Area (Acres): 11.17  
Proposed Open Space Acres: 3.78  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	2	0	0
Total Built:	2	0	0
Total Units:	5	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Walsh  
Application Number: 1842  
Type of Application: Master Plan/Tentative Map  
Date Approved: 12/18/1995  
Expiration Date: 12/18/1999  
Approvals to Date: MP, TM, DR  
PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: Design Review for 2 remaining homes

**Comments:** 3 of 5 homes have received design review approval

**PropDev 36**

**Proposed Development Survey**

Record #: 14

**Project:**

Old Mill Commons

Parcel Numbers: 028-053-09; 028-053-10

Street Address: 8 Old Mill

City or County Area: Mill Valley

Census Tract: 1270

**Project Sponsor**

Bill Cullen, Interfaith Housing Fou

Address 147 Lomita Drive

Mill Valley

City, Zip CA, 94941

Phone 415-381-2443

**Project Description**

10 units multi family, mod. income & Sen

Type of Project: Residential

Zoning Classification: RM 1.5 & RM 3.0

Existing Uses: Commercial

Site Area (Acres): 10000.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 14

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	10	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Walsh

Application Number: DO 2-2681

Type of Application: PD

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

**Project:**

Lucas Film (Skywalker Ranch) Record #: 15

Parcel Numbers: 121-130-22-23; 121-100-20,23,25; 121-110-05; 121-2

Street Address: 5858 Lucas Valley Road

City or County Area: Nicasio

Census Tract: 133000

**Project Sponsor**

Lucas Film

Address P.O. Box 2009

City, Zip San Rafael, CA 94912

Phone 415-662-1772

**Project Description**

Building Additions, Nursery, Tennis Cour

Type of Project: Commercial

Zoning Classification: ARP-60; ARP-30

Existing Uses: Commercial & AG

Site Area (Acres): 2554.00

Proposed Open Space Acres: 2426.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	8151	0	24300

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lai

Application Number: DP 03-6

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 16

**Project:**

150 Alameda Del Prado /Marin IJ

Parcel Numbers: 160-480-05, 06

Street Address: 150 Alameda Del Prado

City or County Area: Novato

Census Tract: 1042

**Project Sponsor**

Lee Oberkamper & Assoc.

Address 10 Paul Drive

City, Zip San Rafael, CA 94903

Phone 415-479-8662

**Project Description**

Land Division of 20.8 acres into 2 lots

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: IJ publishing & distribution

Site Area (Acres): 20.80

Proposed Open Space Acres: 6.15

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	68804

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser

Application Number: LD 01-004

Type of Application: Land Division

Date Approved: 07/05/2001

Expiration Date: 07/05/2003

Approvals to Date: Land Division

PropDev 35 Stage of Development: Under Review

**Current Stage of Development** Approved

Next Approval Needed: None Map Recorded

**PropDev 36**

**Proposed Development Survey**

**Project:**

Anderson Rowe Ranch B, C, Clusters Record #: 17

Parcel Numbers: 160-150-58,59

Street Address: Palmer Dr.

City or County Area: Novato

Census Tract: 104100

**Project Sponsor**

Summerhill Homes

Address 777 California Avenue

City, Zip Palo Alto, CA 94304

Phone 650-857-0122

**Project Description**

68 single family homes

Type of Project: Residential

Zoning Classification: PC

Existing Uses: Vacant

Site Area (Acres): 60.00

Proposed Open Space Acres: 45.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	68	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson

Application Number: MP 99-02,PD 98-017, SB 98-007

Type of Application: Master Plan, Precise Plan, Tentative Map

Date Approved: 04/11/2000

Expiration Date: 04/11/2004

Approvals to Date: Master Plan, Precise Plan, Tenta

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Final Map and Design Review

**Comments:**

**PropDev 36**

**Proposed Development Survey**

**Project:**

Armstrong Garden Center

Record #: 18

Parcel Numbers: 152-101-02,03,04  
Street Address: 1430 South Novato Blvd.  
City or County Area: Novato  
Census Tract: 1031

**Project Sponsor**

Greg LeDoux and Associates

Address 48 W. Sierra Ave.

City, Zip Cotatie, CA 94931  
Phone 707-795-8855

**Project Description**

4,800 sq. ft. commercial/retail building

Type of Project: Commercial  
Zoning Classification: CG  
Existing Uses: vacant and retail  
Site Area (Acres): 4.09  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 76  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	4800	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser  
Application Number: 10102D  
Type of Application: Design Review  
Date Approved: 09/09/2002  
Expiration Date: 09/09/2004  
Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed: Additional Building Permits

**Comments:** This project replaces the "Lynwood Square Office" project. The applicant submitted a

**PropDev 36**

**Proposed Development Survey**

Record #: 19

**Project:**

Atherton Ranch

Parcel Numbers: 125-300-12, 13, 14 and 15

Street Address: 7533 Redwood Blvd

City or County Area: Novato

Census Tract: 102201

**Project Sponsor**

Atherton Ranch LLC

Address

2552 Stanwell Drive, Suite 203

City, Zip: Concord, CA 94520

Phone: 925-671-7775

**Project Description**

Mixed Use- 155 Unit Resid. & Commercial

Type of Project: Mixed Use

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 47.12

Proposed Open Space Acres: 19.40

Off-street Parking Spaces: 240

Hotel/Motel Rooms: 0

Below Market Rate Units: 40

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	37900	32650	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	92	23	40
Owner:		0	0
Renter:		0	40

**Application Information:**

Staff Planner: Marshall

Application Number: DR 00-040,043,044,053,054, 01-004

Type of Application: Design Review

Date Approved: 06/20/2001

Expiration Date: 06/20/2003

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed:

Occupancy of New Units

**PropDev 36**

**Proposed Development Survey**

Record #: 20

**Project:**

Buck Center Housing

Parcel Numbers: 125-180-63

Street Address: Buck Center Road

City or County Area: Novato

Census Tract: 1021

**Project Sponsor**

USA Properties

Address 2440 Professional Drive, Suite 100

City, Zip Roseville, CA 95661

Phone 916-773-6060

**Project Description**

128 Affordable Apts. for Buck employees

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 20.97

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 213

Hotel/Motel Rooms: 0

Below Market Rate Units: 64

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	128	64
Owner:		0	0
Renter:		128	0

**Application Information:**

Staff Planner: Louise Patterson

Application Number: 10213 D

Type of Application: DR

Date Approved: 12/18/2002

Expiration Date: 12/18/2004

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Final Map, Building Permits

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 21

**Project:**

Chapel Hill

Parcel Numbers: 157-180-33

Street Address: N. Hamilton Pkwy/Palm Dr

City or County Area: Novato

Census Tract: 105000

**Project Sponsor**

New Hamilton Partnership

Address

5959 Shellmound St., Suite 200

City, Zip Emeryville, CA 94608

Phone 510-652-5852

**Project Description**

19 Custom Single Family Lots

Type of Project: Residential

Zoning Classification: PC Planned Comm

Existing Uses: Vacant

Site Area (Acres): 8.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	5	0	0
Total Built:	19	0	0
Total Units:	19	0	0
Owner:		19	0
Renter:		0	0

**Application Information:**

Staff Planner: Grunt

Application Number: PD 98-009

Type of Application: Precise Development Plan

Date Approved: 10/13/1998

Expiration Date: / /

Approvals to Date: Precise Development Plan

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed: Final Certification of Occupancy

**PropDev 36**

**Proposed Development Survey**

Record #: 22

**Project:**

Creekside Office

Parcel Numbers: 141-370-03

Street Address: 1744-1748 Novato Blvd.

City or County Area: Novato

Census Tract: 102201

**Project Sponsor**

Gary Gustafson

Address

1000 Fourth St., Suite 700

City, Zip San Rafael, CA 94901

Phone 415-460-4213

**Project Description**

Office

Type of Project: Commercial

Zoning Classification: AP

Existing Uses: Residential

Site Area (Acres): 0.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 38

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	12413	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser

Application Number: DR 00-061

Type of Application: Design Review

Date Approved: 06/27/2001

Expiration Date: 06/27/2003

Approvals to Date: DR, Neg Dec, Bldg permit, grad

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed:

Building Permit

**PropDev 36**

**Proposed Development Survey**

**Project:**

Deer Island Self Storage

Record #: 23

Parcel Numbers: 153-190-12  
Street Address: Deer Island Lane  
City or County Area: Novato  
Census Tract: 101200

**Project Sponsor**

Robert Ham

Address

83 Beach Road

City, Zip: Belvedere, CA 94920

Phone: 415-435-1112

**Project Description**

Mini Storage Facility

Type of Project: Commercial

Zoning Classification: L1/O

Existing Uses: Vacant

Site Area (Acres): 2.29

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	39891

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson  
Application Number: DR 98-034  
Type of Application: Design Review  
Date Approved: 06/19/1999  
Expiration Date: 08/14/2004  
Approvals to Date: Design Review  
PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permit

**PropDev 36**

**Proposed Development Survey**

**Project:**

Hamilton Landing Phase III

Record #: 24

Parcel Numbers: 157-700-02  
Street Address: 350 Hangar Avenue  
City or County Area: Novato  
Census Tract: 1050

**Project Sponsor**

New Hamilton Partners, Todd Wright  
Address 5801 Christie St., Suite 680

City, Zip Emeryville, CA 94608  
Phone 510-658-6260

**Project Description**

89,500 sq. ft. office & outdoor storage

Type of Project: Commercial  
Zoning Classification: PD  
Existing Uses: vacant  
Site Area (Acres): 5.00  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	89500	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson  
Application Number: 10205P/102180/10220U  
Type of Application: Precise Development Plan, DR, UP  
Date Approved: 10/18/2002  
Expiration Date: 10/18/2007  
Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permit

**Comments:** project new to propdev 34

**PropDev 36**

**Proposed Development Survey**

Record #: 25

**Project:**

Hamilton Meadows

Parcel Numbers: 157-180-33 (ptn.)  
Street Address: North Hamilton Pkwy/Palm  
City or County Area: Novato  
Census Tract: 105000

**Project Sponsor**

Shea Homes

Address: c/o Wooley, Wright & Lynn  
5959 Shellmound St., Suite 210  
City, Zip: Emeryville, CA 94608  
Phone: 510-658-6260

**Project Description**

235 single family homes

Type of Project: Residential  
Zoning Classification: PC  
Existing Uses: Vacant  
Site Area (Acres): 36.00  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	185	0	0
Total Built:	40	0	0
Total Units:	235	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Grunt  
Application Number: PD 99-009, SB 99-004  
Type of Application: Precise Development Plan, Tentative Map  
Date Approved: 07/27/1999  
Expiration Date: / /  
Approvals to Date: Precise Dev. Plan, Tent. Map  
PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: building permits/certificate of occ

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 26

**Project:**

Hanna Oaks Center

Parcel Numbers: 153-340-06

Street Address: S. end of Rowland Blvd.

City or County Area: Novato

Census Tract: 101200

**Project Sponsor**

Hanna Owners, LLC

Address  
Circle S Ranch, Route 5  
Box 2700

City, Zip: Mill Creek, CA 96061

Phone: 530-595-4493

**Project Description**

Business/Professional office complex

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 19.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 657

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	225800	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson

Application Number: PD 98-014, M98-010

Type of Application: Precise Development Plan, Master Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

PDP

**PropDev 36**

**Proposed Development Survey**

Record #: 27

**Project:**

Jack in the Box

Parcel Numbers: 141-201-51  
Street Address: 7th st. south of Grant Ave.  
City or County Area: Novato  
Census Tract: 1050

**Project Sponsor**

Jack in the Box

Address 1 Sister Gate Plaza St. 295-c

City, Zip Roseville, CA 95678  
Phone 916-784-3267

**Project Description**

Fast food restaurant w/drive up

Type of Project: Commercial  
Zoning Classification: CN (Neighborhood)  
Existing Uses: Parking lot  
Site Area (Acres): 0.56  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 11  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	2522	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bickner  
Application Number: 10231 U, 10247 D, 10219 U  
Type of Application: UP, DR, & Sign Permit  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date:

PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed: Planning Commission for UP

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 28

**Project:**

Marion Ave.

Parcel Numbers: 140-130-32

Street Address: Marion Ave/Anna Ct/Bryan Dr

City or County Area: Novato

Census Tract: 102201

**Project Sponsor**

Vincent Sproete

Address

748 Eucalyptus Ave

City, Zip: Novato, CA

Phone: 415-898-2801

**Project Description**

8 lot subdivision

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 10.60

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	8	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bickner

Application Number: 10030D, 10012M, 10012P, 100085

Type of Application: DR/MP/PDP/VTM/DR site plan

Date Approved: 02/25/2003

Expiration Date: / /

Approvals to Date: MP, Precise P., DR site, Vent.

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

DR for Architecture and Landscaping

**PropDev 36**

**Proposed Development Survey**

Record #: 29

**Project:**

Marion Heights

Parcel Numbers: 141-161-08  
Street Address: 1750 Marion Avenue  
City or County Area: Novato  
Census Tract: 102201

**Project Sponsor**

Bob Glascock

Address

700 Old King Rd.

City, Zip: Petaluma, CA 94952

Phone: 707-794-0712

**Project Description**

12 single family lots, rezone

Type of Project: Residential  
Zoning Classification: PD  
Existing Uses: one residence  
Site Area (Acres): 7.47  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	12	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson  
Application Number: ZO99-006,MP99-007,PD00-006,SB00-003  
Type of Application: Rezone, MP, PDP, VTM  
Date Approved: 04/24/2001  
Expiration Date: 04/24/2003  
Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Final map

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 30

**Project:**

Meadow Park (Capehart/Hillside)

Parcel Numbers: 155-020-01,50; 010-02,07,21,36,72

Street Address: Bolling Drive/Nave

City or County Area: Novato

Census Tract: 105000

**Project Sponsor**

Novato Community Partners

Address

503 Palm Drive

City, Zip: Novato, CA 94949

Phone: 415-382-9741

**Project Description**

648 affordable/60 transitional units

Type of Project: Residential

Zoning Classification: PD (Planned Dis

Existing Uses: Abandoned military housing/Vac

Site Area (Acres): 208.80

Proposed Open Space Acres: 93.50

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 648

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	5	5
Total Built:	0	5	5
Total Units:	0	708	648
Owner:		351	351
Renter:		297	297

**Application Information:**

Staff Planner: Grunt

Application Number: PD 00-013, SB 00-010, DR 00-063

Type of Application: Prec. Dev. Plan, Tent. Map, Design Review

Date Approved: 04/10/2001

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed: Building Permits/Certificate Of Occ

**Comments:** Phase I under construction

**PropDev 36**

**Proposed Development Survey**

Record #: 31

**Project:**

Novato Creek Landing

Parcel Numbers: 153-170-56

Street Address: 200 Landing Court

City or County Area: Novato

Census Tract: 122100

**Project Sponsor**

Novato Creek Partners, LLC

Address

2760 Baker Street

City, Zip: San Francisco, CA 94123

Phone: 415-921-5577

**Project Description**

Office building

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 3.42

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 176

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	47246	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson

Application Number: PD 99-003

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Under Review

Next Approval Needed: Master Plan Text Amendment

**Comments:** project is vested

**PropDev 36**

**Proposed Development Survey**

**Project:**

Novato Fair Shopping

Record #: 32

Parcel Numbers: 140-061-11 & 14 and 140-071-46 and 50

Street Address: 900 Diablo Avenue

City or County Area: Novato

Census Tract: 1041

**Project Sponsor**

SLS Associates

Address  
500 Ygnacio Valley Road  
Suite 190

City, Zip Walnut Creek, CA 94596

Phone 925-943-5225

**Project Description**

Add 8500 sf to Safeway market

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Retail Commercial/Restaurant/

Site Area (Acres): 11.19

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	8500	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser

Application Number: 10102M;10104P;10147D;10163D

Type of Application: Master Plan Amend; Prec Dev Plan; Design Review

Date Approved: 07/23/2002

Expiration Date: 07/23/2004

Approvals to Date: MP, PDP, DR

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed: Final

**Comments:** renovation and addition to the Safeway market at the Novato Fair Shopping Center. This

**PropDev 36**

**Proposed Development Survey**

Record #: 33

**Project:**

Novato Fair/Safeway Addition

Parcel Numbers: 140-061-11,14; 140-070-46, 50

Street Address: 900 Diablo Avenue

City or County Area: Novato

Census Tract: 1041

**Project Sponsor**

SLS Associates, Inc.

Address 50 Ignacio Valley Rd, Suite 190

City, Zip Walnut Creek, CA 94111

Phone 925-943-5225

**Project Description**

8500 sq. ft. addition & remodel to store

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Commercial Shopping Center

Site Area (Acres): 11.19

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	8500	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser \

Application Number: 1010 ZM; 10104 P; 10147 D; 10163D

Type of Application: Master Plan, Prec. Dev. Plan, Design Review

Date Approved: 07/23/2002

Expiration Date: 07/23/2004

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permit

**PropDev 36**

**Proposed Development Survey**

Record #: 34

**Project:**

Novato Gateway Office

Parcel Numbers: 153-111-16

Street Address: DeLong Ave/Davidson St.

City or County Area: Novato

Census Tract: 101200

**Project Sponsor**

James D. Wilson

Address

7595 Redwood Blvd. Suite 220

City, Zip

Novato, CA

Phone

415-209-0234

**Project Description**

Office Building

Type of Project: Commercial

Zoning Classification: AP

Existing Uses: Vacant

Site Area (Acres): 3.80

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 70

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	23130	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser

Application Number: DR 01-012

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Design Review , CEQA

**PropDev 36**

**Proposed Development Survey**

Record #: 35

**Project:**

Nunes Subdivision

Parcel Numbers: 125-200-75  
Street Address: End of Nunes Drive  
City or County Area: Novato  
Census Tract: 102100

**Project Sponsor**

CSW/Stuber Stroeh

Address  
790 DeLong Ave.  
City, Zip: Novato  
Phone: 892-4763

**Project Description**

11 unit single family subdivision

Type of Project: Residential  
Zoning Classification: RP  
Existing Uses: Vacant  
Site Area (Acres): 13.50  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	3	0	0
Total Built:	11	0	0
Total Units:	11	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser  
Application Number: SB 91-005  
Type of Application: Subdivision  
Date Approved: 08/12/1991  
Expiration Date: 08/12/1993  
Approvals to Date: MP,PDP,TM,FM  
PropDev 35 Stage of Development:

Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed: none

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 36

**Project:**

Oakview

Parcel Numbers: 125-200-12  
Street Address: Meadowcrest Drive  
City or County Area: Novato  
Census Tract: 102100

**Project Sponsor**

Ben Tse

Address

81 Digital Drive

City, Zip: Novato, CA 94949

Phone: 415-892-4763

**Project Description**

Two-Story Office Building

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 8.35

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 185

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	57500	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lazure  
Application Number: 100001M, 10001P  
Type of Application: Master Plan Amendment, Precise Dev. Plan  
Date Approved: 07/05/2001  
Expiration Date: 07/05/2003  
Approvals to Date: MP amendment, PDP

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Environmental Review

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 37

**Project:**

Olive Court

Parcel Numbers: 143-110-054, 055

Street Address: 469 Olive Avenue

City or County Area: Novato

Census Tract: 1012

**Project Sponsor**

Mission Valley Properties, Dan Agui

Address 5000 Hopyard Road, Suite 179

City, Zip Pleasanton, CA 94588

Phone 925-467-9900

**Project Description**

9 single family residential units.

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Contractors Storage Yard

Site Area (Acres): 4.38

Proposed Open Space Acres: 1.93

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	9	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Louise Patterson

Application Number: 10206 M, 10209 P, 10203 S, 10226 D

Type of Application: MP, PDP, VTM, DR

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project new to Propdev 36

**PropDev 36**

**Proposed Development Survey**

Record #: 38

**Project:**

Olive Ridge Subdivision

Parcel Numbers: 153-190-25

Street Address: 301 Olive Avenue

City or County Area: Novato

Census Tract: 101200

**Project Sponsor**

Mission Valley Properties

Address 5000 Hopyard Rd, Suite 170

City, Zip Pleasanton, CA 94588

Phone 925-467-9900

**Project Description**

19 single-family homes

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Tennis club and residence

Site Area (Acres): 20.00

Proposed Open Space Acres: 12.34

Off-street Parking Spaces: 40

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	18	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson

Application Number: MP99-010,PD00-007,SB00-004

Type of Application: MP, PDP, Tent Map

Date Approved: 03/08/2002

Expiration Date: / /

Approvals to Date: MP, PDP, TM

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Final Map

**PropDev 36**

**Proposed Development Survey**

**Project:**

Pointe Marin (Rafael Village)

Record #: 39

Parcel Numbers: 160-150-49

Street Address: Ignacio Blvd.

City or County Area: Novato

Census Tract: 104200

**Project Sponsor**

Novato Community Partners

Address

503 Palm Drive

City, Zip: Novato, CA 94949

Phone: 415-382-9741

**Project Description**

344 SFR/100 unit senior townhomes

Type of Project: Residential

Zoning Classification: PC

Existing Uses: Abandoned military housing

Site Area (Acres): 106.60

Proposed Open Space Acres: 7.27

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	112	0	0
Total Built:	118	0	0
Total Units:	344	100	0
Owner:		100	67
Renter:		0	0

**Application Information:**

Staff Planner: Grunt

Application Number: PD 00-003; SB 00-013, DR 00-062

Type of Application: Prec. Dev. Plan, Tent. Map, Design Review

Date Approved: 04/16/2001

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed: Building Permits/Certificate of Occ

**Comments:** all units will be owner occupied

**PropDev 36**

**Proposed Development Survey**

Record #: 40

**Project:**

Renaissance at Stonetree

Parcel Numbers: 157-470-07,09

Street Address: Highway 37 at Blackpoint

City or County Area: Novato

Census Tract: 101100

**Project Sponsor**

Davidon Homes

Address

1600 S. Main St., Suite 150

City, Zip Walnut Creek, CA 94596

Phone 925-945-8000

**Project Description**

53 homes

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 39.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	53	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lazure

Application Number: 10121D & 10152D

Type of Application: Design Review

Date Approved: 05/01/2002

Expiration Date: / /

Approvals to Date: Design Review

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed:

additional building permits

**Comments:**

**PropDev 36**

**Proposed Development Survey**

**Project:**

San Marin Business Park C

Record #: 41

Parcel Numbers: 125-202-11,13,14, 18

Street Address: Redwood Blvd

City or County Area: Novato

Census Tract: 102100

**Project Sponsor**

Campus Management

Address

1348 Fourth St., Suite 200

City, Zip San Rafael, CA 94901

Phone 415-485-3707

**Project Description**

Office

Type of Project: Commercial

Zoning Classification: MP

Existing Uses: Vacant

Site Area (Acres): 44.70

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 110

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	510000	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson

Application Number: MP 99-02, PD 99-04

Type of Application: Master Plan, Precise Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Final EIR

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 42

**Project:**

San Marin Cottages

Parcel Numbers: 24-282-18

Street Address: 200 San Marin Drive

City or County Area: Novato

Census Tract: 1022

**Project Sponsor**

Gary Gustafson

Address 1000 4th Street #700

City, Zip San Rafael, CA 94901

Phone 415-460-4213

**Project Description**

8 new single family homes

Type of Project: Residential

Zoning Classification: PD

Existing Uses: vacant; former gas station

Site Area (Acres): 0.41

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	8	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bickner

Application Number: 10201G;10202M;102015;10203P

Type of Application: GP Amend, MP, TM, PDP

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Planning Commission for UP

**Comments:** Project new to Propdev 35.

**PropDev 36**

**Proposed Development Survey**

Record #: 43

**Project:**

San Marin Plaza

Parcel Numbers: 124-202-28

Street Address: 199 San Marin Drive

City or County Area: Novato

Census Tract: 1021

**Project Sponsor**

Allen Lynch/Doerken Properties, Inc

Address 11835 Olympic Blvd. Suite 975

City, Zip West Los Angeles, CA, 90064

Phone 310-477-1000

**Project Description**

3,000 sf new bldg to exist. shop. center

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: commercial shopping center

Site Area (Acres): 7.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 300

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	3000	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser

Application Number: 10105P; 10141D

Type of Application: Precise Development Plan Amendment Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: precise dev. plan, design review

**Comments:** new project to propdev 34

**PropDev 36**

**Proposed Development Survey**

Record #: 44

**Project:**

San Pablo  
Parcel Numbers: 157-690-33  
Street Address: San Pablo Avenue  
City or County Area: Novato  
Census Tract: 1050

**Project Sponsor**

Novato Community Partners  
Address 503 South Palm Ave.

City, Zip Novato, CA 94949  
Phone 415-382-9741

**Project Description**

19 SFR  
Type of Project: Residential  
Zoning Classification: PD  
Existing Uses: Vacant  
Site Area (Acres): 3.13  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 38  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	19	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Louise Patterson  
Application Number: 10204 P, 10202 S, 10217 D  
Type of Application: PDP, TM, DR  
Date Approved: 01/14/2003  
Expiration Date: 01/14/2005  
Approvals to Date: PDP, TM, DR  
PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Final Map

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

**Project:**

Sunset Ridge Subdivision

Record #: 45

Parcel Numbers: 150-030-01,04

Street Address: Shevelin Road

City or County Area: Novato

Census Tract: 104101

**Project Sponsor**

Gentium Homes

Address 1 Daniel Burnham Ct., Ste 320C

City, Zip San Francisco, CA 94109

Phone 415-447-1998

**Project Description**

16 single-family homes

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 34.19

Proposed Open Space Acres: 29.80

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	16	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson

Application Number: MP99-012,PD99-011,SB99-006

Type of Application: MP, PDP, VTM

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

MP, PDP,VTM

**PropDev 36**

**Proposed Development Survey**

**Project:**

Tamalpais Hill Subdivision

Record #: 46

Parcel Numbers: 140-321-01; 251-08

Street Address: 699 Tamalpais Ave

City or County Area: Novato

Census Tract: 103200

**Project Sponsor**

Cobblestone Homes, Inc.

Address 1400 N. Dutton Ave., Suite 1

City, Zip Santa Rosa, CA 95401-4643

Phone 707-528-8703

**Project Description**

23 single-family homes

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 33.70

Proposed Open Space Acres: 27.70

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	23	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Patterson

Application Number: MP00-002,PD00-004,SB00-001

Type of Application: MP, PDP, VTM

Date Approved: 05/08/2001

Expiration Date: 05/08/2003

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Final Map & Design Review

**PropDev 36**

**Proposed Development Survey**

Record #: 47

**Project:**

Terraces  
Parcel Numbers: 140-131-22,23,24  
Street Address: Diablo Ave  
City or County Area: Novato  
Census Tract: 103200

**Project Sponsor**

Monahan Pacific

Address

201 Tamal Vista Blvd, Suite A

City, Zip

Corte Madera, CA 94925

Phone

415-945-7777

**Project Description**

Assisted Living Senior Housing

Type of Project: Residential

Zoning Classification: RP

Existing Uses: Vacant

Site Area (Acres): 2.40

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 42

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	80	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bickner

Application Number: 10234D

Type of Application: Design Review

Date Approved: 03/20/2002

Expiration Date: 03/20/2004

Approvals to Date: Design Review

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

building permit

**PropDev 36**

**Proposed Development Survey**

**Project:**

Thorson Subdivision

Record #: 48

Parcel Numbers: 132-031-06,132-051-29

Street Address: 2285 Novato Blvd.

City or County Area: Novato

Census Tract: 103100

**Project Sponsor**

Waterford Associates

Address

4040 Civic Center Dr. Suite 200

City, Zip San Rafael, CA 94903

Phone 415-491-5699

**Project Description**

12 unit residential subdivision

Type of Project: Residential

Zoning Classification: A-2 and RP

Existing Uses: 2 single family homes (1

Site Area (Acres): 4.82

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	12	0	0
Total Built:	12	0	0
Total Units:	12	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser

Application Number: ZO/MP/PD 99-001, SB 99-002

Type of Application: Rezone, MP, Prec. Dev. Plan, Tent Map, DR

Date Approved: / /

Expiration Date: / /

Approvals to Date: RZ, MP, PD, TM, FM, DR, FO

PropDev 35 Stage of Development:

Approved

**Current Stage of Development**

Construction Complete

Next Approval Needed:

None

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 49

**Project:**

Twin Creeks

Parcel Numbers: 140-041-57  
Street Address: 1679 Novato Blvd  
City or County Area: Novato  
Census Tract: 102201

**Project Sponsor**

Gary Pope

Address

1679 Novato Blvd

City, Zip: Novato, CA 94947

Phone: 415-893-1179

**Project Description**

11 Single Family Homes

Type of Project: Residential  
Zoning Classification: Admin/Prof., Pl  
Existing Uses: Commercial  
Site Area (Acres): 0.91  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	11	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Choisser  
Application Number: ZO 98-003, MP 98-008, PDP 98, DR 98  
Type of Application: Rezoning, Master Plan, Precise Development Review,  
Date Approved: 12/08/1998  
Expiration Date: 12/08/2000  
Approvals to Date: Rezoning, MP, DR, Bldg permit  
PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Construction Complete

Next Approval Needed:

None

**PropDev 36**

**Proposed Development Survey**

Record #: 50

**Project:**

Village at Novato

Parcel Numbers: 143-011-05

Street Address: 7350 Redwood Boulevard

City or County Area: Novato

Census Tract: 102201

**Project Sponsor**

Taylor Investments LLC c/c Dan Safi

Address 2910 Pacific Ave.

City, Zip San Francisco, CA 94115

Phone 415-776-9300

**Project Description**

Mixed use; 60 apartments, 22,000 sf reta

Type of Project: Mixed Use

Zoning Classification: General Commerc

Existing Uses: Vacant

Site Area (Acres): 4.07

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 192

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	20000	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	60	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Steve Marshall

Application Number: 10202 G

Type of Application: GPA, Rezone, MP, PDP

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed: GPA, Rezone, MP, PDP

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 51

**Project:**

Village at Novato

Parcel Numbers: 143-011-01  
Street Address: 7506 Redwood Boulevard  
City or County Area: Novato  
Census Tract: 102201

**Project Sponsor**

Abol Hosseinioun  
Address 32 Eagle Rock Road

City, Zip Mill Valley, CA 94941  
Phone 415-388-0585

**Project Description**

Mixed use - apartments, retail, office

Type of Project: Mixed Use  
Zoning Classification: CG  
Existing Uses: Commercial  
Site Area (Acres): 3.75  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 243  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	18000	39000	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	76	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Steve Marshall  
Application Number: 19203 G  
Type of Application: GPA, Rezone, MP, PDP  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date:

PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed: GPA, Rezone, MP, PDP

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 52

**Project:**

Villas at Hamilton Senior Village

Parcel Numbers: 157-690-19

Street Address: S Palm Dr/Hamilton Pkwy

City or County Area: Novato

Census Tract: 105000

**Project Sponsor**

Carematrix Corporation

Address

2000 Broadway St., Suite 351

City, Zip Redwood City, CA 94063

Phone 650-363-7229

**Project Description**

Senior Assisted Living

Type of Project: Residential

Zoning Classification: PC Planned Comm

Existing Uses: Former military dorms

Site Area (Acres): 2.63

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 65

Hotel/Motel Rooms: 0

Below Market Rate Units: 129

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	130	130
Total Units:	0	129	129
Owner:		0	0
Renter:		130	130

**Application Information:**

Staff Planner: Grunt

Application Number: MP 98-005, PD 98-007

Type of Application: Master Plan Amend, Prec. Dev Plan

Date Approved: 09/22/1998

Expiration Date: / /

Approvals to Date: Master Plan Amend, Prec. Dev P

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

Certificate of Occupancy

**Comments:** Project was renamed (previously known as Transamerica Senior Living)

**PropDev 36**

**Proposed Development Survey**

Record #: 53

**Project:**

Virginia Oaks

Parcel Numbers: 141-142-03  
Street Address: 1827 Virginia Ave  
City or County Area: Novato  
Census Tract: 102201

**Project Sponsor**

Greg Schoepp

Address

3615 Balboa St.

City, Zip San Francisco, CA

Phone 415-221-6913

**Project Description**

5 lot subdivision

Type of Project: Residential  
Zoning Classification: R5:4.5  
Existing Uses: Single residence  
Site Area (Acres): 1.00  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	5	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bickner  
Application Number: 10012S  
Type of Application: Subdivision  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date: none  
PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Design Review for site plan & Archi

**PropDev 36**

**Proposed Development Survey**

**Project:**

Woodside Office Development

Record #: 54

Parcel Numbers: 153-064-16,17  
Street Address: 7250 Redwood Blvd  
City or County Area: Novato  
Census Tract: 104101

**Project Sponsor**

G+W Management Co.

Address 1318 Redwood Way, Suite 140

City, Zip Petaluma, CA 94954  
Phone 707-795-4477

**Project Description**

89,031sf office

Type of Project: Commercial  
Zoning Classification: PD  
Existing Uses: Vacant  
Site Area (Acres): 5.96  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 278  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	89031	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bickner  
Application Number: 19916M, 19914P, 19977D  
Type of Application: Master Plan, Prec. Dev. Plan  
Date Approved: 06/27/2000  
Expiration Date: 06/27/2002  
Approvals to Date: Master Plan, Prec.Dev Plan, DR  
PropDev 35 Stage of Development:

Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

Final Occupancy

**PropDev 36**

**Proposed Development Survey**

Record #: 55

**Project:**

Woodview Subdivision

Parcel Numbers: 124-010-11

Street Address: San Marin Drive

City or County Area: Novato

Census Tract: 102200

**Project Sponsor**

Nomestead Community Builders, Inc

Address 2406 Merced St.

City, Zip San Leandro, CA 94577

Phone 510-297-5790

**Project Description**

20 single-family homes

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 18.70

Proposed Open Space Acres: 8.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	20	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bickner

Application Number: 10132D

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: MP, PDP, Tent. Map

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Design Review

**PropDev 36**

**Proposed Development Survey**

Record #: 56

**Project:**

Seminary Estates

Parcel Numbers: 007-360-01,02,03,05,06,07,  
Street Address: 370-398 Redwood Rd & 565 Oak  
City or County Area: San Anselmo  
Census Tract: 116000

**Project Sponsor**

Brian Perloff

Address (No. 370) P.O. Box 1707  
RV Stich (no.376)(396) PO Box 17  
City, Zip Richmond, CA 94502  
Phone 510-412-9070

**Project Description**

6 unit residential project

Type of Project: Residential  
Zoning Classification: R-1 H  
Existing Uses: Vacant  
Site Area (Acres): 5.30  
Proposed Open Space Acres: 19.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	1	0	0
Total Built:	4	0	0
Total Units:	7	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lisa Wight  
Application Number: DR 9842-9847; PDP 9805-9810  
Type of Application: Precise Development Plan, Design Review  
Date Approved: 10/12/1999  
Expiration Date: / /  
Approvals to Date: 4 app'd 10/12/99, rem 10/26/99  
PropDev 35 Stage of Development:

Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

None

**Comments:** The four approved 10/12 expire 10/12/00

As of

**PropDev 36**

**Proposed Development Survey**

Record #: 57

**Project:**

Sverid Hansen

Parcel Numbers: 007-301-07  
Street Address: 7 and 9 Mariposa Ave. and 131  
City or County Area: San Anselmo  
Census Tract: 1170

**Project Sponsor**

Sverid Hansen  
Address 642 Tiburon Blvd.

City, Zip Tiburon, CA 94920  
Phone 415-435-9496

**Project Description**

2,900 sf new comm. + 5 new apts.

Type of Project: Mixed Use  
Zoning Classification: C-3  
Existing Uses: mixed commercial/residential  
Site Area (Acres): 16713.00  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 24  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	2180	0
Total Built:	0	2180	0
Project Total:	0	5080	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	2	0
Total Built:	0	2	0
Total Units:	0	7	0
Owner:		0	0
Renter:		7	0

**Application Information:**

Staff Planner: Wight  
Application Number: V-0024/DR-0027  
Type of Application: Design Review, EIR  
Date Approved: 08/21/2002  
Expiration Date: / /  
Approvals to Date: all planning  
PropDev 35 Stage of Development:

New Project

**Current Stage of Development**

Under Construction

Next Approval Needed:

Design review

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 58

**Project:**

171 Third St.

Parcel Numbers: 014-161-22,23,; 151-11

Street Address: 171-181-201 Third St.

City or County Area: San Rafael

Census Tract: 0

**Project Sponsor**

Seagate Properties

Address

John Conely

980 Fifth Ave.

City, Zip

San Rafael, CA 94901

Phone

415-455-0300

**Project Description**

16,122sf Shopping Center

Type of Project: Commercial

Zoning Classification: M-C

Existing Uses: Commercial

Site Area (Acres): 1.24

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 68

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	16122	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Boloyan

Application Number: ZC 01-01, ED 00-14, UP 00-16

Type of Application: Zone Change, Use Permit, Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: all

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

building permits

**PropDev 36**

**Proposed Development Survey**

Record #: 59

**Project:**

24 Townhomes

Parcel Numbers: 011-092-07 and 011-092-20

Street Address: 1515 Lincoln Avenue

City or County Area: San Rafael

Census Tract: 1090

**Project Sponsor**

Varouj Hairabedian

Address 1516 Folsom Street

City, Zip San Francisco, CA 94103

Phone 415-626-9100

**Project Description**

24 townhomes: 17 2br & 7 1br

Type of Project: Residential

Zoning Classification: HD residential

Existing Uses: single family home

Site Area (Acres): 0.80

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 50

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	24	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Di Donato

Application Number: ED01-112; S01-06

Type of Application: Env. & Design Review; lot line adj.

Date Approved: 09/24/2002

Expiration Date: 09/24/2004

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Building/Grading Permits

**PropDev 36**

**Proposed Development Survey**

Record #: 60

**Project:**

4300 Redwood Highway

Parcel Numbers: 155-110-05

Street Address: 4300 Redwood Highway

City or County Area: San Rafael

Census Tract: 106000

**Project Sponsor**

Keenan-Lovewell Ventures

Address 700 Emerson St.

City, Zip Palo Alto, CA 94301

Phone 650-614-6247

**Project Description**

130,000 Commerical Condo Campus (16 bldg

Type of Project: Commercial

Zoning Classification: PD 1758

Existing Uses: Vacant

Site Area (Acres): 10.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 17

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	14059	0	130680

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	111	17
Total Built:	0	111	17
Total Units:	0	111	17
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Di Donato

Application Number: ZC 03-01, UP 03-04, ED 03-09, & TS 03-01

Type of Application: Use Permit, Rezone

Date Approved: 06/26/2002

Expiration Date: 11/06/2003

Approvals to Date: Use Permit/Rezone/Tent.Map/DR

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Review

Next Approval Needed: Previous Appr. extended

**Comments:** Permit extensions approved--expires 6/26/2003

**PropDev 36**

**Proposed Development Survey**

Record #: 61

**Project:**

Academy Heights

Parcel Numbers: 010-142-24, 011-051-23, 011-151-29

Street Address: End of Twin Oaks Dr

City or County Area: San Rafael

Census Tract: 109000

**Project Sponsor**

R.V. Stich Construction Co.

Address c/o Jim Lillibridge

P.O. Box 1707

City, Zip Richmond, CA 94802

Phone 510-412-9070

**Project Description**

Six single-family residences

Type of Project: Residential

Zoning Classification: Planned Dist

Existing Uses: vacant

Site Area (Acres): 30.76

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	6	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Boloyan

Application Number: ZC 96-3, TS 96-1, UP 96-16, ED 96-19

Type of Application: Zone Change, Tent. Map, Use Permit, Design Review

Date Approved: 06/25/1998

Expiration Date: / /

Approvals to Date: Zone Chg, TM,UP,F map

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: Individual Home Design

**PropDev 36**

**Proposed Development Survey**

Record #: 62

**Project:**

Albert Park Lofts

Parcel Numbers: 013-012-10

Street Address: 931 Second St.

City or County Area: San Rafael

Census Tract: 0

**Project Sponsor**

David Zappetini

Address

112 Second St.

City, Zip

San Rafael, CA 94901

Phone

**Project Description**

128 unit residential/commercial

Type of Project: Mixed Use

Zoning Classification: 2/3 MUE

Existing Uses: Vacant

Site Area (Acres): 1.63

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 150

Hotel/Motel Rooms: 0

Below Market Rate Units: 17

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	14059	0	0
Total Built:	14059	0	0
Project Total:	14059	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	111	17
Total Built:	0	111	17
Total Units:	0	111	17
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Tuikka

Application Number: ED 99-49

Type of Application: Environmental/Design Review

Date Approved: 10/05/1999

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

New Project

**Current Stage of Development**

Construction Complete

Next Approval Needed:

**PropDev 36**

**Proposed Development Survey**

Record #: 63

**Project:**

Alma Via of San Rafael

Parcel Numbers: 175-060-052, 053 & 054

Street Address: 355 Los Ranchitos Rd

City or County Area: San Rafael

Census Tract: 1082

**Project Sponsor**

Larry Kollerer, Elder Care Alliance

Address 2361 East 29th St.

City, Zip Oakland, CA 94606

Phone 510-434-2803

**Project Description**

Assisted living facility

Type of Project: Commercial

Zoning Classification: Planned Develop

Existing Uses: Church and office building

Site Area (Acres): 2.80

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 60

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	120141	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Richardson

Application Number: UP01-46/ED01-117

Type of Application: Use Permit; Env. Design Review Permit

Date Approved: 06/17/2002

Expiration Date: 06/17/2004

Approvals to Date: MUP, DR

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permit

**Comments:** Approvals: general plan amendment, zone change, mitigated negative declaration, master

**PropDev 36**

**Proposed Development Survey**

**Project:** Baywood Terrace - Phase I Record #: 64  
 Parcel Numbers: 013-310-06 through 10, 12 - 14, 18, 22, 43 & 47  
 Street Address: Irwin Street/Baywood Terrace  
 City or County Area: San Rafael  
 Census Tract: 110100

**Project Sponsor** First Federal Development  
 Address 2516 Samaritan Drive Suite K

City, Zip San Jose, CA 95124  
 Phone

**Project Description** 6 Detached single family residences

Type of Project: RES  
 Zoning Classification: PD  
 Existing Uses:  
 Site Area (Acres): 8.00  
 Proposed Open Space Acres: 3.00  
 Off-street Parking Spaces: 0  
 Hotel/Motel Rooms: 0  
 Below Market Rate Units: 6

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	6	0	6
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Allsep  
 Application Number: ED00-97  
 Type of Application: Environmental and Design Review  
 Date Approved: 04/10/2001  
 Expiration Date: 04/10/2003  
 Approvals to Date: FS & DR  
 PropDev 35 Stage of Development: Approved

**Current Stage of Development** Under Construction

Next Approval Needed: Env. Rev, DR and bldg permits

**Comments:** Project formerly known as Bret Harte Homes

**PropDev 36**

**Proposed Development Survey**

**Project:** Baywood Terrace- Phase II Record #: 65  
Parcel Numbers: 013-310-01,02,03,04,05,10,11,26,30,34,35,39,50,54  
Street Address: Baywood Terrace  
City or County Area: San Rafael  
Census Tract: 110100

**Project Sponsor** Baywood Homes Corp.  
Address 2516 Samaritan Drive

City, Zip San Jose, CA 95124  
Phone 408-402-0309

**Project Description** Phase 2 of single family res. subdivision

Type of Project: Residential  
Zoning Classification: PD  
Existing Uses: Vacant  
Site Area (Acres): 8.00  
Proposed Open Space Acres: 3.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 7

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	7	0	7
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Allsep  
Application Number: ED 02-162  
Type of Application: Environmental & Design Review  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date: FS

PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

Building Permit

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 66

**Project:**

Chapel Cove

Parcel Numbers: 184-052-08

Street Address: 1115 Pt. San Pedro Road

City or County Area: San Rafael

Census Tract: 0

**Project Sponsor**

Paramount Homes

Address 2108 Grant Street

City, Zip Concord, CA 94520

Phone 925-682-9862

**Project Description**

Residential Subdivision

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Church

Site Area (Acres): 9.40

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 2

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	15	0	2
Owner:		15	0
Renter:		0	0

**Application Information:**

Staff Planner: Lisa Newman

Application Number: ED 00-027

Type of Application: Design Review Permit

Date Approved: 08/06/2001

Expiration Date: 08/06/2003

Approvals to Date: PD, Up, ED, & VTM

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Final map and building permits

**Comments:** Project new to Propdev 36

**PropDev 36**

**Proposed Development Survey**

**Project:**

Dominican College Plan

Record #: 67

Parcel Numbers: 015-141-02; 142-03, -04; 161-01,-02

Street Address: 50 Acacia

City or County Area: San Rafael

Census Tract: 110100

**Project Sponsor**

Dominican College

Address William Bailey

50 Acacia Ave

City, Zip San Rafael, CA94901-2298

Phone 415-457-4440

**Project Description**

Phased Campus Development Plan

Type of Project: Mixed Use

Zoning Classification: P/QP, R1A-H, R1

Existing Uses: College Campus

Site Area (Acres): 55.10

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 507

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	29000	0	0
Total Built:	29000	0	0
Project Total:	71000	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bill Tuikka

Application Number: GPA 97-2, ZC 97-7, UP 97-45, ED 97-89,

Type of Application: Planned Development, Gen Plan Amend Use Permit,

Date Approved: 08/17/1998

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: Next Phase of Project to be approve

**PropDev 36**

**Proposed Development Survey**

Record #: 68

**Project:**

Hilton Garden Inn

Parcel Numbers: 009-291-41  
Street Address: 1775 Francisco Blvd. East  
City or County Area: San Rafael  
Census Tract: 0

**Project Sponsor**

Fred Grange

Address

2333 Kerner Blvd.  
City, Zip: San Rafael, CA 94901  
Phone: 415-456-2712

**Project Description**

85 Room Hotel

Type of Project: Commercial  
Zoning Classification: LI/O  
Existing Uses: Vacant  
Site Area (Acres): 1.78  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 108  
Hotel/Motel Rooms: 85  
Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Hinkle  
Application Number: ED01-107/UP01-43  
Type of Application: Environmental/Design Review & Use Permit  
Date Approved: 05/07/2002  
Expiration Date: 05/07/2004  
Approvals to Date: Env. Rev, DR, UP  
PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

**PropDev 36**

**Proposed Development Survey**

**Project:**

Marin History Museum

Record #: 69

Parcel Numbers: 011-131-03  
Street Address: 1125 B Street  
City or County Area: San Rafael  
Census Tract: 1110

**Project Sponsor**

Richard Murray

Address 1125 B Street

City, Zip San Rafael, CA 94901  
Phone 415-456-7500

**Project Description**

New Bldg for Marin History Museum

Type of Project: Commercial  
Zoning Classification: P/05  
Existing Uses: Tennis Court, park  
Site Area (Acres): 0.72  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 14  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	5000	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bill Tuikka  
Application Number: ED00-116,GPA00-5, 2C01-11  
Type of Application: DR, GP amendment, Zone change  
Date Approved: 02/26/2002  
Expiration Date: 02/26/2004  
Approvals to Date: DR, UP, GPA & Rezone

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permit

**PropDev 36**

**Proposed Development Survey**

Record #: 70

**Project:**

Mc Innis Park Apts. II

Parcel Numbers: 155-370-08,09  
Street Address: End of North Ave.  
City or County Area: San Rafael  
Census Tract: 0

**Project Sponsor**

John Shalavi

Address

180 Harbor Drive, Ste. 227

City, Zip

Sausalito, CA 94965

Phone

415-332-5454

**Project Description**

42 unit apartment complex

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 2.24

Proposed Open Space Acres: 1.16

Off-street Parking Spaces: 85

Hotel/Motel Rooms: 0

Below Market Rate Units: 9

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	42	9
Owner:		0	0
Renter:		42	9

**Application Information:**

Staff Planner: Boloyan

Application Number: ED 00-131, ZC 00-12, TP 00-3

Type of Application: Env/Design Rev., PD Amend., Trip Permit

Date Approved: 07/02/2001

Expiration Date: 07/02/2003

Approvals to Date: PC, CC

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed:

building permit

**PropDev 36**

**Proposed Development Survey**

**Project:**

McInnis Park Apartments I

Record #: 71

Parcel Numbers: 155-251-54  
Street Address: 95 North Ave  
City or County Area: San Rafael  
Census Tract: 0

**Project Sponsor**

John Shalavi

Address

180 Harbor Dr., Ste. 227

City, Zip

Sausalito, CA 94965

Phone

415-332-5454

**Project Description**

8 unit addition to existing apts.

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Apartments

Site Area (Acres): 5.79

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 8

Hotel/Motel Rooms: 0

Below Market Rate Units: 2

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	8	2
Owner:		0	0
Renter:		8	2

**Application Information:**

Staff Planner: Boloyan

Application Number: ED 00-141, ZC 00-13

Type of Application: Env./Design Review, Zone Change

Date Approved: 07/02/2001

Expiration Date: 07/02/2003

Approvals to Date: DR, PC, CC

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Withdrawn/Denied/Expired

Next Approval Needed:

**PropDev 36**

**Proposed Development Survey**

**Project:**

Mcinnis Park Apartments IIB

Record #: 72

Parcel Numbers:

Street Address: End of North Avenue

City or County Area: San Rafael

Census Tract: 0

**Project Sponsor**

John Shalavi

Address 180 Harbor Dr. Suite 227

City, Zip Sausalito, CA 94965

Phone 415-332-5454

**Project Description**

14 Apartment Units

Type of Project: Residential

Zoning Classification: Planned Develop

Existing Uses: Parking

Site Area (Acres): 0.92

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 30

Hotel/Motel Rooms: 0

Below Market Rate Units: 2

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	14	2
Owner:		0	0
Renter:		14	2

**Application Information:**

Staff Planner: Raffi Boloyan

Application Number: ZC 02-04; ED 02-159; S 02-14; TP 02-01

Type of Application: Zone Change, DRP, Subdivision, Trip Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

**Project:**

Mission Ave Townhouses

Record #: 73

Parcel Numbers: 011-172-26  
Street Address: 1120 Mission Ave  
City or County Area: San Rafael  
Census Tract: 111000

**Project Sponsor**

1120 San Rafael LLC  
Address 2575 N. Carson Street

City, Zip Carson City, NV 89706  
Phone

**Project Description**

13 unit townhouse complex

Type of Project: RES  
Zoning Classification: HR 1.8  
Existing Uses: Parking Lot  
Site Area (Acres): 0.30  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 26  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 1

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	13	1
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Richardson  
Application Number: ED 94-88  
Type of Application: Design Review  
Date Approved: 06/15/1995  
Expiration Date: 07/17/1997  
Approvals to Date: Design Review

PropDev 35 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

Occupancy Permits

**Comments:**

**PropDev 36**

**Proposed Development Survey**

**Project:**

Office and Commercial Project

Record #: 74

Parcel Numbers: 009-291-10,31,32,34

Street Address: 2350 Kerner Blvd.

City or County Area: San Rafael

Census Tract: 112200

**Project Sponsor**

Gatecapital Properties

Address

Bruce Jones

Two Embarcadero Center, #2900

City, Zip

San Francisco, CA 94111

Phone

415-576-8033

**Project Description**

Two class "A" office buildings

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 10.28

Proposed Open Space Acres: 1.40

Off-street Parking Spaces: 545

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	37000	0	37000
Total Built:	37000	0	37000
Project Total:	116427	0	37000

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Di Donato

Application Number: GPA 99-2, ZC 99-5, UP 99-26, ED 99-71

Type of Application: General Plan Amend., Zone Change, Use Permit, Env.

Date Approved: 03/20/2000

Expiration Date: / /

Approvals to Date: Planning

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: DA for office bldg. (#DA 02-01)

**Comments:** project is vested

**PropDev 36**

**Proposed Development Survey**

Record #: 75

**Project:**

Piombo Place Mini Storage II

Parcel Numbers: 009-161-50, 009-291-02, 009-291-03

Street Address: 2157 Francisco Blvd

City or County Area: San Rafael

Census Tract: 112200

**Project Sponsor**

Len Nibbi

Address  
H&H Management  
2173-D Francisco Blvd

City, Zip: San Rafael, CA 94901

Phone: 415-453-0212

**Project Description**

36,431 sf mini storage

Type of Project: Commercial

Zoning Classification: LI/O

Existing Uses: Vacant

Site Area (Acres): 2.29

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	33000

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Hinkle

Application Number: ED01-91, UP 01-64

Type of Application: Environmental & Design Review & Use Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Planning Commission

**PropDev 36**

**Proposed Development Survey**

**Project:**

Redwood Estates

Record #: 76

Parcel Numbers: 179-131-01

Street Address: N. San Pedro Rd.

City or County Area: San Rafael

Census Tract: 160000

**Project Sponsor**

Signature Properties

Address

4670 Willow Road, #200

City, Zip Pleasanton, CA 94588

Phone 925-463-1122

**Project Description**

134 unit residential subdivision

Type of Project: Residential

Zoning Classification:

Existing Uses: Vacant

Site Area (Acres): 17.00

Proposed Open Space Acres: 3.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 27

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	134	0	27
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Jensen

Application Number: GPA 00-02, ZC 00-02, SB 00-02, UP 00-04

Type of Application: Design Review, Zone Change, Tentative Map

Date Approved: 04/15/2002

Expiration Date: 04/15/2004

Approvals to Date: DR, Tent map

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Final Map & Building Permits

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 77

**Project:**

San Rafael Corporate Center

Parcel Numbers: 016-012-28, 021-42, 021-19

Street Address: Second/Lindaro/Lincoln

City or County Area: San Rafael

Census Tract: 111000

**Project Sponsor**

San Rafael Corporate Center, LLP

Address c/o Wilson Equity

120 Howard St.

City, Zip San Francisco, CA 94105

Phone 415-495-2743

**Project Description**

406,000sf Office Park

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Two office buildings (Phase 1)

Site Area (Acres): 15.10

Proposed Open Space Acres: 7.00

Off-street Parking Spaces: 1218

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	175000	0	0
Total Built:	175000	0	0
Project Total:	406000	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Paul Jensen

Application Number: ZC97-2,TS97-1,UP97-10,ED97-24,DA97-1

Type of Application: Zone Change, Tent Map, Use Permit, Design Review

Date Approved: 02/17/1998

Expiration Date: 02/17/2008

Approvals to Date: All for Phase 1

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Approved

Next Approval Needed: Design Review Permit(s) for next ph

**Comments:** First phase is built: two office buildings of 175,000 sf

**PropDev 36**

**Proposed Development Survey**

Record #: 78

**Project:**

Team GM

Parcel Numbers: 009-320-43,44  
Street Address: 2 Shoreline Parkway  
City or County Area: San Rafael  
Census Tract: 0

**Project Sponsor**

Team of Marin Ken Ross

Address  
2 Shoreline Parkway  
City, Zip San Rafael, CA 94901  
Phone 415-460-2000

**Project Description**

Auto Dealership

Type of Project: Commercial  
Zoning Classification: PD  
Existing Uses: Vacant  
Site Area (Acres): 4.88  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 200  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	32400	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Hinkle  
Application Number: ED00-158  
Type of Application: Environmental & Design Review  
Date Approved: 06/12/2001  
Expiration Date: 06/12/2003  
Approvals to Date: Environmental & DR  
PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Construction Complete

Next Approval Needed:

**PropDev 36**

**Proposed Development Survey**

Record #: 79

**Project:**

Team Hyundai

Parcel Numbers: 009-320-44

Street Address: 150 Shoreline Hwy.

City or County Area: San Rafael

Census Tract: 0

**Project Sponsor**

Team of Marin- Ken Ross

Address 2 Shoreline Parkway

City, Zip San Rafael, Ca 94903

Phone 415-460-2000

**Project Description**

Auto Dealership

Type of Project: Commercial

Zoning Classification:

Existing Uses: Parking lot for auto dealer

Site Area (Acres): 2.01

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 202

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Hinkle

Application Number: ED 03-1

Type of Application: Environmental and Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project new to Propdev 36.

**PropDev 36**

**Proposed Development Survey**

Record #: 80

**Project:**

265 Gate 5 Road

Parcel Numbers:

Street Address: 265 Gate 5 Road

City or County Area: Sausalito

Census Tract: 1302

**Project Sponsor**

Charles Stewart Architects

Address

85 Libertyship Way Suite 111

City, Zip

Sausalito, CA

Phone

415-331-5339

**Project Description**

Construct new 9720 sf industrial bldg

Type of Project: Commercial

Zoning Classification: Industrial (Mar

Existing Uses: Industrial

Site Area (Acres): 0.72

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 20

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	9720

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Larissa King

Application Number: DR/ER 02-36

Type of Application: Design & Environmental Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**PropDev 36**

**Proposed Development Survey**

Record #: 81

**Project:**

Galilee Harbor

Parcel Numbers: 064-081-01;082-01;083-02;084-05

Street Address: 300 Napa St.

City or County Area: Sausalito

Census Tract: 130200

**Project Sponsor**

Galilee Harbor Assoc.

Address

300 Napa St.

City, Zip: Sausalito, CA 94965

Phone: 415-332-8554

**Project Description**

Marine service harbor w/ 41 berths

Type of Project: MIX

Zoning Classification: W

Existing Uses: Industrial boat service

Site Area (Acres): 2.20

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 72

Hotel/Motel Rooms: 0

Below Market Rate Units: 38

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	6000

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	38
Total Units:	38	0	38
Owner:		0	38
Renter:		0	0

**Application Information:**

Staff Planner: Drummond Buckley

Application Number: 88-147 A,B,C,D

Type of Application: Use Permit/Design Review

Date Approved: 07/24/1990

Expiration Date: / /

Approvals to Date: Use Permit/EIR/Design Review

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Construction Complete

Next Approval Needed: Final Building permit sign off

**Comments:** Final building permit sign-off for dock construction.

PropDev 36

**Proposed Development Survey**

**Project:**

Public Safety Building

Record #: 82

Parcel Numbers:

Street Address:

City or County Area: Sausalito

Census Tract: 1302

**Project Sponsor**

City of Sausalito

Address

420 Litho Street

City, Zip

Sausalito, CA 94965

Phone

415-289-4100

**Project Description**

New bldg for police/fire depts

Type of Project: Commercial

Zoning Classification: Public

Existing Uses: Fire station and COC office

Site Area (Acres): 0.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	30928	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Drummond Buckley

Application Number: 10102D; 10206 U

Type of Application:

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**Comments:** Project went before the voters on March 5, 2002 as an initiative, which was rejected. A

**PropDev 36**

**Proposed Development Survey**

**Project:**

Rotary Senior Housing

Record #: 83

Parcel Numbers: 064-104-01  
Street Address: 501 Olima Street  
City or County Area: Sausalito  
Census Tract: 1302

**Project Sponsor**

Rotary Housing Corp c/o Don Olsen

Address 666 Bridgeway

City, Zip Sausalito, CA 94965  
Phone 415-332-0297

**Project Description**

22 Senior Housing Units

Type of Project: Residential  
Zoning Classification: RM-SH  
Existing Uses: vacant  
Site Area (Acres): 0.55  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 15  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 18

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	22	18
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Drummond Buckley  
Application Number: GPA/ZA/UP/ER/EP/DR 00-71  
Type of Application: General Plan & zoning amend, design review,  
Date Approved: 01/22/2002  
Expiration Date: 01/22/2007  
Approvals to Date: env. review, DR, UP, GPA  
PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

building permit

**Comments:** general plan amendment, zoning amendment, design review, environmental review,

**PropDev 36**

**Proposed Development Survey**

**Project:**

Caceres Mixed Use Project

Record #: 84

Parcel Numbers: 059-151-04  
Street Address: 41 Main Street  
City or County Area: Tiburon  
Census Tract: 1242

**Project Sponsor**

Doris Caceres Trust c/o Ron Caceres  
Address 580 University Ave. #209

City, Zip Sacramento, CA 95825  
Phone 916-929-3860

**Project Description**

6,739 retail & residential mixed use

Type of Project: Mixed Use  
Zoning Classification: VC Village Com  
Existing Uses: vacant commercial building  
Site Area (Acres): 0.00  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 10  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	1966	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	3	0
Owner:		1	0
Renter:		2	0

**Application Information:**

Staff Planner: Watrous  
Application Number: 10105 & 20144  
Type of Application: Conditional Use Permit and Design Review  
Date Approved: 11/14/2001  
Expiration Date: 11/14/2003  
Approvals to Date: CUP, DR

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: building permit

**PropDev 36**

**Proposed Development Survey**

Record #: 85

**Project:**

Easton Point

Parcel Numbers: 059-251-05

Street Address: Paradise Dr

City or County Area: Tiburon

Census Tract: 124200

**Project Sponsor**

Martha Company %Gary Giac

Address Hanson Bridgett

80 E. Sir Francis Drake #3E

City, Zip Larkspur, CA 94939

Phone 415-925-8400

**Project Description**

34 single-family units

Type of Project: Residential

Zoning Classification: RMP

Existing Uses: vacant

Site Area (Acres): 110.00

Proposed Open Space Acres: 95.10

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	34	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Jensen

Application Number: 39202 and R92-01

Type of Application: Precise Development Plan and Prezoning

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Precise Development Plan, Prezoning

**PropDev 36**

**Proposed Development Survey**

**Project:**

Parente Precise Development

Record #: 86

Parcel Numbers: 038-111-16  
Street Address: Antoinette/Parente Drives  
City or County Area: Tiburon  
Census Tract: 124100

**Project Sponsor**

Amerippon, Inc.

Address

2150 Green Street, Unit A

City, Zip San Francisco, CA 94123

Phone 415-394-7557

**Project Description**

5 Single-family dwellings

Type of Project: Residential

Zoning Classification: RPD

Existing Uses: Vacant

Site Area (Acres): 7.20

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	5	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Watrous

Application Number: 39902

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Precise Development Plan

**Comments:**

**PropDev 36**

**Proposed Development Survey**

**Project:**

Sorokko Precise Dev. Plan

Record #: 87

Parcel Numbers: 039-302-01  
Street Address: 3820 Paradise Drive  
City or County Area: Tiburon  
Census Tract: 124100

**Project Sponsor**

Serge Sorokko Wilson Etal

Address

71 Marlin Avenue

City, Zip

Mill Valley, CA 94941

Phone

415-388-0638

**Project Description**

5 Single Family Dwellings

Type of Project: Residential

Zoning Classification: RPD

Existing Uses: Vacant

Site Area (Acres): 19.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	5	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Watrous

Application Number: 30006

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Precise Development Plan

**PropDev 36**

**Proposed Development Survey**

Record #: 88

**Project:**

Tiburon Glen

Parcel Numbers: 039-241-01

Street Address: Paradise Drive/Norman Way

City or County Area: Tiburon

Census Tract: 124200

**Project Sponsor**

Xanadu Property Holdings, Inc.

Address 185 Gilmartin Drive

City, Zip Tiburon, CA 94920

Phone 415-435-9590

**Project Description**

8 single-family dwellings

Type of Project: Residential

Zoning Classification: RPD

Existing Uses: Vacant

Site Area (Acres): 26.03

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	8	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Allsep

Application Number: 30003

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Precise Development Plan

**PropDev 36**

**Proposed Development Survey**

**Project:**

Tacherra MP

Record #: 89

Parcel Numbers: 188-170-11,29,34,54,55

Street Address: 160 Mesa Road

City or County Area: U/Bolinas

Census Tract: 132100

**Project Sponsor**

James and Ernest Tacherra

Address

160 Mesa Road

City, Zip

Bolinas, CA 94924

Phone

**Project Description**

Legalize 2 SFR and 11 Mobile Homes

Type of Project: Commercial

Zoning Classification: C-ARP-10

Existing Uses: Residential/Ag

Site Area (Acres): 100.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 11

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	13	0	11
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Gimmler

Application Number: MP 01-5, CP 01-19

Type of Application: Master Plan, Coastal Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Withdrawn/Denied/Expired

Next Approval Needed:

**Comments:** Application Withdrawn 4/30/2002

**PropDev 36**

**Proposed Development Survey**

Record #: 90

**Project:**

Ross Valley Estates

Parcel Numbers: 071-121-23,38; 072-241-22

Street Address: 1150 Sir Francis Drake Bl

City or County Area: U/Kentfield

Census Tract: 119100

**Project Sponsor**

Schneer, Inc.

Address 100 Spear St., Suite 520

City, Zip San Francisco, CA 94105

Phone 415-951-0202

**Project Description**

11 townhomes, 1 single family

Type of Project: Residential

Zoning Classification: RMP-20

Existing Uses: Medical Building/Vacant

Site Area (Acres): 6.57

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	1	11	0
Owner:		12	0
Renter:		0	0

**Application Information:**

Staff Planner: Gimmler

Application Number: MP 97-44,DP 97-46, LD 97-66

Type of Application: Master Plan, Development Plan, Land Div

Date Approved: 06/06/2000

Expiration Date: / /

Approvals to Date: Master Plan/Prec. Dev. Plan/TM

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

**Comments:**

PropDev 36

**Proposed Development Survey**

**Project:**

Pearsall Master Plan

Record #: 91

Parcel Numbers: 052-140-31

Street Address: Pacheco Street

City or County Area: U/Marin City

Census Tract: 129000

**Project Sponsor**

Craiker Associates

Address

526 Third St.

City, Zip San Rafael, CA 94901

Phone 415-459-5020

**Project Description**

21 unit subdivision

Type of Project: Residential

Zoning Classification: RMP-2

Existing Uses: Vacant

Site Area (Acres): 10.91

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 97

Hotel/Motel Rooms: 0

Below Market Rate Units: 3

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	21	0	3
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Gimmler

Application Number: MP 00-8, DP 00-27, SD 00-6

Type of Application: MP, DP, TM

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Withdrawn/Denied/Expired

Next Approval Needed:

**Comments:** Application Withdrawn 2/20/03

PropDev 36

**Proposed Development Survey**

Record #: 92

**Project:**

Dean Design Review

Parcel Numbers: 146-310-05  
Street Address: 405 Gage Lane  
City or County Area: U/Novato  
Census Tract: 103100

**Project Sponsor**

Norman Dean

Address

405 Gage Lane

City, Zip

Novato, 94945

Phone

415-546-4618

**Project Description**

Equestrian Center

Type of Project: COM  
Zoning Classification: A-10  
Existing Uses: Same  
Site Area (Acres): 44.72  
Proposed Open Space Acres: 0.00  
Off-street Parking Spaces: 39  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	625	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	2	0	0
Total Units:	2	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lai  
Application Number: DR 92-013  
Type of Application: Design Review  
Date Approved: 04/08/1997  
Expiration Date: 04/08/2003  
Approvals to Date: Design Review

PropDev 35 Stage of Development:

Approved

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permits

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 93

**Project:**

Nave

Parcel Numbers: 143-171-03;143-350-01

Street Address: Atherton Ave

City or County Area: U/Novato

Census Tract: 101200

**Project Sponsor**

Academy Partners LLC

Address

222 Rush Landing Rd.

City, Zip

Navato, CA 94945

Phone

**Project Description**

16 Single family lots

Type of Project: RES

Zoning Classification: ARP-2

Existing Uses: Vacant

Site Area (Acres): 41.50

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	19	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lai

Application Number: MP 85-12/SD 85-07/DP 85-16

Type of Application: Master Plan/Devel. Plan/Tent. Map

Date Approved: 06/22/1999

Expiration Date: 06/22/2001

Approvals to Date: MP/DP/TM

PropDev 35 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

Design Review

**Comments:**

**PropDev 36**

**Proposed Development Survey**

**Project:**

Harriman Lodge/Conference

Record #: 94

Parcel Numbers: 166-191-03,04

Street Address: 10045 & 10095 State Route

City or County Area: U/Olema

Census Tract: 132200

**Project Sponsor**

Jeff Harriman/ Renesis Development

Address

7 Fourth Street, Suite 35

City, Zip: Petaluma, CA 94952

Phone: 707-762-8713

**Project Description**

Lodge and Conference Center

Type of Project: Commercial

Zoning Classification: C-VCR

Existing Uses: Residential

Site Area (Acres): 1.70

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 30

Hotel/Motel Rooms: 18

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lai

Application Number: DR 00-20/UP 00-7/CP 00-13/VR 00-14

Type of Application: Design Review, Use Permit, Variance, Coastal Permi

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: EIR

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 95

**Project:**

Point Reyes Affordable Homes

Parcel Numbers: 119-240-45,46,57,58

Street Address: 857 Mesa Rd

City or County Area: U/Pt Reyes Sta

Census Tract: 133000

**Project Sponsor**

Ecumenical Association for Housing

Address

Att. Lamar Turner

2169 E. Francisco Blvd., Ste. B

City, Zip

San Rafael, CA 94901

Phone

415-258-1800

**Project Description**

36 unit residential project

Type of Project: Residential

Zoning Classification: C-VCR-B2/C-RA-B

Existing Uses: Vacant

Site Area (Acres): 18.60

Proposed Open Space Acres: 2.58

Off-street Parking Spaces: 94

Hotel/Motel Rooms: 0

Below Market Rate Units: 35

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	8	28	35
Owner:		0	8
Renter:		28	28

**Application Information:**

Staff Planner: Lai

Application Number: PA00-2/RZ00-2/MP00-5/SD00-4/DP00-22

Type of Application: GPA,MP,Rezone,DP,TM

Date Approved: 03/19/2002

Expiration Date: / /

Approvals to Date: GPA,MP,Rezone,DP,TM

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permit

**PropDev 36**

**Proposed Development Survey**

Record #: 96

**Project:**

French Ranch

Parcel Numbers: 168-250-29  
Street Address: 6400 Sir Francis Drake  
City or County Area: U/San Geronimo  
Census Tract: 113000

**Project Sponsor**

French Ranch Partners

Address

1629 Fifth Ave.

City, Zip San Rafael, CA 94901

Phone 415-459-4050

**Project Description**

31 SF units and equestrian facility

Type of Project: MIX  
Zoning Classification: ARP-20  
Existing Uses: Resid./Open Space  
Site Area (Acres): 532.00  
Proposed Open Space Acres: 463.00  
Off-street Parking Spaces: 0  
Hotel/Motel Rooms: 0  
Below Market Rate Units: 3

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	11	0	3
Total Built:	17	2	3
Total Units:	31	2	3
Owner:		1	0
Renter:		1	3

**Application Information:**

Staff Planner: Crawford  
Application Number: MP 97-292,DP 97-183, TM 97-004  
Type of Application: Master Plan Amend, PDP, VTM  
Date Approved: 08/05/1997  
Expiration Date: / /  
Approvals to Date: Master Plan, TM, Dev. Plan

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: DR & B.Permits for remaining units

**PropDev 36**

**Proposed Development Survey**

Record #: 97

**Project:**

Edgehill at San Rafael

Parcel Numbers: 179-321-31, -32

Street Address: 9 Edgehill Way

City or County Area: U/San Rafael

Census Tract: 106000

**Project Sponsor**

James Miller

Address 110 East Third Street

City, Zip Pittsburgh, CA 94565

Phone 510-427-7490

**Project Description**

Residential

Type of Project: Residential

Zoning Classification: RMP-0.88

Existing Uses: Vacant

Site Area (Acres): 5.27

Proposed Open Space Acres: 2.70

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	5	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lai

Application Number: MP 94-002/SD 97-164, DP 97-456

Type of Application: Master Plan, Subdiv., Prec. Dev. Plan

Date Approved: 09/22/1997

Expiration Date: 09/22/2000

Approvals to Date: Master Plan, Subdiv, PDP

PropDev 35 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed:

Design Review

**PropDev 36**

**Proposed Development Survey**

**Project:**

Lucasfilm (Grady Ranch)

Record #: 98

Parcel Numbers: 164-310-01, -02, -07, -10, -11 thru -13

Street Address: Lucas Valley Road

City or County Area: U/San Rafael

Census Tract: 133000

**Project Sponsor**

Lucasfilm

Address

PO Box 2009

City, Zip

San Rafael, CA 94912

Phone

415-662-1800

**Project Description**

Office Complex

Type of Project: Commercial

Zoning Classification: RMP, ARP

Existing Uses: Vacant

Site Area (Acres): 1039.00

Proposed Open Space Acres: 987.00

Off-street Parking Spaces: 545

Hotel/Motel Rooms: 36

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	456100	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	7	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lai

Application Number: MP 90-012/UP 95-058

Type of Application: Master Plan/Use Permit

Date Approved: 10/29/1996

Expiration Date: 11/28/2001

Approvals to Date: MP/UP

PropDev 35 Stage of Development:

Approved

**Current Stage of Development**

Approved

Next Approval Needed:

Precise Development Plan

**Comments:**

**PropDev 36**

**Proposed Development Survey**

Record #: 99

**Project:**

Oakview

Parcel Numbers: 164-270-03

Street Address: Lucas Valley Road

City or County Area: U/San Rafael

Census Tract: 107000

**Project Sponsor**

V. Daphne/E. Bacciocco

Address

1 Church St. (Daphne)

2001 Union St., #300 (Bacciocco)

City, Zip

San Francisco, Ca 94114/94123

Phone

415-621-1313

**Project Description**

28 residential lots/94,400 sq.ft. office

Type of Project: Mixed Use

Zoning Classification: RMP-1.38

Existing Uses: Vacant

Site Area (Acres): 106.30

Proposed Open Space Acres: 52.90

Off-street Parking Spaces: 320

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	94400	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	28	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Lai

Application Number: MP 95-001/LD 95-001/UP 95-002

Type of Application: Master Plan, Land Division, Use Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date: MP/LD/UP

PropDev 35 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Final EIR

**PropDev 36**

**Proposed Development Survey**

Record #: 100

**Project:**

Waldo Point Harbor

Parcel Numbers: 052-252-01

Street Address: Gate 5 Road

City or County Area: U/Sausalito

Census Tract: 130200

**Project Sponsor**

WPH Inc and Gates-Coop

Address

3717 Buchanan St #102

City, Zip San Francisco, CA 94123

Phone 415-563-7555

**Project Description**

Reauthoriz./exp. of 283 houseboat marina

Type of Project: RES

Zoning Classification: BFC-RF/RCR

Existing Uses: SF Residential Marina

Site Area (Acres): 45.20

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 444

Hotel/Motel Rooms: 0

Below Market Rate Units: 38

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	245	0	38
Total Units:	245	0	38
Owner:		283	0
Renter:		0	0

**Application Information:**

Staff Planner: Gimmler

Application Number: RZ 93-003/MP 93-003/DP 93-009

Type of Application: GPA/RZ/MP/PDP

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 35 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: EIR, GPA,RZ,MP,PDP

**Comments:** Sceduled for final approval at BOS or 2/25/2003

**PropDev 36**

**Proposed Development Survey**

Record #: 101

**Project:**

San Domenico School

Parcel Numbers: 176-300-30

Street Address: 1500 Butterfield Rd

City or County Area: U/Sleepy Hollow

Census Tract: 115000

**Project Sponsor**

San Domenico School

Address 1500 Butterfield Road

City, Zip San Anselmo, CA 94960

Phone 415-258-1900

**Project Description**

Private School Expansion

Type of Project: Mixed Use

Zoning Classification: RMP 0.1

Existing Uses: Private School

Site Area (Acres): 512.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 134

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	59530	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	81	0
Owner:		0	0
Renter:		81	0

**Application Information:**

Staff Planner: Lai

Application Number: MP 97-793

Type of Application: Master Plan

Date Approved: 12/01/1998

Expiration Date: / /

Approvals to Date: Master Plan/PDP

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: Precise Development Plan Phase II

**PropDev 36**

**Proposed Development Survey**

Record #: 102

**Project:**

De Silva Island

Parcel Numbers: 043-241-31 thru 34;43-251-03

Street Address: DeSilva Island Dr. and Ct.

City or County Area: U/Strawberry

Census Tract: 125000

**Project Sponsor**

ARMAX/LB DeSilva LLC

Address 510 Bryant St

City, Zip San Francisco 94107

Phone 415-227-4780

**Project Description**

62 Mf condominiums, 2 SF units

Type of Project: RES

Zoning Classification: BFC-RMP-1.5

Existing Uses: 1 Single Family residence

Site Area (Acres): 44.14

Proposed Open Space Acres: 41.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	1	40	0
Total Built:	1	62	0
Total Units:	2	62	0
Owner:		62	0
Renter:		0	0

**Application Information:**

Staff Planner: Osborne

Application Number: MP 84-23/ VTM/ DP

Type of Application: Master Plan/Vesting Tent. Map/Precise Dev Plan

Date Approved: 04/12/1988

Expiration Date: / /

Approvals to Date: MP,VTM,DP,FM Phase 1

PropDev 35 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

UP and PDP amend.

**Comments:** Project is vested.

**PropDev 36**

**Proposed Development Survey**

**Project:**

Paradise Cay North

Record #: 103

Parcel Numbers: 038-101-16,18,23;201-06;092-15,16;059-270-12

Street Address: Paradise Drive

City or County Area: U/Tiburon

Census Tract: 124100

**Project Sponsor**

Pullman Building Co.

Address

127 Trinidad Drive

City, Zip Tiburon, CA 94920

Phone 415-435-1024

**Project Description**

31 Units,307 berth marina, office

Type of Project: Residential

Zoning Classification: BFC-RMP 1.35

Existing Uses: Marina

Site Area (Acres): 24.80

Proposed Open Space Acres: 1.25

Off-street Parking Spaces: 161

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	19	12	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: LAI

Application Number: SD 85-03

Type of Application: Final Map

Date Approved: 06/14/1988

Expiration Date: 06/14/1996

Approvals to Date: TM/DP/UP/MP

PropDev 35 Stage of Development:

Under Construction

**Current Stage of Development**

Approved

Next Approval Needed:

Design Review

**Comments:**

#### IV. PROPDEV STRUCTURE

<u>Field Name</u>	<u>Field Description</u>
RECNUM	The unique record number assigned for each individual record.
PROPDEV	The current version of PROPDEV
CURRECD	The reference number assigned for this version of PROPDEV
PREVRECD	The reference number assigned for the previous version of PROPDEV.
PROJNAME	Name of a specific project, or of identifying reference by project street address, or owner
PARCELNO	Assessor's Parcel Number(s) of project site
SITUS	Street address of project site
LOCATION	City or location of project site (unincorporated Marin County areas designated by U/)
TRACT	Census tract of project development site
APPLICANT	Name of project applicant
APSTREET1, APSTREET2, APCITYSTZP	Mailing address of applicant
PHONE	Applicant's phone number
ACRES	Gross acreage of project site
OPENSACRES	Acreage of project site area dedicated for open space
ZONING	Zoning classification as designated by jurisdiction
PROJTYPE	General use classification of project: (RES = residential, COM = commercial/non-residential, MIX = mixed residential and commercial use)
DESCRIPTIN	A brief text field containing an open structured, general description of the project
SFUNITS, SFBUILT, SFINC	Number of single-family detached units specified in project plan, total number of units built, number of units built since last update.
MFUNITS, MFBUILT, MFINC	Number of multi-family attached dwelling units specified in project plan, total number of units built, units built since the last update.

BMRUNITS, BMRBUILT, BMRINC	Number of residential units specified in project plan available as below market rate/affordable housing status and total number of units built, number of units built since last update. Included in totals for single- and multi-family units.
OFFICESQFT, OFFICBUILT, OFFICINC	Total improved office square footage specified in project plan, sq. ft. built, and sq. ft constructed since the last update.
RETAILSQFT, RETALBUILT, RETAILINC	Total improved retail square footage specified in project plan, sq. ft. built, and sq. ft constructed since the last update
INDSQFT, INDSBUILT, INDSINC	Total improved industrial square footage specified in project plan, sq. ft. built, and sq. ft constructed since the last update
ROOMS	Number of overnight accommodations (rooms/lodgings) specified in project plan
OTHERUSES	Other proposed uses
PARKING	Number of new off-street parking spaces proposed in project plan
EXISTUSES	Existing uses on the site
APPNO	Individual project application code/number assigned by the jurisdiction of origin
APPTYPE	Code designating the type(s) of departmental application(s) submitted regarding the project (i.e., MP = Master Plan, TM = Tentative Map, DR = Design Review, and so forth, corresponding to project file identification code established by the jurisdiction)
PLANNER	Staff planner assigned to the project by the County or Municipal Planning Department
APPROVDATE	Date of approval for key application
EXPIRDATE	Date of expiration for key application
APPRDATE	Approvals to date
PRIORAPPR	Text field showing approvals needed during previous PROPDEV
PHASE	This field holds a number between 1 and 5 which corresponds to a numeric equivalent of the STATUS field.  <ol style="list-style-type: none"> <li>1. UR - Under review by the planning department and or building department.</li> <li>2. APP-Approved by the planning department but not yet under construction.</li> <li>3. UC-Under construction (including multi-phase projects which may have one or more phases completed).</li> <li>4. CC-Construction complete: Projects completed within the last six months.</li> </ol>

5. WD/E-Withdrawn, denied or expired application.

PRIORPHASE  
NEXTAPPR

Phase of project during previous PROPDEV  
Next approval needed

JUNO

Jurisdiction number based on the following coding:

1. Belvedere
2. Corte Madera
3. Fairfax
4. Larkspur
5. Mill Valley
6. Novato
7. Ross
8. San Anselmo
9. San Rafael
10. Sausalito
11. Tiburon
12. Unincorporated

STATUS

The current status of the project (see PHASE for a description)