

PROPDEV 41
Semi-Annual Proposed Development Survey

An Inventory of Proposed Development Projects
in Marin County as of January 1, 2006

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I. INTRODUCTION

A. OVERVIEW

PROPDEV 41 is the forty first 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 2006. 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 41

Among the 98 project applications reviewed in PROPDEV 41, 39 are under review, 27 have been approved by local planners, 24 are under construction, 4 have recently completed construction, and 4 have expired or were withdrawn. Seven projects are new to this version of PROPDEV.

Local planners report receiving permit applications for 3,113 **dwelling units** in projects of five or more units, including 1,275 below market rate units. Projects under review account for 739 units. Applications for 273 units have been approved and 1,631 units are under construction. Since the last update, 380 single family and 90 multi family units have been completed. Nineteen single family and 60 multi family units have been withdrawn. Forty-five percent of the proposed residential developments covered in PROPDEV are **multi-family** units.

Approximately 1,121,103 square feet of **office** space are currently under review in local planning departments. Over 691,867 square feet of office space have been recently approved, 12,413 square feet are under construction, and no office projects have been recently completed. No projects with office square footage has expired or been withdrawn.

In the **retail** space category, 170,742 square feet are under review while 77,334 square feet have been approved. No projects with retail square footage are under construction, been completed, expired or been withdrawn.

For **industrial** development, 280,000 square feet are currently under review. 59,617 square feet have been approved and 108,556 square feet are under construction. No projects with industrial square footage has been completed.

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 40

Construction Activity Since Propdev 40

PropDev 41

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Residential Units and Non-Residential Square Footage Completed

Date:03/07/2006

Location	Housing Units			Commercial Square Feet		
	Single Family	Multi-Family	Below Market	Office	Retail	Industrial
Unknown	0	0	0	0	0	0
Corte Madera	0	0	0	0	0	0
Fairfax	7	0	0	0	0	0
Larkspur	0	0	0	0	0	0
Mill Valley	2	0	0	0	0	0
Novato	76	277	277	0	0	0
San Anselmo	0	0	0	0	0	0
San Rafael	70	63	27	175,000	0	32,122
Sausalito	0	0	0	0	0	0
Tiburon	0	0	0	0	0	0
Unincorporated Area	19	27	27	0	0	0
Total	174	367	331	175,000	0	32,122

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	1421 Casa Buena Dr.	Corte Madera	Res	1.23	2	3	0	0	0	0	APP
2	San Clemente Housing &	Corte Madera	Mix	3.51	0	0	79	0	0	68,665	UC
3	Oak Manor Ridge	Fairfax	Res	80.00	13	0	0	0	0	0	UC
4	Central Larkspur Area	Larkspur		0.00	0	0	0	0	0	0	UR
5	Drake's Cove	Larkspur	Res	10.00	23	0	0	0	0	0	UC
6	Drakes Way	Larkspur	Res	8.00	0	0	24	0	0	0	APP
7	McLeran Property MF	Larkspur	Res	1.00	0	11	0	0	0	0	UR
8	Sanitary District Property	Larkspur	Mix	10.65	126	0	25	82,000	0	0	UR
9	Country Club Estates	Mill Valley	Res	11.17	5	0	0	0	0	0	UC
10	Old Mill Commons	Mill Valley	Res	0.23	0	10	0	0	0	0	APP
11	Anderson Rowe Ranch B,	Novato	Res	60.00	68	0	0	0	0	0	CC
12	Buck Center Housing	Novato	Res	20.97	0	128	128	0	0	0	APP
13	Costco Expansion	Novato	Com	8.80	0	0	0	0	35,000	0	UR
14	Creekside Office	Novato	Com	0.00	0	0	0	12,413	0	0	UC
15	Deer Island Self Storage	Novato	Com	2.29	0	0	0	0	0	39,891	UC
16	Hamilton Field Senior	Novato	Res	2.50	0	60	0	0	0	0	WD/E
17	Hamilton Landing Phase	Novato	Com	5.00	0	0	0	89,500	0	0	APP
18	Hamilton Meadows	Novato	Res	36.00	235	0	0	0	0	0	CC
19	Hanna Ranch	Novato	Mix	19.00	0	0	0	0	13,500	0	UR
20	Hill Road Homes	Novato	Res	7.37	36	0	0	0	0	0	UR
21	Marion Heights	Novato	Res	7.47	12	0	0	0	0	0	UC
22	Meadow Park	Novato	Res	208.80	0	708	708	0	0	0	UC
23	New Beginnings Next	Novato	Mix	1.84	0	0	32	2,365	0	2,395	APP
24	Novato Creek Landing	Novato	Com	3.42	0	0	0	47,246	0	0	UR
25	Novato Gateway	Novato	Com	3.80	0	0	0	9,999	0	0	UR
26	Oakview Office	Novato	Com	8.35	0	0	0	24,000	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	Olive Court	Novato	Res	4.38	9	0	0	0	0	0	APP
28	Olive Ridge Subdivision	Novato	Res	20.00	18	0	0	0	0	0	UC
29	Pointe Marin (Rafael	Novato	Res	106.60	344	100	67	0	0	0	UC
30	Renaissance at Stonetree	Novato	Res	39.00	52	0	0	0	0	0	UC
31	Sagewood Subdivision	Novato	Res	18.57	4	0	0	0	0	0	UR
32	San Marin Business Park	Novato	Com	44.70	0	0	0	510,000	0	0	UR
33	San Marin Cottages	Novato	Res	0.41	6	0	0	0	0	0	WD/E
34	San Marin Plaza	Novato	Com	7.00	0	0	0	0	3,000	0	APP
35	San Pablo	Novato	Res	3.13	19	0	0	0	0	0	UC
36	Somerston Park (Marion	Novato	Res	10.60	8	0	0	0	0	0	UC
37	Sunset Ridge Subdivision	Novato	Res	34.19	16	0	0	0	0	0	UR
38	Tamalpais Hill	Novato	Res	33.70	23	0	0	0	0	0	UC
39	Virginia Grove	Novato	Res	0.65	2	0	6	0	0	0	UR
40	Virginia Oaks	Novato	Res	1.00	5	0	0	0	0	0	UC
41	Walnut Meadows	Novato	Res	3.40	16	0	0	0	0	0	UR
42	Whole Foods/Mixed Use	Novato	Mix	3.00	125	0	0	0	53,675	0	UR
43	Woodview Subdivision	Novato	Res	18.70	20	0	0	0	0	0	UC
44	Bar-Or Subdivision/LL	Point Reyes	Res	21.30	0	0	0	0	0	0	UR
45	790 Sir Francis Drake	San Anselmo	Com	0.30	2	0	0	0	9,467	0	UR
46	Joseph Maquire	San Anselmo	Res	0.55	6	0	4	0	0	0	APP
47	Hampton Inn	San Rafael	Com	1.78	0	0	0	0	0	0	APP
48	1867 Lincoln Ave	San Rafael	Res	0.50	0	16	0	0	0	0	UR
49	2350 Kerner	San Rafael	Mix	10.28	0	0	0	116,427	0	32,122	APP
50	2nd & B St. Mixed Use	San Rafael	Mix	0.50	0	20	0	0	4,100	0	UR
51	918-924 B Street	San Rafael	Mix	0.11	0	13	0	2,000	2,000	0	APP
52	Academy Heights	San Rafael	Res	30.76	6	0	0	0	0	0	APP

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	Alma Via of San Rafael	San Rafael	Com	2.80	0	130	0	0	0	0	UC
54	Best Buy	San Rafael	Com	2.99	0	0	0	0	35,000	0	APP
55	Camgros Subdivision	San Rafael	Res	5.46	13	0	2	0	0	0	UR
56	Chapel Cove	San Rafael	Res	9.40	15	0	2	0	0	0	UC
57	Dominican Univ. Science	San Rafael	Mix	0.00	0	0	0	0	0	0	APP
58	Lincoln/Mission Condos	San Rafael	Res	0.68	0	36	0	0	0	0	UR
59	Marin Square	San Rafael	Mix	0.00	120	0	0	0	30,000	0	UR
60	Mc Innis Park Apts. II	San Rafael	Res	2.24	0	42	9	0	0	0	UC
61	McInnis Park Apartments	San Rafael	Res	0.92	0	14	2	0	0	0	UC
62	Mission/Irwin	San Rafael	Res	0.00	0	15	0	0	0	0	UR
63	Parisa Place	San Rafael	Res	6.20	9	0	0	0	0	0	WD/E
64	Piombo Place Mini	San Rafael	Com	2.29	0	0	0	0	0	33,000	UR
65	Redwood Village	San Rafael	Res	17.00	70	63	27	0	0	0	CC
66	San Rafael Airport Rec	San Rafael	Mix	116.00	0	0	0	0	0	0	UR
67	San Rafael Corporate	San Rafael	Com	15.10	0	0	0	406,000	0	0	UR
68	Team Hyundai	San Rafael	Com	2.01	0	0	0	0	3,500	0	APP
69	The Lincoln Mews	San Rafael	Res	0.92	0	24	3	0	0	0	UC
70	The Village at Loch	San Rafael	Mix	128.00	70	0	18	0	0	0	UR
71	Trinity Community	San Rafael	Res	4.03	6	0	0	0	0	0	APP
72	Dodge Dealership	San Rafael	Com	0.00	0	0	0	0	25,000	0	UR
73	27 Gate 5 Road	Sausalito	Com	0.93	0	0	0	5,500	0	0	APP
74	Public Safety Building	Sausalito	Com	0.00	0	0	0	30,928	0	0	UR
75	Ling Precise Development	Tiburon	Res	5.80	5	0	0	0	0	0	UR
76	Parente Precise	Tiburon	Res	10.00	4	0	0	0	0	0	WD/E
77	Public Library Expansion	Tiburon	Com	0.37	0	0	0	17,075	0	0	APP
78	Marin City Church of God	U/Marin City	Res	0.73	6	0	2	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	
79	Oak Hill School	U/Marin City	Mix	3.72	0	4	0	10,930	0	0	UR
80	Strauss Creamery	U/Marshall	Com	493.00	0	0	0	2,900	0	25,100	APP
81	Armstrong Garden Center	U/Mill Valley	Com	2.10	0	0	0	0	12,473	0	APP
82	Citizens Housing	U/Mill Valley	Res	4.00	0	50	50	0	0	0	APP
83	Binford Rd. Storage	U/Novato	Com	47.30	0	0	0	0	0	247,000	UR
84	Oakridge Estates (aka	U/Novato	RES	41.50	19	0	0	0	0	0	UC
85	Harriman	U/Olema	Com	1.70	0	0	0	0	0	0	UR
86	Point Reyes Affordable	U/Pt Reyes Sta	Res	18.60	7	27	27	0	0	0	CC
87	Grandi Building	U/Pt Reyes Stat	Mix	2.50	0	0	3	0	17,361	0	APP
88	Edgehill at San Rafael	U/San Rafael	Res	5.27	5	0	0	0	0	0	APP
89	Lucasfilm (Grady Ranch)	U/San Rafael	Com	1,039.00	7	0	0	456,100	0	0	APP
90	Nebout Development Plan	U/San Rafael	Res	5.27	5	0	0	0	0	0	UR
91	Oakview	U/San Rafael	Mix	106.30	28	0	6	0	0	0	APP
92	Oxford Valley (Shaw)	U/San Rafael	Res	30.50	24	0	0	0	0	0	UR
93	San Pedro Court	U/Santa Venetia	Res	1.50	19	0	0	0	0	0	UR
94	Waldo Point Harbor	U/Sausalito	RES	45.20	0	0	38	0	0	0	APP
95	Easton Point	U/Tiburon	Res	110.00	31	0	9	0	0	0	UR
96	Paradise Cay North	U/Tiburon	Res	24.80	31	0	0	0	0	0	UC
97	Sorokko Master Plan	U/Tiburon	Res	18.90	4	0	0	0	0	0	UR
98	Sass Master Plan	U/Tomales	Res	5.23	19	0	4	0	0	0	UR
TOTALS				3,276.77	1718	1474	1275	1,825,383	244,076	448,173	

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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	4	101.93	19.20	47	0	4	0	0	247,000	0	
Larkspur	3	11.65	0.00	126	11	25	82,000	0	0	80	
Novato	12	155.25	37.90	199	0	6	591,245	102,175	0	110	
San Anselmo	1	0.30	0.00	2	0	0	0	9,467	0	0	
San Rafael	11	268.53	7.00	203	87	20	406,000	59,100	33,000	0	
Sausalito	1	0.00	0.00	0	0	0	30,928	0	0	0	
Tiburon	1	5.80	2.70	5	0	0	0	0	0	0	
Unincorporated Area	6	143.49	59.00	55	4	9	10,930	0	0	18	
<i>Under Review</i>	<i>Total</i>	39	686.95	125.80	637	102	64	1,121,103	170,742	280,000	208
<i>Approved</i>											
Unknown	2	497.00	0.00	0	50	50	2,900	0	25,100	0	
Corte Madera	1	1.23	0.00	2	3	0	0	0	0	0	
Larkspur	1	8.00	8.00	0	0	24	0	0	0	0	
Mill Valley	1	0.23	0.00	0	10	0	0	0	0	0	
Novato	5	39.19	1.93	9	128	160	91,865	3,000	2,395	0	
San Anselmo	1	0.55	0.00	6	0	4	0	0	0	0	
San Rafael	8	51.96	1.40	12	13	0	118,427	40,500	32,122	85	
Sausalito	1	0.93	0.00	0	0	0	5,500	0	0	0	
Tiburon	1	0.37	0.00	0	0	0	17,075	0	0	0	
Unincorporated Area	6	1,200.37	1,042.60	40	0	47	456,100	29,834	0	58	
<i>Approved</i>	<i>Total</i>	27	1,799.83	1,053.93	69	204	285	691,867	73,334	59,617	143
<i>Under Construction</i>											
Corte Madera	1	3.51	0.00	0	0	79	0	0	68,665	0	
Fairfax	1	80.00	75.00	13	0	0	0	0	0	0	
Larkspur	1	10.00	0.00	23	0	0	0	0	0	0	
Mill Valley	1	11.17	3.78	5	0	0	0	0	0	0	
Novato	12	451.29	148.81	501	808	775	12,413	0	39,891	0	
San Rafael	5	16.28	1.16	15	210	16	0	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	
Unincorporated Area	3	67.03	1.25	56	0	2	0	0	0	0
<i>Under Construction Total</i>	24	639.28	230.00	613	1018	872	12,413	0	108,556	0
<i>Construction Complete</i>										
Novato	2	96.00	45.00	303	0	0	0	0	0	0
San Rafael	1	17.00	3.00	70	63	27	0	0	0	0
Unincorporated Area	1	18.60	2.58	7	27	27	0	0	0	0
<i>Construction Complete Total</i>	4	131.60	50.58	380	90	54	0	0	0	0
<i>Withdrawn/Denied/Expired</i>										
Novato	2	2.91	0.00	6	60	0	0	0	0	0
San Rafael	1	6.20	0.00	9	0	0	0	0	0	0
Tiburon	1	10.00	0.00	4	0	0	0	0	0	0
<i>Withdrawn/Denied/Expired Total</i>	4	19.11	0.00	19	60	0	0	0	0	0
GRAND TOTAL	98	3,276.77	1,460.31	1718	1474	1275	1,825,383	244,076	448,173	351

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Cross Reference to Projects in PROPDEV 40

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

PropDev 40 Record #	Project Name	Location	Type	PropDev 41 Status	PropDev 41 Record #
0	Oakview Office	Novato	Commercial	UR	26
0	Virginia Grove	Novato	Residential	UR	39
0	Bar-Or Subdivision/LL adjustment	Point Reyes	Residential	UR	44
0	McLeran Property MF Housing	Larkspur	Residential	UR	7
0	Dodge Dealership	San Rafeal	Commercial	UR	72
0	Mission/Irwin Townhouses	San Rafael	Residential	UR	62
0	Marin Square Redevelopment	San Rafael	Mixed Use	UR	59
1	1421 Casa Buena Dr. Tentative	Corte Madera	Residential	APP	1
3	San Clemente Housing & Self	Corte Madera	Mixed Use	UC	2
4	Oak Manor Ridge	Fairfax	Residential	UC	3
5	Central Larkspur Area Specific	Larkspur		UR	4
6	Drake's Cove	Larkspur	Residential	UC	5
7	Drakes Way	Larkspur	Residential	APP	6
8	Sanitary District Property	Larkspur	Mixed Use	UR	8
9	Oak Hill School	U/Marin City	Mixed Use	UR	79
10	Country Club Estates	Mill Valley	Residential	UC	9
11	Old Mill Commons	Mill Valley	Residential	APP	10
12	Anderson Rowe Ranch B, C,	Novato	Residential	CC	11
14	Binford Rd. Storage Facility	U/Novato	Commercial	UR	83
15	Buck Center Housing	Novato	Residential	APP	12
16	Costco Expansion	Novato	Commercial	UR	13
17	Creekside Office	Novato	Commercial	UC	14
18	Deer Island Self Storage	Novato	Commercial	UC	15
19	Hamilton Field Senior Housing	Novato	Residential	WD/E	16
20	Hamilton Landing Phase III	Novato	Commercial	APP	17
21	Hamilton Meadows	Novato	Residential	CC	18
22	Hanna Ranch	Novato	Mixed Use	UR	19
23	Hill Road Homes	Novato	Residential	UR	20
24	Marion Heights	Novato	Residential	UC	21
25	Meadow Park (Capehart/Hillside)	Novato	Residential	UC	22
26	New Beginnings Next Key	Novato	Mixed Use	APP	23
28	Novato Creek Landing	Novato	Commercial	UR	24
29	Novato Gateway	Novato	Commercial	UR	25
31	Olive Court	Novato	Residential	APP	27
32	Olive Ridge Subdivision	Novato	Residential	UC	28
33	Pointe Marin (Rafael Village)	Novato	Residential	UC	29
34	Renaissance at Stonetree	Novato	Residential	UC	30

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

PropDev 40 Record #	Project Name	Location	Type	PropDev 41 Status	PropDev 41 Record #
35	Sagewood Subdivision	Novato	Residential	UR	31
36	San Marin Business Park	Novato	Commercial	UR	32
37	San Marin Cottages	Novato	Residential	WD/E	33
38	San Marin Plaza	Novato	Commercial	APP	34
39	San Pablo	Novato	Residential	UC	35
40	Somerston Park (Marion Ave.)	Novato	Residential	UC	36
41	Sunset Ridge Subdivision	Novato	Residential	UR	37
42	Tamalpais Hill Subdivision	Novato	Residential	UC	38
44	Virginia Oaks	Novato	Residential	UC	40
45	Walnut Meadows Subdivision	Novato	Residential	UR	41
46	Whole Foods/Mixed Use	Novato	Mixed Use	UR	42
47	Woodview Subdivision	Novato	Residential	UC	43
49	Grandi Building	U/Pt Reyes Stat	Mixed Use	APP	87
50	790 Sir Francis Drake Blvd.	San Anselmo	Commercial	UR	45
52	Joseph Maquire	San Anselmo	Residential	APP	46
53	1867 Lincoln Ave	San Rafael	Residential	UR	48
54	2350 Kerner	San Rafael	Mixed Use	APP	49
55	2nd & B St. Mixed Use Dev.	San Rafael	Mixed Use	UR	50
56	918-924 B Street	San Rafael	Mixed Use	APP	51
57	Academy Heights	San Rafael	Residential	APP	52
58	Alma Via of San Rafael	San Rafael	Commercial	UC	53
60	Best Buy	San Rafael	Commercial	APP	54
61	Camgros Subdivision	San Rafael	Residential	UR	55
62	Chapel Cove	San Rafael	Residential	UC	56
63	Dominican Univ. Science Bldg.	San Rafael	Mixed Use	APP	57
64	Hampton Inn	San Rafael	Commercial	APP	47
65	Lincoln/Mission Condos	San Rafael	Residential	UR	58
66	Mc Innis Park Apts. II	San Rafael	Residential	UC	60
67	McInnis Park Apartments IIB	San Rafael	Residential	UC	61
68	Oxford Valley (Shaw)	U/San Rafael	Residential	UR	92
69	Parisa Place	San Rafael	Residential	WD/E	63
70	Piombo Place Mini Storage II	San Rafael	Commercial	UR	64
71	Redwood Village	San Rafael	Residential	CC	65
72	San Rafael Airport Rec Facility	San Rafael	Mixed Use	UR	66
73	San Rafael Corporate Center	San Rafael	Commercial	UR	67
74	Team Hyundai	San Rafael	Commercial	APP	68
75	The Lincoln Mews Townhomes	San Rafael	Residential	UC	69

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

PropDev 40 Record #	Project Name	Location	Type	PropDev 41 Status	PropDev 41 Record #
76	The Village at Loch Lomond	San Rafael	Mixed Use	UR	70
77	Trinity Community Church	San Rafael	Residential	APP	71
78	San Pedro Court	U/Santa Venetia	Residential	UR	93
79	27 Gate 5 Road	Sausalito	Commercial	APP	73
80	Public Safety Building	Sausalito	Commercial	UR	74
82	Easton Point	U/Tiburon	Residential	UR	95
83	Ling Precise Development Plan	Tiburon	Residential	UR	75
84	Parente Precise Development	Tiburon	Residential	WD/E	76
85	Public Library Expansion	Tiburon	Commercial	APP	77
86	Sorokko Master Plan	U/Tiburon	Residential	UR	97
88	Sass Master Plan Subdivision	U/Tomales	Residential	UR	98
89	Marin City Church of God	U/Marin City	Residential	UC	78
90	Strauss Creamery	U/Marshall	Commercial	APP	80
91	Armstrong Garden Center	U/Mill Valley	Commercial	APP	81
92	Citizens Housing Corporation	U/Mill Valley	Residential	APP	82
93	Oakridge Estates (aka Nave)	U/Novato	RES	UC	84
94	Harriman Lodge/Conference	U/Olema	Commercial	UR	85
95	Point Reyes Affordable Homes	U/Pt Reyes Sta	Residential	CC	86
96	Edgehill at San Rafael	U/San Rafael	Residential	APP	88
97	Lucasfilm (Grady Ranch)	U/San Rafael	Commercial	APP	89
98	Nebout Development Plan	U/San Rafael	Residential	UR	90
99	Oakview	U/San Rafael	Mixed Use	APP	91
100	Waldo Point Harbor	U/Sausalito	RES	APP	94
101	Paradise Cay North	U/Tiburon	Residential	UC	96

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 41

Proposed Development Survey

Project:

1421 Casa Buena Dr. Tentative Map Record #: 1

Parcel Numbers: 033-011-02
Street Address: 1421 & 1425 Casa Buena Drive
City or County Area: Corte Madera
Census Tract: 1211

Project Sponsor

Vivian Kaufman
Address 4 Overhill Road

City, Zip Mill Valley, CA 94941
Phone

Project Description

5 lot subdivision for 3 duplexes & 2 SF

Type of Project: Residential
Zoning Classification: R-2 (Low densit
Existing Uses: 2 single family residences
Site Area (Acres): 1.23
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 32
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:	2	3	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Robert Pendoley
Application Number: TM 04-001
Type of Application: Subdivision
Date Approved: 07/15/2004
Expiration Date: 07/15/2008
Approvals to Date: Tentative Map
PropDev 40 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed: building permits

Comments: Subdivision of a 1.23 acre lot into 5 lots for the construction of 3 single family duplexes

PropDev 41

Proposed Development Survey

Project:

San Clemente Housing & Self

Record #: 2

Parcel Numbers: 026-011-24, 25, 28 & 34

Street Address: 25 San Clemente drive

City or County Area: Corte Madera

Census Tract: 1212

Project Sponsor

Lamar Turner, EAH Inc.

Address 2169 E. Francisco Blvd. #B

City, Zip San Rafael, CA 94901

Phone

Project Description

79 affordable units & 68,665 sf self storage

Type of Project: Mixed Use

Zoning Classification: AHMU

Existing Uses: Lumber yard

Site Area (Acres): 3.51

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 129

Hotel/Motel Rooms: 0

Below Market Rate Units: 79

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	0	68665

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	79
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Robert Pendoley

Application Number: DR 02-043, EA 03-003

Type of Application: Design Review, Env. Assessment, Specific Plan exce

Date Approved: 02/17/2004

Expiration Date: / /

Approvals to Date: DR, EA

PropDev 40 Stage of Development: Approved

Current Stage of Development

Under Construction

Next Approval Needed: building permits

Comments: Project consists of 79 affordable housing units and 68,665 square feet of self storage

PropDev 41

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

13 single family housing units vacant

Type of Project: Residential

Zoning Classification: RS6

Existing Uses: vacant

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

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:	7	0	0
Total Built:	7	0	0
Total Units:	13	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 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: all approvals have been granted

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

PropDev 41

Proposed Development Survey

Project:

Central Larkspur Area Specific Plan Record #: 4

Parcel Numbers: 020-254-01,02,07-12 & 022-110-33,41,42,45,46

Street Address:

City or County Area: Larkspur

Census Tract: 1200

Project Sponsor

City of Larkspur

Address 400 Magnolia Ave.

City, Zip Larkspur, CA 94939

Phone (415) 927-51

Project Description

Specific Plan/Preliminary Plan

Type of Project:

Zoning Classification: SD, TD, L-1, H

Existing Uses: commercial & vacant greenhouse

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:	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: Nancy Kaufman

Application Number:

Type of Application: GPA; Spec. Plan Amend; Rezoning; Prelim Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: GPA, SP, Rezoning; Prelim plan

Comments: SD (Storefront Downtown), TD (Transitional Downtown), L-1 (Light Industrial), H

PropDev 41

Proposed Development Survey

Record #: 5

Project:

Drake's Cove

Parcel Numbers: 018-191-41

Street Address:

City or County Area: Larkspur

Census Tract: 1212

Project Sponsor

Monohan Pacific

Address 1101 Fifth Ave.

Suite 150

City, Zip San Rafael, CA 94901

Phone (415) 456-06

Project Description

23 single family units

Type of Project: Residential

Zoning Classification: PD

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: 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: Nancy Kaufman

Application Number:

Type of Application:

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: Building permits for each residence

Comments: This project was originally combined with the Drakes Way project but has now been

PropDev 41

Proposed Development Survey

Record #: 6

Project:

Drakes Way

Parcel Numbers: 018-191-19

Street Address:

City or County Area: Larkspur

Census Tract: 121200

Project Sponsor

EAH

Address 2169 E. Francisco Blvd Suite B

City, Zip San Rafael, CA 94901

Phone 415-258-1400

Project Description

24 unit below market residential project

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 8.00

Proposed Open Space Acres: 8.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 24

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	24
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Nancy Kaufman

Application Number: CAP/Prelim 00-106

Type of Application: Precise plan approved

Date Approved: / /

Expiration Date: / /

Approvals to Date: CAP,PDP,TM

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: bldg permits for each unit

Comments: 3 units under construction, 2 units approved.

PropDev 41

Proposed Development Survey

Project:

McLeran Property MF Housing

Record #: 7

Parcel Numbers: 020-031-12, 13, & 14

Street Address:

City or County Area: Larkspur

Census Tract: 1200

Project Sponsor

Ralph C. McLeran

Address 1169 Magnolia Ave.

City, Zip Larkspur, CA 94939

Phone 415-925-9393

Project Description

11 new multi-family residential units

Type of Project: Residential

Zoning Classification: R-1

Existing Uses: single family residence

Site Area (Acres): 1.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 25

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	11	0
Owner:		11	0
Renter:		0	0

Application Information:

Staff Planner: Diane Henderson

Application Number: RZ/GPA 05-87

Type of Application: Rezoning and General Plan Amendment

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: PC approval of GP amendment and

PropDev 41

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

63,273 sf Hotel/Office and 126 SF Homes

Type of Project: Mixed Use
Zoning Classification: PD
Existing Uses: Abandoned Sanitary Plant
Site Area (Acres): 10.65
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 716
Hotel/Motel Rooms: 80
Below Market Rate Units: 25

Commercial Square Footage

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

Residential Units

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	126	0	25
Owner:		0	25
Renter:		0	0

Application Information:

Staff Planner: Diane Henderson
Application Number: Prelim Plan/GPA 00-16
Type of Application: General Plan Amendment
Date Approved: 09/21/2005
Expiration Date: / /
Approvals to Date: Preliminary Development Plan
PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Precise Development Plan

Comments: The proposed hotel is 63,275 square feet

PropDev 41

Proposed Development Survey

Record #: 9

Project:

Country Club Estates

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/5 new SF homes

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:	4	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 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: Design Review for 2 remaining homes

Comments: 1 SF new unit pending design review before Planning Commission on the last vacant lot.

PropDev 41

Proposed Development Survey

Record #: 10

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 mf units (low & very low income)

Type of Project: Residential

Zoning Classification: RM 1.5 PD

Existing Uses: Commercial

Site Area (Acres): 0.23

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: Planning Commission

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permit

Comments: Project new to Propdev 36.

PropDev 41

Proposed Development Survey

Project:

Anderson Rowe Ranch B, C,

Record #: 11

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:	68	0	0
Total Built:	68	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 40 Stage of Development: Under Construction

Current Stage of Development

Construction Complete

Next Approval Needed:

Comments:

PropDev 41

Proposed Development Survey

Record #: 12

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: 128

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	128
Owner:		0	0
Renter:		128	128

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 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permit, Final Map

PropDev 41

Proposed Development Survey

Record #: 13

Project:

Costco Expansion

Parcel Numbers: 153-350-04

Street Address: 300 Vintage Way

City or County Area: Novato

Census Tract: 1012

Project Sponsor

David Babcock and Associates

Address 3581 Mt. Diablo Blvd.

Suite 235

City, Zip Layfayette, CA 94945

Phone 925-283-5070

Project Description

35,000 sq. ft. warehouse addition

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: 115,000 sq. ft. commercial (re

Site Area (Acres): 8.80

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 606

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	35000	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 Rose

Application Number: 10453D, 10406P

Type of Application: Design Review, Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PDP, DR

PropDev 41

Proposed Development Survey

Record #: 14

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: Louise Patterson

Application Number: DR 00-061

Type of Application: Design Review

Date Approved: 06/27/2001

Expiration Date: 08/06/2005

Approvals to Date: DR, Neg Dec,

PropDev 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

PropDev 41

Proposed Development Survey

Project:

Deer Island Self Storage

Record #: 15

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

Residential Units

Commercial Square Footage

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

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 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Certificate of Occupancy

PropDev 41

Proposed Development Survey

Project:

Hamilton Field Senior Housing

Record #: 16

Parcel Numbers: 157-860-03 & 04
Street Address: Hamilton Parkway
City or County Area: Novato
Census Tract: 1050

Project Sponsor

Mercy Housing California
Address 1360 Mission Street, Suite 300

City, Zip San Francisco, CA 94103
Phone 415-355-7100

Project Description

60 affordable senior housing rental unit

Type of Project: Residential
Zoning Classification: Planned Distric
Existing Uses: vacant
Site Area (Acres): 2.50
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 66
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	60	0
Owner:		0	0
Renter:		60	0

Application Information:

Staff Planner: Hans Grunt
Application Number: 40454D
Type of Application: Rezoning to Planned District; Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed: Zoning Amendment to Planned Distric

PropDev 41

Proposed Development Survey

Project:

Hamilton Landing Phase III

Record #: 17

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
Type of Application: Precise Development Plan, DR,
Date Approved: 10/18/2002
Expiration Date: 10/18/2007
Approvals to Date:

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permit

Comments: project new to propdev 34

PropDev 41

Proposed Development Survey

Record #: 18

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: PD
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:	0	0	0
Total Built:	235	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 40 Stage of Development: Under Construction

Current Stage of Development

Construction Complete

Next Approval Needed: final certificate of occupancy

Comments: These units will all be owner occupied.

PropDev 41

Proposed Development Survey

Record #: 19

Project:

Hanna Ranch

Parcel Numbers: 153-350-06
Street Address: South end of Rowland Blvd.
City or County Area: Novato
Census Tract: 1012

Project Sponsor

Hanna Ranch Investors (Todd

Address: Wison Meany Sullivan
199 First Street, Suite 200
City, Zip: San Francisco, CA 94105
Phone: 415-905-5300

Project Description

135,000 sf commercial

Type of Project: Mixed Use
Zoning Classification: PD
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	13500	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: Louise Patterson
Application Number: 10503G;10502M;10503P;10518D
Type of Application: GP Amend; MP; PDP; DR
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: 135,000 square feet of neighborhood commercial . Original project consisted of 95 multi

PropDev 41

Proposed Development Survey

Record #: 20

Project:

Hill Road Homes

Parcel Numbers: 140-341-14

Street Address: 1625 Hill Road

City or County Area: Novato

Census Tract: 1032

Project Sponsor

Danile MacDonald Architecture

Address 1595 Grant Ave Suite 200

City, Zip Novato, CA 94947

Phone 415-899-0050

Project Description

36 single family residential subdivision

Type of Project: Residential

Zoning Classification: Business & Offi

Existing Uses: former novato hospital site

Site Area (Acres): 7.37

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 72

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:	36	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Hans Grunt

Application Number: 10501G

Type of Application: GPA, rezoning, Tentative map

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

entitlements

PropDev 41

Proposed Development Survey

Record #: 21

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: MP, PDP, VTM, DR
PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Certificate of Occupancy

Comments:

PropDev 41

Proposed Development Survey

Record #: 22

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: 708

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	277	277
Total Built:	0	431	431
Total Units:	0	708	708
Owner:		351	351
Renter:		357	357

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 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permits

Comments: Phase I under construction

PropDev 41

Proposed Development Survey

Project:

New Beginnings Next Key

Record #: 23

Parcel Numbers: 157-970-01
Street Address: 1399North Hamilton Parkway
City or County Area: Novato
Census Tract: 1050

Project Sponsor

Homeward Bound of Marin

Address: Attention: Bob Puett
199 Greenfield Ave
City, Zip: San Rafael, CA 94901
Phone: 415-457-2157

Project Description

32 affordable & transitional HU; office

Type of Project: Mixed Use
Zoning Classification: PD
Existing Uses: vacant
Site Area (Acres): 1.84
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 107
Hotel/Motel Rooms: 0
Below Market Rate Units: 32

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	2365	0	2395

Residential Units

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	0	32
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Paul Bickner
Application Number: 10404D
Type of Application: Precise Development Plan, MP, Design Review
Date Approved: 07/12/2005
Expiration Date: 07/12/2007
Approvals to Date: MP, PDP, DR
PropDev 40 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed:

Building Permit

Comments: Project consists of a food service training program and administrative offices, and

PropDev 41

Proposed Development Survey

Record #: 24

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

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	47246	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 99-003

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Precise Development Plan

Comments:

PropDev 41

Proposed Development Survey

Record #: 25

Project:

Novato Gateway

Parcel Numbers: 153-111-16

Street Address: East DeLong Ave & Adrienne

City or County Area: Novato

Census Tract: 1012

Project Sponsor

CGC Properties, LLC, Jim Wilson

Address 1300 Grant Avenue

Suite 202

City, Zip Novato, CA 94945

Phone 415-209-0234

Project Description

New 9999 sf commercial office building

Type of Project: Commercial

Zoning Classification: BPO

Existing Uses: vacant

Site Area (Acres): 3.80

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 36

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:	9999	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: Steve Marshall

Application Number: 10455D

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 26

Project:

Oakview Office

Parcel Numbers: 125-202-12
Street Address: at the end of Meadow Crest Roa
City or County Area: Novato
Census Tract: 1021

Project Sponsor

Innovative Properties

Address
Ghirardo CPA
7200 Redwood Blvd. Suite 403
City, Zip
Novato, CA 94945
Phone
510-910-4468

Project Description

24,000 sq. ft. 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: 87
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:	24000	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 Bickner
Application Number: 10559D
Type of Application: Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date: none

PropDev 40 Stage of Development:

New Project

Current Stage of Development

Under Review

Next Approval Needed:

Design Review

PropDev 41

Proposed Development Survey

Record #: 27

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: 04/08/2003

Expiration Date: 04/05/2008

Approvals to Date: MP, PDP, VTM, DR

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Final Map

Comments: Project new to Propdev 36

PropDev 41

Proposed Development Survey

Record #: 28

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

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:	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: 03/08/2005

Approvals to Date: MP, PDP, TM, DR

PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: Final Map & building permit

PropDev 41

Proposed Development Survey

Record #: 29

Project:

Pointe Marin (Rafael Village)

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: 67

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:	8	0	0
Total Built:	344	0	67
Total Units:	344	100	67
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 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: All approvals have been obtained

Comments: all units will be owner occupied

PropDev 41

Proposed Development Survey

Record #: 30

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

52 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

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:	34	0	0
Total Units:	52	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 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

certificate of occupancy

Comments:

PropDev 41

Proposed Development Survey

Project:

Sagewood Subdivision

Record #: 31

Parcel Numbers: 143-100-25, 143-091-11

Street Address:

City or County Area: Novato

Census Tract: 1012

Project Sponsor

Donald and Patricia Perry

Address P.O. Box 1648

City, Zip Novato, CA 94948

Phone

Project Description

4 lot hillside subdivision

Type of Project: Residential

Zoning Classification: PD (planned dis

Existing Uses: vacant hillside lot

Site Area (Acres): 18.57

Proposed Open Space Acres: 8.10

Off-street Parking Spaces: 16

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:	4	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Derik Michaelson

Application Number: 10304M,10305P, 10305S

Type of Application: MP, PDP, Subdivision TM

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: MP, PDP, Subdivision TM

Comments: 8 lots were originally proposed.

PropDev 41

Proposed Development Survey

Project:

San Marin Business Park

Record #: 32

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 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Final EIR

Comments:

PropDev 41

Proposed Development Survey

Record #: 33

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

6 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:	6	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:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed: general plan ammendment; master pla

Comments: Project new to Propdev 35.

PropDev 41

Proposed Development Survey

Record #: 34

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

add 3,000 sf new bldg to shopping 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: Patterson

Application Number: 10105P; 10141D

Type of Application: PDP, GP amendment, Design Review

Date Approved: 01/12/2005

Expiration Date: 01/12/2007

Approvals to Date:

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permit

PropDev 41

Proposed Development Survey

Record #: 35

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

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: 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 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 36

Project:

Somerston Park (Marion Ave.)

Parcel Numbers: 140-130-32

Street Address: Marion Ave (between Anna Ct &

City or County Area: Novato

Census Tract: 102201

Project Sponsor

St. James Properties

Address

Attn: Roger Lees

1350 Treat Blvd, Suite 560

City, Zip

Walnut Creek, CA 94957

Phone

925-933-1405

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: Paul Bickner

Application Number: 10414D

Type of Application: Design Review

Date Approved: 02/25/2003

Expiration Date: / /

Approvals to Date: subdivision, MP, PDP, DR

PropDev 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

none

Comments: Formerly Marion Avenue.

PropDev 41

Proposed Development Survey

Project:

Sunset Ridge Subdivision

Record #: 37

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

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:	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: EIR

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

MP, PDP,VTM

PropDev 41

Proposed Development Survey

Project:

Tamalpais Hill Subdivision

Record #: 38

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 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 39

Project:

Virginia Grove

Parcel Numbers: 141-142-12

Street Address: 1845 Virginia Ave.

City or County Area: Novato

Census Tract: 102201

Project Sponsor

Hart Marin: Rob Hart

Address 75 Rowland Way, Suite 140

City, Zip Novato, CA 94945

Phone 415-897-4400

Project Description

8 affordable single family units (4 detached, 2 duplexes)

Type of Project: Residential

Zoning Classification: R5-4.5

Existing Uses: one single family residence

Site Area (Acres): 0.65

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 24

Hotel/Motel Rooms: 0

Below Market Rate Units: 6

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:	2	0	6
Owner:		0	6
Renter:		0	0

Application Information:

Staff Planner: Paul Bickner

Application Number: 10601M

Type of Application: MP, PDP, Subdivision, Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: Design Review

PropDev 41

Proposed Development Survey

Record #: 40

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: Paul Bickner
Application Number: 10012S
Type of Application: Subdivision, Design Review
Date Approved: 09/23/2003
Expiration Date: / /
Approvals to Date: TM, subdivision, design review
PropDev 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Final Occupancy

PropDev 41

Proposed Development Survey

Project:

Walnut Meadows Subdivision

Record #: 41

Parcel Numbers: 140-091-01
Street Address: 840 McClay Road
City or County Area: Novato
Census Tract: 1032

Project Sponsor

Rose Stone Foundation

Address: c/o Ralph McLaren Properties
1169 Magnolia Ave.
City, Zip: Larkspur, CA 94939
Phone: 415-925-9393

Project Description

16 lot subdivision

Type of Project: Residential
Zoning Classification: PD
Existing Uses: single family home
Site Area (Acres): 3.40
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:	16	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Paul Bickner
Application Number: 10504Z
Type of Application: Rezoning
Date Approved: / /
Expiration Date: / /
Approvals to Date: none

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 42

Project:

Whole Foods/Mixed Use

Parcel Numbers: 153-057-01, 02, 03, 04
Street Address: 790 DeLong Avenue/Scott Court
City or County Area: Novato
Census Tract: 102201

Project Sponsor

Signature Properties

Address 4670 Willow Road
Suite 200

City, Zip Pleasanton, CA 94588

Phone 925-463-1122

Project Description

Whole foods grocery w/residential

Type of Project: Mixed Use
Zoning Classification: CDB:H & PD:D:H
Existing Uses: commerical office & vacant
Site Area (Acres): 3.00
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 407
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	53675	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	125	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Bill Rose
Application Number: 10528D/10503Z/10505P/10506M
Type of Application: DR, Rezoning, PDP, MP
Date Approved: 01/23/2006
Expiration Date: / /
Approvals to Date: DR, Rezone, PDP, MP

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Design review and building permits

Comments: Project has received planning approval

PropDev 41

Proposed Development Survey

Record #: 43

Project:

Woodview Subdivision

Parcel Numbers: 124-010-11

Street Address: San Marin Drive

City or County Area: Novato

Census Tract: 102200

Project Sponsor

Homestead 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

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:	20	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Bickner

Application Number: 10132D

Type of Application: Design Review

Date Approved: 09/17/2003

Expiration Date: / /

Approvals to Date: MP, PDP, DR, TM, FM

PropDev 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permits

PropDev 41

Proposed Development Survey

Project:

Bar-Or Subdivision/LL adjustment

Record #: 44

Parcel Numbers: 119-140-38 and 119-182-02

Street Address: off of Viento Way

City or County Area: Point Reyes

Census Tract: 1330

Project Sponsor

Gal Bar-Or

Address P.O. Box 778

City, Zip Pt. Reyes Station, CA 94956

Phone 415-663-9596

Project Description

5 lot subdivision and lot line adjustment

Type of Project: Residential

Zoning Classification: C-RA:B3

Existing Uses: SF home on 119-140-38 & 119-182-02 is vacant

Site Area (Acres): 21.30

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:	0	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Anna Camaraota

Application Number: SD06-1; CP06-10; LL06-7

Type of Application: subdivision, coastal permit, lot line adjustment

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: subdivision, coastal permit, lot line

Comments: No development is proposed at this time. 1 BMR unit/lot is required under the

PropDev 41

Proposed Development Survey

Record #: 45

Project:

790 Sir Francis Drake Blvd.

Parcel Numbers: 006-091-35 & 34

Street Address: 790 Sir Francis Drake Blvd.

City or County Area: San Anselmo

Census Tract: 1170

Project Sponsor

Coby Friedman/F.C. Divine

Address 1924 4th Street

City, Zip San Rafael

Phone 457-0220

Project Description

New Commercial retail center

Type of Project: Commercial

Zoning Classification: C-L

Existing Uses: vacant

Site Area (Acres): 0.30

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 22

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	9467	0

Residential Units

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

Application Information:

Staff Planner: Bell

Application Number:

Type of Application: Design review, lot line adjustment

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: town council approval

PropDev 41

Proposed Development Survey

Record #: 46

Project:

Joseph Maquire

Parcel Numbers: 005-153-01

Street Address: 1535 Sir Francis Drake Blvd.

City or County Area: San Anselmo

Census Tract: 1160

Project Sponsor

Joseph Maquire

Address 46 Oakland Ave.

City, Zip San Anselmo, CA 94960

Phone

Project Description

2 SFD detached, 4 SFD attached, 4 apts.

Type of Project: Residential

Zoning Classification: SPD

Existing Uses: auto repair/detailing shop

Site Area (Acres): 0.55

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 24

Hotel/Motel Rooms: 0

Below Market Rate Units: 4

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	4
Owner:		0	0
Renter:		0	4

Application Information:

Staff Planner: Lisa Wight

Application Number:

Type of Application: Environmental Review and Rezoning

Date Approved: / /

Expiration Date: / /

Approvals to Date: PC

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: tentative map

Comments: Project is for 2 single family residential detached homes, 4 single family townhomes,

PropDev 41

Proposed Development Survey

Record #: 47

Project:

Hampton 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: ED04-26,UP04-15
Type of Application: Environmental/Design Review & Use Permit
Date Approved: 05/13/2004
Expiration Date: 05/13/2006
Approvals to Date: Env. Rev, DR, UP
PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

bldg permit

Comments: Formerly known as the Hilton Garden Inn.

PropDev 41

Proposed Development Survey

Record #: 48

Project:

1867 Lincoln Ave

Parcel Numbers: 011-023-02

Street Address: 1867 Lincoln Ave.

City or County Area: San Rafael

Census Tract: 14090

Project Sponsor

Forsher & Guthrie

Address 10 H Street

City, Zip San Rafael, CA 94901

Phone 415-459-1445

Project Description

16 unit apartment complex

Type of Project: Residential

Zoning Classification: HR 1.8

Existing Uses: vacant

Site Area (Acres): 0.50

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:	0	16	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Hinkle

Application Number: ZC05-002,ED05-056,NM05-002,PA04-005

Type of Application: Rezoning and Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 49

Project:

2350 Kerner

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

Street Address: 2350 Kerner St. & 111 Morpew

City or County Area: San Rafael

Census Tract: 1122

Project Sponsor

San Rafael Land Company, LLC

Address 100 Larkspur Landing Circle

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

Residential Units

Commercial Square Footage

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

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: S00-1,UP99-26,ED99-71,TP00-1,ZC99-5,GPA-

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

Date Approved: 03/20/2000

Expiration Date: / /

Approvals to Date: TM, UP, DR, TP, ZC, GPA

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Comments: Phase I (the industrial building/corp yard) is complete.

PropDev 41

Proposed Development Survey

Project:

2nd & B St. Mixed Use Dev.

Record #: 50

Parcel Numbers: 011-256-12

Street Address: 809 B Street

City or County Area: San Rafael

Census Tract: 1110

Project Sponsor

Jeff Hutchinson

Address 1101 5th Avenue

City, Zip San Rafael, CA 94901

Phone 415-456-0600

Project Description

4,100 sf retail & 20 mf units

Type of Project: Mixed Use

Zoning Classification: 2/3 MUW (see be

Existing Uses: mixed use

Site Area (Acres): 0.50

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 37

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	4100	0

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

Application Information:

Staff Planner: Di Donato

Application Number: ED05-091,ND05-002, UP05-042

Type of Application: Design Review and Use Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Zoning is 2nd & 3rd street, mixed use-west.

PropDev 41

Proposed Development Survey

Record #: 51

Project:

918-924 B Street

Parcel Numbers: 011-261-12

Street Address: 918-924 B Street

City or County Area: San Rafael

Census Tract: 1110

Project Sponsor

Larry Hayden

Address

Trans Generation Capital, LLC

P.O. Box 1146

City, Zip

Lafayette, CA 94549

Phone

(925) 283-44

Project Description

Demo existing SF home & build new mixed use 18,458

Type of Project: Mixed Use

Zoning Classification: CSMU

Existing Uses: 5,600 sf building

Site Area (Acres): 0.11

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 8

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:	2000	2000	0

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

Application Information:

Staff Planner: Raffi Boloyan

Application Number: UP04-011,ED04-023,V04-003,EX04-003

Type of Application: Use Permit, Design Review, Variance, Exception

Date Approved: 04/01/2004

Expiration Date: 04/01/2005

Approvals to Date: UP, DR, Variance, Exception

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Building permit

Comments: Demolition of existing 5,600 square foot two-story building and replace with a 18,458

PropDev 41

Proposed Development Survey

Project:

Academy Heights

Record #: 52

Parcel Numbers: 011-051-37, 011-051-32, 33, 34, 35 & 36

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 Distri

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: Newman

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,Final map

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: design review of individual homes

Comments: Unsure of project sponsor since current one has defaulted.

PropDev 41

Proposed Development Survey

Record #: 53

Project:

Alma Via of San Rafael

Parcel Numbers: 175-060-52, 53 & 54

Street Address: 515 Northgate Drive

City or County Area: San Rafael

Census Tract: 1082

Project Sponsor

Elder Care Alliance

Address 2361 East 29th St.

City, Zip Oakland, CA 94606

Phone 510-434-2803

Project Description

Residential (Assisted Living)

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:	0	0	0

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

Application Information:

Staff Planner: Hinkle

Application Number: UP03-061/ED03-086

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

Date Approved: 02/17/2004

Expiration Date: 02/17/2006

Approvals to Date: MUP, DR

PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

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

PropDev 41

Proposed Development Survey

Record #: 54

Project:

Best Buy

Parcel Numbers: 013-041-14
Street Address: 700 DuBois Street
City or County Area: San Rafael
Census Tract: 1121

Project Sponsor

Tsao Design Group

Address

417 Montgomery Street
San Francisco, CA 94104
415-398-5500

Project Description

35,000 square feet of commercial

Type of Project: Commercial
Zoning Classification: general commerc
Existing Uses: industrial
Site Area (Acres): 2.99
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 221
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	35000	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: ED05-021
Type of Application:
Date Approved: 05/24/2005
Expiration Date: 05/24/2007
Approvals to Date: Design review signage
PropDev 40 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

building permit

PropDev 41

Proposed Development Survey

Project:

Camgros Subdivision

Record #: 55

Parcel Numbers: 177-240-21 & 22

Street Address: 2416 Fifth Street

City or County Area: San Rafael

Census Tract: 1090

Project Sponsor

Oberkamper & Associates

Address 10 Paul Drive

City, Zip San Rafael, CA 94903

Phone

Project Description

13 Single Family dwelling units & 2 BMR units

Type of Project: Residential

Zoning Classification:

Existing Uses: 3 Single family dwellings & old dairy

Site Area (Acres): 5.46

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

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:	13	0	2
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Raffi Boloyan

Application Number: ZC04-03/TS04-02

Type of Application: Rezoning and Tentative Map

Date Approved: / /

Expiration Date: / /

Approvals to Date: None

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: PC and city council

Comments: Parcels are in unincorporated San Rafael but San Rafael is processing project.

PropDev 41

Proposed Development Survey

Record #: 56

Project:

Chapel Cove

Parcel Numbers: 184-052-08

Street Address: 1115 Pt. San Pedro Road

City or County Area: San Rafael

Census Tract: 1102

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

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:	15	0	2
Owner:		0	2
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, FM

PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Comments: Project new to Propdev 36

PropDev 41

Proposed Development Survey

Record #: 57

Project:

Dominican Univ. Science Bldg.

Parcel Numbers: 015-142-04

Street Address: 155 Palm Ave.

City or County Area: San Rafael

Census Tract: 1101

Project Sponsor

Dominican University

Address 50 Acacia Ave

City, Zip San Rafael, CA 94901

Phone

Project Description

35,000 classroom/science bldg

Type of Project: Mixed Use

Zoning Classification: Planned Develop

Existing Uses: campus

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:	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: Stafford

Application Number: ED 05-065

Type of Application: design review

Date Approved: 07/26/2005

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 58

Project:

Lincoln/Mission Condos

Parcel Numbers: 011-184-08 & 09
Street Address: 1205 and 1211 Lincoln Avenue
City or County Area: San Rafael
Census Tract: 0

Project Sponsor

TWM Architects

Address 181 Carlos Drive

City, Zip San Rafael, CA 94903
Phone 415-472-5770

Project Description

36 unit residential condominiums

Type of Project: Residential
Zoning Classification: HR1
Existing Uses: residential
Site Area (Acres): 0.68
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 48
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	36	0
Owner:		32	0
Renter:		0	0

Application Information:

Staff Planner: Hinkle
Application Number: ED04-102
Type of Application: Environmental & Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: appeal to the city council

PropDev 41

Proposed Development Survey

Project:

Marin Square Redevelopment

Record #: 59

Parcel Numbers: 018-051-20
Street Address: 55 Bellam Blvd.
City or County Area: San Rafael
Census Tract: 1122

Project Sponsor

MC2 Capital Partners

Address 1101 Fifth Ave. #300

City, Zip San Rafael, CA 94901
Phone 415-456-0600

Project Description

120 residential units and 30,000 sq. ft. retail

Type of Project: Mixed Use
Zoning Classification: GC
Existing Uses: office/retail shopping center
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:	0	30000	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	120	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Micah Hinkle
Application Number: ED05-117;PA05-005;ND05-003;UP05-061
Type of Application: Design Review and Use Permit
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission

PropDev 41

Proposed Development Survey

Project:

Mc Innis Park Apts. II

Record #: 60

Parcel Numbers: 155-370-08 & 09
Street Address: End of North Ave.
City or County Area: San Rafael
Census Tract: 1060

Project Sponsor

Dr. Horton/Western Pacific Housing

Address

6658 Owens Road

City, Zip

Pleasanton, CA 94538

Phone

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

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	42	9
Owner:		42	9
Renter:		0	0

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 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

PropDev 41

Proposed Development Survey

Project:

McInnis Park Apartments IIB

Record #: 61

Parcel Numbers:

Street Address: End of North Avenue

City or County Area: San Rafael

Census Tract: 0

Project Sponsor

Dr. Horton/Western Pacific Housing

Address 6658 Owens Road

City, Zip Pleasanton, CA 94538

Phone

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:		14	2
Renter:		0	0

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: 05/05/2003

Expiration Date: 05/05/2005

Approvals to Date: PC, City Council

PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Comments: Project new to Propdev 36.

PropDev 41

Proposed Development Survey

Project:

Mission/Irwin Townhouses

Record #: 62

Parcel Numbers: 014-013-05
Street Address: 524 Mission Ave.
City or County Area: San Rafael
Census Tract: 1101

Project Sponsor

West Bay Builders, Inc.
Address 250 Bel Marin Keys Blvd. #A

City, Zip Novato, CA 94949
Phone 415-456-8972

Project Description

15 unit townhouse development

Type of Project: Residential
Zoning Classification: ?
Existing Uses: multi family residential
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

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	15	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Damon DiDonato
Application Number: PA 05-004
Type of Application: Pre-application review
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission

PropDev 41

Proposed Development Survey

Record #: 63

Project:

Parisa Place

Parcel Numbers: 016-213-12

Street Address: Pt. San Pedro Rd

City or County Area: San Rafael

Census Tract: 1102

Project Sponsor

Igino Pellizzari/CPM, Inc.

Address 5743 Horton St, Suite 8

City, Zip Emeryville, CA 94608

Phone

Project Description

9 Unit Residential Subdivision

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 6.20

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 36

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: Raffi Boloyan

Application Number: ZC03-04/ED03-49/TS03-02/UP03-20

Type of Application: Rezoning, DR, TM, UP

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed: completeness

Comments: project located between Bellevue and San Pedro Cove.

PropDev 41

Proposed Development Survey

Project:

Piombo Place Mini Storage II

Record #: 64

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 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Planning Commission

PropDev 41

Proposed Development Survey

Record #: 65

Project:

Redwood Village

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

133 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

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:	70	63	27
Total Built:	70	63	27
Total Units:	70	63	27
Owner:		63	27
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 40 Stage of Development: Under Construction

Current Stage of Development

Construction Complete

Next Approval Needed: Final Map & Building Permits

Comments: Project formerly known as Redwood Estates

PropDev 41

Proposed Development Survey

Project:

San Rafael Airport Rec Facility

Record #: 66

Parcel Numbers: 155-230-12
Street Address: 397 - 400 Smith Ranch Road
City or County Area: San Rafael
Census Tract: 106002

Project Sponsor

San Rafael Airport LLC

Address 2173 D Francisco Blvd.

City, Zip San Rafael, CA 94901
Phone 415-453-0212

Project Description

85,000 recreation facility

Type of Project: Mixed Use
Zoning Classification: PD
Existing Uses: private airport
Site Area (Acres): 116.00
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 298
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: Raffi Boloyan
Application Number: ED05-15,ND05-001,NM05-001, UP05-008
Type of Application: DR, MP amendment
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: PC and City Council approval

PropDev 41

Proposed Development Survey

Record #: 67

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

406,000 sf 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: 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 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Design Review for phase II

Comments: Phase I, construction of 175,000 sf of office space (2 buildings) is complete.

PropDev 41

Proposed Development Survey

Record #: 68

Project:

Team Hyundai

Parcel Numbers: 009-320-44

Street Address: 150 Shoreline Hwy.

City or County Area: San Rafael

Census Tract: 1122

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	3500	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: 05/27/2003

Expiration Date: 10/19/2006

Approvals to Date:

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permit

Comments: Project new to Propdev 36.

PropDev 41

Proposed Development Survey

Project:

The Lincoln Mews Townhomes

Record #: 69

Parcel Numbers: 011-092-07 & 20
Street Address: 1515 Lincoln Ave
City or County Area: San Rafael
Census Tract: 1090

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: 51
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:		24	3
Renter:		0	0

Application Information:

Staff Planner: Di Donato
Application Number: ED 01-112, S 01-06, TS, UP 02-045
Type of Application: Design Review, Tent Map, Lot line adjustment, UP
Date Approved: 09/24/2002
Expiration Date: 09/24/2004
Approvals to Date: DR, TM, LLA, UP
PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: building permits

PropDev 41

Proposed Development Survey

Project:

The Village at Loch Lomond Marina Record #: 70

Parcel Numbers: 016-070-02 - 06, 009-141-05, 07, 08 & 009-142-07

Street Address: 110 Loch Lomond Drive

City or County Area: San Rafael

Census Tract: 1102

Project Sponsor

San Rafael Marina, LLC

Address 333 S. Grand Ave.

28th Floor

City, Zip Los Angeles, CA 90071

Phone

Project Description

Rezone for a mixed use development

Type of Project: Mixed Use

Zoning Classification: Marina/Commerci

Existing Uses: Marina, grocery, boat storage,

Site Area (Acres): 128.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 281

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:	70	0	18
Owner:		0	0
Renter:		0	18

Application Information:

Staff Planner: Jensen

Application Number: ZC04-02,EX04-02,TM04-01,DA04-01,UP04-01

Type of Application: Rezone & subdivision for mixed use development

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: PC & Council approval, EIR

Comments: Zoning is Marina Commercial, Planned Development water overlay, Neighborhood

PropDev 41

Proposed Development Survey

Project:

Trinity Community Church

Record #: 71

Parcel Numbers: 015-101-03

Street Address: 1675 Grand Ave.

City or County Area: San Rafael

Census Tract: 1101

Project Sponsor

Trinity Community Church

Address 1675 Grand Ave.

City, Zip San Rafael, CA

Phone

Project Description

Subdivision into 6 new residential lots

Type of Project: Residential

Zoning Classification: R10 (SF Residen

Existing Uses: Church

Site Area (Acres): 4.03

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 12

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:	6	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Di Donato

Application Number: TS 02-004

Type of Application: subdivision

Date Approved: 12/09/2003

Expiration Date: 12/09/2005

Approvals to Date: none

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permit

PropDev 41

Proposed Development Survey

Record #: 72

Project:

Dodge Dealership

Parcel Numbers: 009-191-02

Street Address: 1075 East Francisco Blvd.

City or County Area: San Rafeal

Census Tract: 1122

Project Sponsor

ABKO II, Inc.

Address 800 Chrysler Drive

City, Zip Auburn Hills, MI 48326

Phone

Project Description

25,000 square foot auto dealer

Type of Project: Commercial

Zoning Classification: ?

Existing Uses: reuse of former auto dealer

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:	0	25000	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: Damon DiDonato

Application Number: EO 06-004

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: Design Review and Planning Commission

PropDev 41

Proposed Development Survey

Record #: 73

Project:

27 Gate 5 Road

Parcel Numbers: 063-010-17

Street Address: 27 Gate 5 Road

City or County Area: Sausalito

Census Tract: 1302

Project Sponsor

Magnus J. LeVickie

Address 27 Gate 5 Road

City, Zip Sausalito, CA 94965

Phone (415) 435-20

Project Description

5,500 sf marine commercial structure

Type of Project: Commercial

Zoning Classification: Waterfront Mari

Existing Uses: vacant

Site Area (Acres): 0.93

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 30

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:	5500	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: Ben Noble

Application Number: DR 04-055

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: PC approval

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: building permit

Comments: Commercial related structure for marine related research and development.

PropDev 41

Proposed Development Survey

Project:

Public Safety Building

Record #: 74

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 public safety bldg for police/fire depts

Type of Project: Commercial

Zoning Classification: Public

Existing Uses: Fire station and EOC 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: Paul Kermoyan

Application Number:

Type of Application:

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Planning Commission approval

PropDev 41

Proposed Development Survey

Record #: 75

Project:

Ling Precise Development Plan

Parcel Numbers: 055-261-10

Street Address: Stony Hill Road

City or County Area: Tiburon

Census Tract: 1242

Project Sponsor

Joe Ling, c/o William Verelley

Address 21 Mountain View Avenue

City, Zip Mill Valley, CA 94941

Phone

Project Description

5 Single Family Homes

Type of Project: Residential

Zoning Classification: RPD

Existing Uses: Vacant

Site Area (Acres): 5.80

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: Dan Watrous

Application Number: 30302

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Precise Development Plan

PropDev 41

Proposed Development Survey

Project:

Parente Precise Development

Record #: 76

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

4 Single-family dwellings

Type of Project: Residential

Zoning Classification: RPD

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: 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:	4	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 40 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

Precise Development Plan

Comments: Application was originally for 5 single family dwellings but has since been reduced to 4.

PropDev 41

Proposed Development Survey

Project:

Public Library Expansion

Record #: 77

Parcel Numbers: 058-171-62 & 90
Street Address: 1501-1503 Tiburon Blvd.
City or County Area: Tiburon
Census Tract: 1242

Project Sponsor

Belvedere/Tiburon Library Agency

Address 1501 Tiburon Blvd.

City, Zip Tiburon, CA 94920
Phone 415-789-2656

Project Description

Expand existing public library

Type of Project: Commercial
Zoning Classification: Open Space
Existing Uses: library
Site Area (Acres): 0.37
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 25
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:	17075	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: Anderson
Application Number: GPA2003-01, R2003-01,30304,40301
Type of Application: Gen Plan Amendment and Rezoning
Date Approved: 06/02/2004
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: conditional use permit

Comments: New to propdev 38.

PropDev 41

Proposed Development Survey

Project:

Marin City Church of God

Record #: 78

Parcel Numbers: 052-130-15
Street Address: 639 Drake Ave.
City or County Area: U/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 & 2 BMR units

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

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	2
Owner:		0	2
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: 01/13/2004
Expiration Date: / /
Approvals to Date:

PropDev 40 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: rezoning, MP, DP, subdivision

Comments: Project new to Propdev 36.

PropDev 41

Proposed Development Survey

Record #: 79

Project:

Oak Hill School

Parcel Numbers: 052-140-36
Street Address: 441 Drake Avenue
City or County Area: U/Marin City
Census Tract: 1290

Project Sponsor

Andrew Allen

Address P.O. Box 761

City, Zip Belvedere, CA 94920
Phone 415-435-2439

Project Description

Expansion of existing school

Type of Project: Mixed Use
Zoning Classification: RMP-4
Existing Uses: school
Site Area (Acres): 3.72
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 28
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:	10930	0	0

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

Application Information:

Staff Planner: Christine Gimmler
Application Number: MP 06-1, DR 06-5
Type of Application: Master Plan and Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date: none

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Project is to expand an existing school for children with learning disabilities.

PropDev 41

Proposed Development Survey

Record #: 80

Project:

Strauss Creamery

Parcel Numbers: 104-130-47 & 48
Street Address: 22188 State Route One
City or County Area: U/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: 12/09/2006
Approvals to Date:

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: none

Comments: Project new to Propdev 36.

PropDev 41

Proposed Development Survey

Project:

Armstrong Garden Center

Record #: 81

Parcel Numbers: 052-051-27, 052-061-17 & 19

Street Address: 217 Shoreline Highway

City or County Area: U/Mill Valley

Census Tract: 1281

Project Sponsor

Ted Stelzner

Address 1208 North Euclid Ave.

City, Zip Ontario, CA 91762

Phone (909) 988-65

Project Description

Retail garden supply store

Type of Project: Commercial

Zoning Classification: RMPC-6

Existing Uses: restaurant, office, garden

Site Area (Acres): 2.10

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 30

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	12473	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: Neal Osborne

Application Number: UP 04-6, DR 04-1

Type of Application: Use Permit and Design Review

Date Approved: 12/07/2004

Expiration Date: 12/07/2006

Approvals to Date: Board of Supervisor's approval

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Building permit

PropDev 41

Proposed Development Survey

Record #: 82

Project:

Citizens Housing Corporation

Parcel Numbers: 052-182-03-04

Street Address: 115 Shoreline Hwy.

City or County Area: U/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: 53

Hotel/Motel Rooms: 0

Below Market Rate Units: 50

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	50	50
Owner:		0	0
Renter:		50	50

Application Information:

Staff Planner: Lai

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

Type of Application: MP, PDP, Rezone

Date Approved: 07/29/2003

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permits

Comments: Project new to propdev 36.

PropDev 41

Proposed Development Survey

Project:

Binford Rd. Storage Facility

Record #: 83

Parcel Numbers: 125-190-21, 65 & 66

Street Address: 8190 Binford Road

City or County Area: U/Novato

Census Tract: 1011

Project Sponsor

Bob Ham and Dave Mariani

Address

c/o Neil Sorenson

950 Northgate Dr Suite 107

City, Zip

San Rafael, CA 94903

Phone

415-499-8600

Project Description

multi purpose self storage facility

Type of Project: Commercial

Zoning Classification: RC

Existing Uses: marina related w/boat facility

Site Area (Acres): 47.30

Proposed Open Space Acres: 18.30

Off-street Parking Spaces: 12

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	247000

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: Johanna Patri

Application Number: GPA 01-01, TP 01-03, TM 01-01

Type of Application: GPA, RZ, MP, TM, TP

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Initial Study

Comments: general plan amendment 01-01, rezoning 01-01, master plan 01-02, tentative map 01-01,

PropDev 41

Proposed Development Survey

Record #: 84

Project:

Oakridge Estates (aka 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

Novato, CA 94945

Phone

Project Description

19 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: / /

Approvals to Date: MP/DP/TM

PropDev 40 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Design Review

Comments: Project formerly known as "Nave"

PropDev 41

Proposed Development Survey

Project:

Harriman Lodge/Conference

Record #: 85

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 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: EIR

Comments:

PropDev 41

Proposed Development Survey

Record #: 86

Project:

Point Reyes Affordable Homes

Parcel Numbers: 119-270-02-08,10, 13 & 119-260-06

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

34 unit residential project

Type of Project: Residential

Zoning Classification: C-RMP-3.2, 4.3

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: 27

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:	7	27	27
Total Built:	7	27	27
Total Units:	7	27	27
Owner:		0	0
Renter:		27	27

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 40 Stage of Development:

Under Construction

Current Stage of Development

Construction Complete

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 87

Project:

Grandi Building

Parcel Numbers: 119-234-01
Street Address: 11101 Highway One
City or County Area: U/Pt Reyes Stat
Census Tract: 13330

Project Sponsor

Marshall Livingston

Address P.O. Box 921

City, Zip Point Reyes Station, CA 94956
Phone 707-433-6509

Project Description

Reuse of existing historical building

Type of Project: Mixed Use
Zoning Classification: C-VCR
Existing Uses: vacant building
Site Area (Acres): 2.50
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 88
Hotel/Motel Rooms: 22
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	17361	0

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

Application Information:

Staff Planner: Camaroata/Lai
Application Number: CP 05-44/UP 05-59/DR 05-81
Type of Application: Coastal Permit, Use Permit, Design Review
Date Approved: 12/15/2005
Expiration Date: 12/15/2007
Approvals to Date: coastal permit, UP, DR

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed:

Comments: Reuse of existing building includes: 4,149 retail, 1,156 hotel lobby, 2,269

PropDev 41

Proposed Development Survey

Record #: 88

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 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Building Permits

PropDev 41

Proposed Development Survey

Project:

Lucasfilm (Grady Ranch)

Record #: 89

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 40 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

Precise Development Plan

Comments:

PropDev 41

Proposed Development Survey

Project:

Nebout Development Plan

Record #: 90

Parcel Numbers: 179-460-01, 02, 03, 04 & 05

Street Address: 9-12 & 14 Edgehill Way

City or County Area: U/San Rafael

Census Tract: 1060

Project Sponsor

Pierre Nebout

Address 120 Alhambra Drive

City, Zip Martinez, CA 94553

Phone (925) 370-83

Project Description

5 new single family residential homes

Type of Project: Residential

Zoning Classification: RSP-0.95

Existing Uses: vacant

Site Area (Acres): 5.27

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: Curtis Havel

Application Number: DR 04-61, 04-62, 04-63, 04-64, 04-65

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: Master Plan, Subidvision, PDP

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Design Review

PropDev 41

Proposed Development Survey

Record #: 91

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 res units & 150 room senior assisted

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: 6

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:	28	0	6
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 40 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: PDP, Use Permit, Tent. Subdivision

Comments: Project includes a 150 room senior assisted living facility and 28 residential units

PropDev 41

Proposed Development Survey

Record #: 92

Project:

Oxford Valley (Shaw)

Parcel Numbers: 180-261-02; 180-252-04; 180-311-01

Street Address: Oxford Dr, Sidney Ct, Leona Dr

City or County Area: U/San Rafael

Census Tract: 106002

Project Sponsor

Russel Shaw

Address 27 Terrace Ave.

City, Zip Kentfield, CA 94904

Phone 415-299-9009

Project Description

24 new single family residences

Type of Project: Residential

Zoning Classification: A2:B2/RE:B3

Existing Uses: vacant

Site Area (Acres): 30.50

Proposed Open Space Acres: 0.90

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:	24	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Lai

Application Number: SD 05-2; LL 06-5

Type of Application: Subdivision/Lot Line Adjustment

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 93

Project:

San Pedro Court

Parcel Numbers: 180-231-05-07, 09 & 180-291-04

Street Address: 650 North San Pedro

City or County Area: U/Santa Venetia

Census Tract: 106022

Project Sponsor

650 San Pedro Road LLC

Address P&K Properties

250 Bel Marin Keys Blvd

City, Zip Novato, CA 94949

Phone

Project Description

19 single family residences

Type of Project: Residential

Zoning Classification: RE:B3

Existing Uses: tennis courts

Site Area (Acres): 1.50

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: Jeremy Tejerian

Application Number: RZ03-4, SD03-4, DP03-12, MP03-9

Type of Application: rezoning, MP, PDP, Subdivision

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 41

Proposed Development Survey

Record #: 94

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

Reauthorization & expansion of houseboat

Type of Project: RES

Zoning Classification: BFC-RF/RCR

Existing Uses: SF Residential Marina (housebo

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:	0	0	38
Total Units:	0	0	38
Owner:		0	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: 02/25/2003

Expiration Date: 02/25/2005

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

EIR, GPA,RZ,MP,PDP

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

PropDev 41

Proposed Development Survey

Record #: 95

Project:

Easton Point

Parcel Numbers: 059-251-05

Street Address: Paradise Drive

City or County Area: U/Tiburon

Census Tract: 1242

Project Sponsor

Marth Company c/o Hanson Bridgett

Address
80 East Sir Francis Drake Blvd
Suite 3E

City, Zip: Larkspur, CA 94934

Phone: 415-925-8406

Project Description

31 SFD & 9 affordable triplex units

Type of Project: Residential

Zoning Classification: RMP-0.2, R-1

Existing Uses: vacant

Site Area (Acres): 110.00

Proposed Open Space Acres: 59.00

Off-street Parking Spaces: 160

Hotel/Motel Rooms: 0

Below Market Rate Units: 9

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:	31	0	9
Owner:		0	9
Renter:		0	0

Application Information:

Staff Planner: Christin Gimmler/B.

Application Number: MP 05-4/PD 05-10/SD 05-3

Type of Application: MP, PDP, Subdivision

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 41

Proposed Development Survey

Project:

Paradise Cay North

Record #: 96

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 SF 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:	12	0	0
Total Built:	12	0	0
Total Units:	31	0	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 40 Stage of Development:

Under Review

Current Stage of Development

Under Construction

Next Approval Needed:

Precise Development Plan

Comments:

PropDev 41

Proposed Development Survey

Project:

Sorokko Master Plan

Record #: 97

Parcel Numbers: 039-302-01

Street Address: 3820 Paradise Drive

City or County Area: U/Tiburon

Census Tract: 1242

Project Sponsor

Address

City, Zip

Phone

Project Description

4 lot + 1 subdivision & Master Plan

Type of Project: Residential

Zoning Classification: BFC-RSP-0.5

Existing Uses: vacant

Site Area (Acres): 18.90

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:	4	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Ben Berto

Application Number:

Type of Application: Land division and Master Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 40 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 41

Proposed Development Survey

Project:

Sass Master Plan Subdivision

Record #: 98

Parcel Numbers: 102-041-44
Street Address: 290 Tomales-Dillon Beach Road
City or County Area: U/Tomales
Census Tract: 1330

Project Sponsor

Michael Sass
Address 1900 Amber Ridge Way

City, Zip Windsor, CA 95492
Phone 707-837-8181

Project Description

19 single family lot subdivision

Type of Project: Residential
Zoning Classification: C-ARP-20, C-RSP
Existing Uses: vacant
Site Area (Acres): 5.23
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 0
Hotel/Motel Rooms: 0
Below Market Rate Units: 4

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	4
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Johanna Patri
Application Number: MP 05-05, TM 05-04
Type of Application: Master Plan and Subd. Tentative Map
Date Approved: / /
Expiration Date: / /
Approvals to Date: none

PropDev 40 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Subdivision of 5.23 acre parcel into 19 lots.

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	<p>This field holds a number between 1 and 5 which corresponds to a numeric equivalent of the STATUS field.</p> <ol style="list-style-type: none"> 1. UR - Under review by the planning department and or building department. 2. APP-Approved by the planning department but not yet under construction. 3. UC-Under construction (including multi-phase projects which may have one or more phases completed). 4. CC-Construction complete: Projects completed within the last six months. 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)