

**PROPDEV 42**  
**Semi-Annual Proposed Development Survey**

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

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in cooperation with the Planning Departments  
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## ACKNOWLEDGMENTS

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## I. INTRODUCTION

### A. OVERVIEW

PROPDEV 42 is the forty-second 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 July 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 42

Among the 94 project applications reviewed in PROPDEV 42, 39 are under review, 20 have been approved by local planners, 22 are under construction, 3 have recently completed construction, and 3 have expired or were withdrawn. Four projects are new to this version of PROPDEV.

Local planners report receiving permit applications for 2,534 **dwelling units** in projects of five or more units, including 1,340 below market rate units. Projects under review account for 566 units. Applications for 275 units have been approved and 293 units are under construction. Since the last update, 406 single family and 994 multi family units have been completed. One hundred and thirty-six single family units have been withdrawn. Fifty-two percent of the proposed residential developments covered in PROPDEV are **multi-family** units.

Approximately 1,147,849 square feet of **office** space are currently under review in local planning departments. Over 556,800 square feet of office space have been recently approved, 118,792 square feet are under construction, and 12,413 square feet of office projects have been recently completed. No projects with office square footage has expired or been withdrawn.

In the **retail** space category, 134,775 square feet are under review while 44,301 square feet have been approved. Thirty-five thousand square feet of retail square footage are under construction, while no projects have been completed. Thirty thousand square feet of retail space has expired or been withdrawn.

For **industrial** development, 247,000 square feet are currently under review. 25,100 square feet have been approved and 143,073 square feet are under construction. No projects with industrial square footage has been completed, while thirty-three thousand square feet has expired or been withdrawn.

## 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 41**

## Construction Activity Since Propdev 41

PropDev 42

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

Date:10/24/2006

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	405	254	221	12,413	0	0
San Anselmo	0	0	0	0	0	0
San Rafael	15	186	13	175,000	0	32,122
Sausalito	0	0	0	0	0	0
Tiburon	0	0	0	0	0	0
Unincorporated Area	12	0	0	0	0	0
<b>Total</b>	<b>441</b>	<b>440</b>	<b>234</b>	<b>187,413</b>	<b>0</b>	<b>32,122</b>

## **Projects Listed by Location**

### Projects Listed By Location

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

R#	Project Name	Location	Type	Acres	Housing Units			Commercial Square Feet			Status
					Single Family	Multi-Family	Below Market	Office	Retail	Industrial	
1	1421 Casa Buena Dr.	Corte Madera	Res	1.23	2	6	0	0	0	0	UR
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	Mix	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	UR
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	Village Baptist Church	Marin City	Com	0.00	0	0	0	9,750	0	0	UR
10	Country Club Estates	Mill Valley	Res	11.17	5	0	0	0	0	0	UC
11	Old Mill Commons	Mill Valley	Res	0.23	0	10	0	0	0	0	APP
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	CC
15	Deer Island Self Storage	Novato	Com	2.29	0	0	0	0	0	39,891	UC
16	Hamilton Landing Phase	Novato	Com	5.00	0	0	0	89,500	0	0	APP
17	Hanna Ranch	Novato	Mix	19.00	0	0	0	0	13,500	0	UR
18	Hill Road Homes	Novato	Res	7.37	34	0	0	0	0	0	UR
19	Marion Heights	Novato	Res	7.47	12	0	0	0	0	0	UC
20	Meadow Park	Novato	Res	208.80	0	708	708	0	0	0	CC
21	New Beginnings Next	Novato	Mix	1.84	0	0	32	2,365	0	2,395	UC
22	Novato Creek Landing	Novato	Com	3.42	0	0	0	47,246	0	0	UR
23	Novato Gateway	Novato	Com	3.80	0	0	0	9,920	0	0	UR
24	Oakview Office	Novato	Com	8.35	0	0	0	24,000	0	0	UR
25	Olive Court	Novato	Res	4.38	9	0	0	0	0	0	APP
26	Olive Ridge Subdivision	Novato	Res	20.00	18	0	0	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	
27	Pointe Marin (Rafael)	Novato	Res	106.60	344	100	67	0	0	0	CC
28	Renaissance at Stonetree	Novato	Res	39.00	52	0	0	0	0	0	UC
29	Sagewood Subdivision	Novato	Res	18.57	4	0	0	0	0	0	UR
30	San Marin Business Park	Novato	Com	44.70	0	0	0	510,000	0	0	UR
31	San Marin Plaza	Novato	Com	7.00	0	0	0	0	3,000	0	APP
32	San Pablo Avenue	Novato	Res	3.13	19	0	0	0	0	0	CC
33	Somerston Park (Marion)	Novato	Res	10.60	8	0	0	0	0	0	UC
34	Sunset Ridge Subdivision	Novato	Res	34.19	16	0	0	0	0	0	WD/E
35	Tamalpais Hill	Novato	Res	33.70	23	0	0	0	0	0	UC
36	Virginia Grove	Novato	Res	0.65	2	0	6	0	0	0	APP
37	Virginia Oaks	Novato	Res	1.00	5	0	0	0	0	0	CC
38	Walnut Meadows	Novato	Res	3.40	14	0	0	0	0	0	UR
39	Whole Foods/Mixed Use	Novato	Mix	3.00	125	0	0	0	53,675	0	UR
40	Woodview Subdivision	Novato	Res	18.70	20	0	0	0	0	0	UC
41	Bar-Or Subdivision/LL	Point Reyes	Res	21.30	0	0	0	0	0	0	UR
42	790 Sir Francis Drake	San Anselmo	Com	0.30	2	0	0	0	9,467	0	APP
43	Joseph Maquire	San Anselmo	Res	0.55	6	0	4	0	0	0	APP
44	1867 Lincoln Ave.	San Rafael	Res	0.50	0	16	0	0	0	0	APP
45	2350 Kerner	San Rafael	Mix	10.28	0	0	0	116,427	0	32,122	UC
46	2nd & B St. Mixed Use	San Rafael	Mix	0.50	0	20	0	0	4,100	0	UR
47	918-924 B Street	San Rafael	Mix	0.11	0	13	0	2,000	2,000	0	APP
48	Academy Heights	San Rafael	Res	30.76	6	0	0	0	0	0	UC
49	Alma Via of San Rafael	San Rafael	Com	2.80	0	130	0	0	0	0	CC
50	Ascoma Place	San Rafael	Res	6.30	9	0	2	0	0	0	UR
51	Best Buy	San Rafael	Com	2.99	0	0	0	0	35,000	0	UC
52	Camgros Subdivision	San Rafael	Res	5.46	13	0	2	0	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	
53	Chapel Cove	San Rafael	Res	9.40	15	0	2	0	0	0	CC
54	Dominican Univ. Science	San Rafael	Mix	0.00	0	0	0	0	0	0	UC
55	Extended Stay	San Rafael	Com	1.78	0	0	0	0	0	0	UC
56	Layfayette Bakery	San Rafael	Mix	0.00	0	13	0	800	0	0	APP
57	Lincoln/Mission Condos	San Rafael	Res	0.68	0	36	0	0	0	0	APP
58	Lookout Mountain	San Rafael	Res	1.00	9	0	2	0	0	0	UR
59	Marin Square	San Rafael	Mix	0.00	120	0	0	0	30,000	0	WD/E
60	Mc Innis Park Apts. II	San Rafael	Res	2.24	0	42	9	0	0	0	CC
61	McInnis Park Apartments	San Rafael	Res	0.92	0	14	2	0	0	0	CC
62	Mission/Irwin	San Rafael	Res	0.00	0	15	0	0	0	0	UR
63	Piombo Place Mini	San Rafael	Com	2.29	0	0	0	0	0	33,000	WD/E
64	San Rafael Airport Rec	San Rafael	Mix	116.00	0	0	0	0	0	0	UR
65	San Rafael Corporate	San Rafael	Com	15.10	0	0	0	406,000	0	0	UR
66	Team Hyundai	San Rafael	Com	2.01	0	0	0	0	3,500	0	UR
67	The Lincoln Mews	San Rafael	Res	0.92	0	24	3	0	0	0	UC
68	The Village at Loch	San Rafael	Mix	128.00	70	0	18	0	0	0	UR
69	Trinity Community	San Rafael	Res	4.03	6	0	0	0	0	0	UC
70	Dodge Dealership	San Rafeal	Com	0.00	0	0	0	0	25,000	0	UR
71	27 Gate 5 Road	Sausalito	Com	0.93	0	0	0	5,500	0	0	APP
72	Public Safety Building	Sausalito	Com	0.00	0	0	0	30,928	0	0	UR
73	Ling Precise Development	Tiburon	Res	5.80	5	0	0	0	0	0	UR
74	Public Library Expansion	Tiburon	Com	0.37	0	0	0	17,075	0	0	UR
75	Marin City Church of God	U/Marin City	Res	0.73	6	0	2	0	0	0	UC
76	Oak Hill School	U/Marin City	Mix	3.72	0	4	0	10,930	0	0	UR
77	Strauss Creamery	U/Marshall	Com	493.00	0	0	0	2,900	0	25,100	APP
78	Armstrong Garden Center	U/Mill Valley	Com	2.10	0	0	0	0	12,473	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	
79	Citizens Housing	U/Mill Valley	Res	4.00	0	50	50	0	0	0	UC
80	Binford Rd. Storage	U/Novato	Com	47.30	0	0	0	0	0	247,000	UR
81	Oakridge Estates (aka	U/Novato	RES	41.50	19	0	0	0	0	0	UC
82	Harriman	U/Olema	Com	1.70	0	0	0	0	0	0	UR
83	Grandi Building	U/Pt Reyes Stat	Mix	2.50	0	0	3	0	17,361	0	APP
84	Edgehill at San Rafael	U/San Rafael	Res	5.27	5	0	0	0	0	0	APP
85	Lucasfilm (Grady Ranch)	U/San Rafael	Com	1,039.00	7	0	0	456,100	0	0	APP
86	Nebout Development Plan	U/San Rafael	Res	5.27	5	0	0	0	0	0	UR
87	Oakview	U/San Rafael	Mix	106.30	28	0	6	0	0	0	APP
88	Oxford Valley (Shaw)	U/San Rafael	Res	30.50	27	0	0	0	0	0	UR
89	San Pedro Court	U/Santa Venetia	Res	1.50	12	0	0	0	0	0	UR
90	Waldo Point Harbor	U/Sausalito	RES	45.20	0	0	38	0	0	0	APP
91	Easton Point	U/Tiburon	Res	110.00	31	0	9	0	0	0	UR
92	Paradise Cay North	U/Tiburon	Res	24.80	31	0	0	0	0	0	UC
93	Sorokko Master Plan	U/Tiburon	Res	18.90	5	0	0	0	0	0	UR
94	Sass Master Plan	U/Tomales	Res	5.23	19	0	4	0	0	0	UR
TOTALS				3,133.36	1330	1340	1225	1,835,854	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	51	0	4	0	0	247,000	0	
Corte Madera	1	1.23	0.00	2	6	0	0	0	0	0	
Larkspur	4	19.65	8.00	126	11	49	82,000	0	0	80	
Novato	10	120.41	8.10	177	0	0	591,166	102,175	0	110	
San Rafael	10	274.37	7.00	101	35	24	406,000	32,600	0	0	
Sausalito	1	0.00	0.00	0	0	0	30,928	0	0	0	
Tiburon	2	6.17	2.70	5	0	0	17,075	0	0	0	
Unincorporated Area	7	143.49	59.00	48	4	9	20,680	0	0	18	
<i>Under Review</i>	<i>Total</i>	39	667.25	104.00	510	56	86	1,147,849	134,775	247,000	208
<i>Approved</i>											
Unknown	1	493.00	0.00	0	0	0	2,900	0	25,100	0	
Mill Valley	1	0.23	0.00	0	10	0	0	0	0	0	
Novato	5	38.00	1.93	11	128	134	89,500	3,000	0	0	
San Anselmo	2	0.85	0.00	8	0	4	0	9,467	0	0	
San Rafael	4	1.29	0.00	0	78	0	2,800	2,000	0	0	
Sausalito	1	0.93	0.00	0	0	0	5,500	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>	20	1,734.67	1,044.53	59	216	185	556,800	44,301	25,100	58
<i>Under Construction</i>											
Unknown	1	4.00	0.00	0	50	50	0	0	0	0	
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	7	99.90	20.34	110	0	32	2,365	0	42,286	0	
San Rafael	7	50.76	1.40	12	24	3	116,427	35,000	32,122	85	
Unincorporated Area	3	67.03	1.25	56	0	2	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	
<i>Under Construction Total</i>	22	326.37	101.77	219	74	166	118,792	35,000	143,073	85
<i>Construction Complete</i>										
Novato	6	353.23	128.47	391	808	775	12,413	0	0	0
San Rafael	4	15.36	1.16	15	186	13	0	0	0	0
<i>Construction Complete Total</i>	10	368.59	129.63	406	994	788	12,413	0	0	0
<i>Withdrawn/Denied/Expired</i>										
Novato	1	34.19	29.80	16	0	0	0	0	0	0
San Rafael	2	2.29	0.00	120	0	0	0	30,000	33,000	0
<i>Withdrawn/Denied/Expired Total</i>	3	36.48	29.80	136	0	0	0	30,000	33,000	0
<b>GRAND TOTAL</b>	94	3,133.36	1,409.73	1330	1340	1225	1,835,854	244,076	448,173	351

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**Cross Reference to Projects in PROPDEV 41**

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

PropDev 41 Record #	Project Name	Location	Type	PropDev 42 Status	PropDev 42 Record #
0	Layfayette Bakery Redevelopment	San Rafael	Mixed Use	APP	56
0	Ascoma Place	San Rafael	Residential	UR	50
0	Lookout Mountain	San Rafael	Residential	UR	58
0	Village Baptist Church	Marin City	Commercial	UR	9
1	1421 Casa Buena Dr. Tentative	Corte Madera	Residential	UR	1
2	San Clemente Housing & Self	Corte Madera	Mixed Use	UC	2
3	Oak Manor Ridge	Fairfax	Residential	UC	3
4	Central Larkspur Area Specific	Larkspur	Mixed Use	UR	4
5	Drake's Cove	Larkspur	Residential	UC	5
6	Drakes Way	Larkspur	Residential	UR	6
7	McLeran Property MF Housing	Larkspur	Residential	UR	7
8	Sanitary District Property	Larkspur	Mixed Use	UR	8
9	Country Club Estates	Mill Valley	Residential	UC	10
10	Old Mill Commons	Mill Valley	Residential	APP	11
12	Buck Center Housing	Novato	Residential	APP	12
13	Costco Expansion	Novato	Commercial	UR	13
14	Creekside Office	Novato	Commercial	CC	14
15	Deer Island Self Storage	Novato	Commercial	UC	15
17	Hamilton Landing Phase III	Novato	Commercial	APP	16
19	Hanna Ranch	Novato	Mixed Use	UR	17
20	Hill Road Homes	Novato	Residential	UR	18
21	Marion Heights	Novato	Residential	UC	19
22	Meadow Park (Capehart/Hillside)	Novato	Residential	CC	20
23	New Beginnings Next Key	Novato	Mixed Use	UC	21
24	Novato Creek Landing	Novato	Commercial	UR	22
25	Novato Gateway	Novato	Commercial	UR	23
26	Oakview Office	Novato	Commercial	UR	24
27	Olive Court	Novato	Residential	APP	25
28	Olive Ridge Subdivision	Novato	Residential	UC	26
29	Pointe Marin (Rafael Village)	Novato	Residential	CC	27
30	Renaissance at Stonetree	Novato	Residential	UC	28
31	Sagewood Subdivision	Novato	Residential	UR	29
32	San Marin Business Park	Novato	Commercial	UR	30
34	San Marin Plaza	Novato	Commercial	APP	31
35	San Pablo Avenue	Novato	Residential	CC	32
36	Somerston Park (Marion Ave.)	Novato	Residential	UC	33
37	Sunset Ridge Subdivision	Novato	Residential	WD/E	34

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

PropDev 41 Record #	Project Name	Location	Type	PropDev 42 Status	PropDev 42 Record #
38	Tamalpais Hill Subdivision	Novato	Residential	UC	35
39	Virginia Grove	Novato	Residential	APP	36
40	Virginia Oaks	Novato	Residential	CC	37
41	Walnut Meadows Subdivision	Novato	Residential	UR	38
42	Whole Foods/Mixed Use	Novato	Mixed Use	UR	39
43	Woodview Subdivision	Novato	Residential	UC	40
44	Bar-Or Subdivision/LL adjustment	Point Reyes	Residential	UR	41
45	790 Sir Francis Drake Blvd.	San Anselmo	Commercial	APP	42
46	Joseph Maquire	San Anselmo	Residential	APP	43
47	Extended Stay	San Rafael	Commercial	UC	55
48	1867 Lincoln Ave.	San Rafael	Residential	APP	44
49	2350 Kerner	San Rafael	Mixed Use	UC	45
50	2nd & B St. Mixed Use Dev.	San Rafael	Mixed Use	UR	46
51	918-924 B Street	San Rafael	Mixed Use	APP	47
52	Academy Heights	San Rafael	Residential	UC	48
53	Alma Via of San Rafael	San Rafael	Commercial	CC	49
54	Best Buy	San Rafael	Commercial	UC	51
55	Camgros Subdivision	San Rafael	Residential	UR	52
56	Chapel Cove	San Rafael	Residential	CC	53
57	Dominican Univ. Science Bldg.	San Rafael	Mixed Use	UC	54
58	Lincoln/Mission Condos	San Rafael	Residential	APP	57
59	Marin Square Redevelopment	San Rafael	Mixed Use	WD/E	59
60	Mc Innis Park Apts. II	San Rafael	Residential	CC	60
61	McInnis Park Apartments IIB	San Rafael	Residential	CC	61
62	Mission/Irwin Townhouses	San Rafael	Residential	UR	62
64	Piombo Place Mini Storage II	San Rafael	Commercial	WD/E	63
66	San Rafael Airport Rec Facility	San Rafael	Mixed Use	UR	64
67	San Rafael Corporate Center	San Rafael	Commercial	UR	65
68	Team Hyundai	San Rafael	Commercial	UR	66
69	The Lincoln Mews Townhomes	San Rafael	Residential	UC	67
70	The Village at Loch Lomond	San Rafael	Mixed Use	UR	68
71	Trinity Community Church	San Rafael	Residential	UC	69
72	Dodge Dealership	San Rafeal	Commercial	UR	70
73	27 Gate 5 Road	Sausalito	Commercial	APP	71
74	Public Safety Building	Sausalito	Commercial	UR	72
75	Ling Precise Development Plan	Tiburon	Residential	UR	73
77	Public Library Expansion	Tiburon	Commercial	UR	74

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

PropDev 41 Record #	Project Name	Location	Type	PropDev 42 Status	PropDev 42 Record #
78	Marin City Church of God	U/Marin City	Residential	UC	75
79	Oak Hill School	U/Marin City	Mixed Use	UR	76
80	Strauss Creamery	U/Marshall	Commercial	APP	77
81	Armstrong Garden Center	U/Mill Valley	Commercial	APP	78
82	Citizens Housing Corporation	U/Mill Valley	Residential	UC	79
83	Binford Rd. Storage Facility	U/Novato	Commercial	UR	80
84	Oakridge Estates (aka Nave)	U/Novato	RES	UC	81
85	Harriman Lodge/Conference	U/Olema	Commercial	UR	82
87	Grandi Building	U/Pt Reyes Stat	Mixed Use	APP	83
88	Edgehill at San Rafael	U/San Rafael	Residential	APP	84
89	Lucasfilm (Grady Ranch)	U/San Rafael	Commercial	APP	85
90	Nebout Development Plan	U/San Rafael	Residential	UR	86
91	Oakview	U/San Rafael	Mixed Use	APP	87
92	Oxford Valley (Shaw)	U/San Rafael	Residential	UR	88
93	San Pedro Court	U/Santa Venetia	Residential	UR	89
94	Waldo Point Harbor	U/Sausalito	RES	APP	90
95	Easton Point	U/Tiburon	Residential	UR	91
96	Paradise Cay North	U/Tiburon	Residential	UC	92
97	Sorokko Master Plan	U/Tiburon	Residential	UR	93
98	Sass Master Plan Subdivision	U/Tomales	Residential	UR	94

### **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 42**

**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	6	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 41 Stage of Development:

Approved

**Current Stage of Development**

Under Review

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 42**

**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	79

**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 41 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

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

PropDev 42

**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 41 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 42**

**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

Type of Project: Mixed Use

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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Council approval of GPA, SP, Rezoning;

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

**PropDev 42**

**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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

Building permits

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

PropDev 42

**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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Heritage tree removal permit; grading

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

PropDev 42

**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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: PC approval of GP amendment and

**Comments:** 10/5: PC recommendation to City Council if applicant decides to proceed.

**PropDev 42**

**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

**Residential Units**

**Commercial Square Footage**

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

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	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: PDP, Tree removal, interim gra  
PropDev 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Design Review; Subdivision Map

**Comments:** The proposed hotel is 63,275 square feet

PropDev 42

**Proposed Development Survey**

Record #: 9

**Project:**

Village Baptist Church

Parcel Numbers: 052-112-03

Street Address: 325 Drake Avenue

City or County Area: Marin City

Census Tract: 1290

**Project Sponsor**

Rev. Emmanuel Akogan, Village

Address Village Baptist Church

325 Drake Avenue

City, Zip Marin City, CA 94965

Phone 415-332-5156

**Project Description**

Reconstruction & expansion of an existing church

Type of Project: Commercial

Zoning Classification: RMP-34

Existing Uses: church (destroyed by fire)

Site Area (Acres): 0.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 55

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:	9750	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: Christine Gimmler

Application Number: UP 06-41; DR 06-58

Type of Application: Use Permit and Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 41 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

Record #: 10

**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 41 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 42**

**Proposed Development Survey**

Record #: 11

**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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: building permit

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

**PropDev 42**

**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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: Building Permit, Final Map

**PropDev 42**

**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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Design Review; PDP Amendment

PropDev 42

**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:	12413	0	0
Total Built:	12413	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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

PropDev 42

**Proposed Development Survey**

Record #: 15

**Project:**

Deer Island Self Storage

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: Loise 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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

Certificate of Occupancy

**PropDev 42**

**Proposed Development Survey**

**Project:**

Hamilton Landing Phase III

Record #: 16

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: Loise 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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: Building Permit

**Comments:** project new to propdev 34

**PropDev 42**

**Proposed Development Survey**

Record #: 17

**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 41 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 42

**Proposed Development Survey**

Record #: 18

**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**

34 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:	34	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Hans Grunt

Application Number: 10501G

Type of Application: GPA, rezoning, MP; PDP; Tentative map

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Master Plan; PDP; Tentative Map

**PropDev 42**

**Proposed Development Survey**

Record #: 19

**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: Loise 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 41 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

Certificate of Occupancy

**Comments:**

**PropDev 42**

**Proposed Development Survey**

Record #: 20

**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	154	154
Total Built:	0	708	708
Total Units:	0	708	708
Owner:		351	351
Renter:		357	357

**Application Information:**

Staff Planner: Hans 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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

**Project:**

New Beginnings Next Key

Record #: 21

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 41 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

Building Permit

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

**PropDev 42**

**Proposed Development Survey**

Record #: 22

**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: Loise Patterson

Application Number: PD 99-003

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Precise Development Plan

**Comments:**

PropDev 42

**Proposed Development Survey**

Record #: 23

**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 9920 s.f. 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:	9920	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: 05/23/2006

Expiration Date: 05/23/2008

Approvals to Date: none

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Building Permit

PropDev 42

**Proposed Development Survey**

Record #: 24

**Project:**

Oakview Office

Parcel Numbers: 125-202-12  
Street Address: end of Meadow Crest Road  
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 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Design Review

**PropDev 42**

**Proposed Development Survey**

Record #: 25

**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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed:

Final Map

**Comments:** Project new to Propdev 36

**PropDev 42**

**Proposed Development Survey**

**Project:**

Olive Ridge Subdivision

Record #: 26

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: Loise 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 41 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: Final Map & building permit

**PropDev 42**

**Proposed Development Survey**

Record #: 27

**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:	344	100	67
Total Built:	344	100	67
Total Units:	344	100	67
Owner:		100	67
Renter:		0	0

**Application Information:**

Staff Planner: Hans 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 41 Stage of Development: Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed: All approvals have been obtained

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

**PropDev 42**

**Proposed Development Survey**

Record #: 28

**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

**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:	14	0	0
Total Built:	48	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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

certificate of occupancy

**Comments:**

PropDev 42

**Proposed Development Survey**

Record #: 29

**Project:**

Sagewood Subdivision

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

**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: Derek Michaelson

Application Number: 10304M,10305P, 10305S

Type of Application: MP, PDP, Subdivision TM

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 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 42**

**Proposed Development Survey**

**Project:**

San Marin Business Park

Record #: 30

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: LoiiisePatterson

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

Type of Application: Master Plan, Precise Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

Final EIR

**Comments:**

**PropDev 42**

**Proposed Development Survey**

Record #: 31

**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: Loise 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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: building permit

**PropDev 42**

**Proposed Development Survey**

Record #: 32

**Project:**

San Pablo Avenue

Parcel Numbers: 157-690-33

Street Address: San Pablo Avenue

City or County Area: Novato

Census Tract: 1050

**Project Sponsor**

Novato Community Partners

Address 503 South Palm Ave.

City, Zip Novato, CA 94949

Phone 415-382-9741

**Project Description**

19 SFR

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 3.13

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 38

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

**Commercial Square Footage**

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

**Residential Units**

Built During	Single Family:	Multi-family:	Below Market:
This Period:	19	0	0
Total Built:	19	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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

Record #: 33

**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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

none

**Comments:** Formerly Marion Avenue.

**PropDev 42**

**Proposed Development Survey**

**Project:**

Sunset Ridge Subdivision

Record #: 34

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: Loise Patterson

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

Type of Application: MP, PDP, VTM

Date Approved: / /

Expiration Date: / /

Approvals to Date: EIR

PropDev 41 Stage of Development: Under Review

**Current Stage of Development**

Withdrawn/Denied/Expired

Next Approval Needed:

MP, PDP,VTM

**PropDev 42**

**Proposed Development Survey**

**Project:**

Tamalpais Hill Subdivision

Record #: 35

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:	23	0	0
Total Built:	23	0	0
Total Units:	23	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Loise 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 41 Stage of Development: Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

PropDev 42

**Proposed Development Survey**

Record #: 36

**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

**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:	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: Design Review

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Final Map

PropDev 42

**Proposed Development Survey**

Record #: 37

**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:	5	0	0
Total Built:	5	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 41 Stage of Development: Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

PropDev 42

**Proposed Development Survey**

**Project:**

Walnut Meadows Subdivision

Record #: 38

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**

14 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:	14	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 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

Record #: 39

**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 41 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 42**

**Proposed Development Survey**

**Project:**

Woodview Subdivision

Record #: 40

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: Paul 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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

Building Permits

**PropDev 42**

**Proposed Development Survey**

**Project:**

Bar-Or Subdivision/LL adjustment

Record #: 41

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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: DZA approval of subdivision, coastal

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

**PropDev 42**

**Proposed Development Survey**

Record #: 42

**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

**Residential Units**

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	9467	0

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: Dan Bell

Application Number:

Type of Application: Design review, lot line adjustment

Date Approved: 09/27/2005

Expiration Date: 09/27/2005

Approvals to Date: Town Council

PropDev 41 Stage of Development: Under Review

**Current Stage of Development**

Approved

Next Approval Needed: Building Permit

PropDev 42

**Proposed Development Survey**

Record #: 43

**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: 06/14/2005

Expiration Date: / /

Approvals to Date: PC; TM

PropDev 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: Building Permits

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

**PropDev 42**

**Proposed Development Survey**

Record #: 44

**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: Bill Meeker  
Application Number: ZC05-002,ED05-056,NM05-002,PA04-005  
Type of Application: Rezoning and Design Review  
Date Approved: 02/14/2006  
Expiration Date: 02/14/2008  
Approvals to Date:

PropDev 41 Stage of Development: Under Review

**Current Stage of Development** Approved

Next Approval Needed: building permit

PropDev 42

**Proposed Development Survey**

Record #: 45

**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: Bill Meeker

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 41 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

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

**PropDev 42**

**Proposed Development Survey**

**Project:**

2nd & B St. Mixed Use Dev.

Record #: 46

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

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

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	4100	0

**Residential Units**

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: Steve Stafford

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

Type of Application: Design Review and Use Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

PC approval required

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

**PropDev 42**

**Proposed Development Survey**

Record #: 47

**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 41 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 42

**Proposed Development Survey**

**Project:**

Academy Heights

Record #: 48

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

Street Address: End of Live Oak Way

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: PD

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: Lisa 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; DR

PropDev 41 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed: final inspection

**PropDev 42**

**Proposed Development Survey**

Record #: 49

**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	130	0
Total Built:	0	130	0
Total Units:	0	130	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Bill Meeker

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 41 Stage of Development: Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

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

PropDev 42

**Proposed Development Survey**

Record #: 50

**Project:**

Ascoma Place

Parcel Numbers: 016-213-12

Street Address: off of Pt. San Pedro Rd. near

City or County Area: San Rafael

Census Tract: 1102

**Project Sponsor**

Academy Partners, LLC

Address 222 Rush Landing Road

City, Zip Novato, CA 94945

Phone 415-899-1011

**Project Description**

10 lot sf subdivision (9 sf units & 2 BMR units)

Type of Project: Residential

Zoning Classification: PD

Existing Uses: vacant

Site Area (Acres): 6.30

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:	9	0	2
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Caron Parker

Application Number: TS06-002; ED06-076; UP06-028; ZC06-004

Type of Application: Subdivision & Zone Change

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

New Project

**Current Stage of Development**

Under Review

Next Approval Needed:

PC, DRB & CC

**PropDev 42**

**Proposed Development Survey**

Record #: 51

**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: Bill Meeker  
Application Number: ED05-021  
Type of Application:  
Date Approved: 05/24/2005  
Expiration Date: 05/24/2007  
Approvals to Date: Design review signage; Bldg pe  
PropDev 41 Stage of Development:

Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

final inspection

**PropDev 42**

**Proposed Development Survey**

Record #: 52

**Project:**

Camgros Subdivision

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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: DRB and Planning Commission

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

**PropDev 42**

**Proposed Development Survey**

Record #: 53

**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**

15 unit 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:	15	0	2
Total Built:	15	0	2
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 41 Stage of Development: Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

**Comments:** Project new to Propdev 36

**PropDev 42**

**Proposed Development Survey**

Record #: 54

**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: PD

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: Steve Stafford

Application Number: ED 05-065

Type of Application: design review

Date Approved: 07/26/2005

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Construction

Next Approval Needed:

final inspection

**PropDev 42**

**Proposed Development Survey**

Record #: 55

**Project:**

Extended Stay

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.  
San Rafael, CA 94901  
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: Bill Meeker  
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 41 Stage of Development: Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

final inspection

**Comments:** Formerly known as the Hilton Garden Inn & then the Hampton Inn.

PropDev 42

**Proposed Development Survey**

**Project:**

Layfayette Bakery Redevelopment

Record #: 56

Parcel Numbers: 011-254-17

Street Address: 820 D Street

City or County Area: San Rafael

Census Tract: 1110

**Project Sponsor**

Berger, Detmer & Enniss

Address  
465 California Street  
Suite 350

City, Zip San Francisco, CA 94108

Phone 415-667-0966

**Project Description**

Mixed use with 13 multi family residential units & 800 s.f.

Type of Project: Mixed Use

Zoning Classification: 2/3 MUW

Existing Uses: Retail Commercial (Bakery)

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:	800	0	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: ED 06-049

Type of Application: Design Review

Date Approved: 10/10/2006

Expiration Date: 10/10/2008

Approvals to Date: Planning Commission

PropDev 41 Stage of Development:

New Project

**Current Stage of Development**

Approved

Next Approval Needed:

building permit

**Comments:** Zoning is 2nd/3rd street Mixed-Use West (2/3 MUW)

**PropDev 42**

**Proposed Development Survey**

Record #: 57

**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: Bob Brown  
Application Number: ED04-102  
Type of Application: Environmental & Design Review  
Date Approved: 08/07/2006  
Expiration Date: 08/07/2008  
Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permit

PropDev 42

**Proposed Development Survey**

Record #: 58

**Project:**

Lookout Mountain

Parcel Numbers: 155-101-03  
Street Address: 280 Channing Way  
City or County Area: San Rafael  
Census Tract: 1060

**Project Sponsor**

Academy Partners, LLC

Address 222 Rush Landing Road

City, Zip Novato, CA 94945  
Phone 415-889-1101

**Project Description**

10 lot residential subdivision (9 sf units & 2 BMR units)

Type of Project: Residential  
Zoning Classification: PD  
Existing Uses: vacant  
Site Area (Acres): 1.00  
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:	9	0	2
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Caron Parker  
Application Number: PA 06-002  
Type of Application: Pre-Application Design Review  
Date Approved: / /  
Expiration Date: / /  
Approvals to Date:

PropDev 41 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed: Design Review Board

PropDev 42

**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

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	30000	0

**Residential Units**

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: Bill Meeker  
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 41 Stage of Development: Under Review

**Current Stage of Development**

Withdrawn/Denied/Expired

Next Approval Needed: Planning Commission

**PropDev 42**

**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	42	9
Total Built:	0	42	9
Total Units:	0	42	9
Owner:		42	9
Renter:		0	0

**Application Information:**

Staff Planner: Raffi 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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

**PropDev 42**

**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	14	2
Total Built:	0	14	2
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 41 Stage of Development: Under Construction

**Current Stage of Development**

Construction Complete

Next Approval Needed:

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

**PropDev 42**

**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: proposed MR2  
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

**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	15	0
Owner:		0	0
Renter:		0	0

**Application Information:**

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

PropDev 41 Stage of Development: New Project

**Current Stage of Development**

Under Review

Next Approval Needed: EIR in progress; PC & City Council

**PropDev 42**

**Proposed Development Survey**

**Project:**

Piombo Place Mini Storage II

Record #: 63

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: Bill Meeker

Application Number: ED01-91, UP 01-64

Type of Application: Environmental & Design Review & Use Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Withdrawn/Denied/Expired

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

Record #: 64

**Project:**

San Rafael Airport Rec Facility

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 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

EIR approval by PC

**PropDev 42**

**Proposed Development Survey**

Record #: 65

**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: Paul Jensen

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

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

Date Approved: 02/17/1998

Expiration Date: 02/17/2008

Approvals to Date: All for Phase 1

PropDev 41 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 42

**Proposed Development Survey**

Record #: 66

**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

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	3500	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: Bill Meeker

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 41 Stage of Development: Approved

**Current Stage of Development**

Under Review

Next Approval Needed: building permit

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

**PropDev 42**

**Proposed Development Survey**

Record #: 67

**Project:**

The Lincoln Mews Townhomes

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**

24 multi family and 3 below market units

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: Bill Meeker  
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 41 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: building permits

**PropDev 42**

**Proposed Development Survey**

**Project:** The Village at Loch Lomond Marina Record #: 68  
 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/Comm  
 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

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

**Application Information:**

Staff Planner: Paul 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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: DRB; PC and City Council. EIR in

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

PropDev 42

**Proposed Development Survey**

**Project:**

Trinity Community Church

Record #: 69

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  
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

**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: Lisa Newman  
Application Number: TS 02-004  
Type of Application: subdivision  
Date Approved: 12/09/2003  
Expiration Date: 12/09/2005  
Approvals to Date: none  
PropDev 41 Stage of Development:

Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

building permit

PropDev 42

**Proposed Development Survey**

Record #: 70

**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: Gen commercial

Existing Uses: new automotive dealership

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: Jessica Leviste

Application Number: EO 06-004

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

PC approval required

**PropDev 42**

**Proposed Development Survey**

Record #: 71

**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 41 Stage of Development:

Approved

**Current Stage of Development**

Approved

Next Approval Needed: building permit

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

PropDev 42

Proposed Development Survey

Project:

Public Safety Building

Record #: 72

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 41 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Planning Commission approval

PropDev 42

**Proposed Development Survey**

Record #: 73

**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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Precise Development Plan

**PropDev 42**

**Proposed Development Survey**

**Project:**

Public Library Expansion

Record #: 74

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 41 Stage of Development: Approved

**Current Stage of Development**

Under Review

Next Approval Needed: Design approval

**Comments:** New to propdev 38.

**PropDev 42**

**Proposed Development Survey**

**Project:**

Marin City Church of God

Record #: 75

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: Christine 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 41 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 42

**Proposed Development Survey**

Record #: 76

**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

**Commercial Square Footage**

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	10930	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	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 41 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 42**

**Proposed Development Survey**

Record #: 77

**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: Christine 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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: none

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

**PropDev 42**

**Proposed Development Survey**

**Project:**

Armstrong Garden Center

Record #: 78

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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: Building permit & traffic signal

**PropDev 42**

**Proposed Development Survey**

Record #: 79

**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

**Commercial Square Footage**

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

**Residential Units**

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

**Application Information:**

Staff Planner: Tom 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 41 Stage of Development:

Approved

**Current Stage of Development**

Under Construction

Next Approval Needed:

building permits

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

**PropDev 42**

**Proposed Development Survey**

**Project:**

Binford Rd. Storage Facility

Record #: 80

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 41 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 42**

**Proposed Development Survey**

Record #: 81

**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: Tom 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 41 Stage of Development:

Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed:

Design Review

**Comments:** Project formerly known as "Nave"

**PropDev 42**

**Proposed Development Survey**

**Project:**

Harriman Lodge/Conference

Record #: 82

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: Tom 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 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

EIR

**Comments:**

**PropDev 42**

**Proposed Development Survey**

Record #: 83

**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: Anna 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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed: building permit

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

**PropDev 42**

**Proposed Development Survey**

Record #: 84

**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**

Five new single family homes

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: Tom 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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

Next Approval Needed:

Building Permits

**PropDev 42**

**Proposed Development Survey**

**Project:**

Lucasfilm (Grady Ranch)

Record #: 85

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 41 Stage of Development:

Approved

**Current Stage of Development**

Approved

Next Approval Needed:

Precise Development Plan

**Comments:**

**PropDev 42**

**Proposed Development Survey**

**Project:**

Nebout Development Plan

Record #: 86

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 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed: Design Review

**PropDev 42**

**Proposed Development Survey**

Record #: 87

**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: Tom 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 41 Stage of Development: Approved

**Current Stage of Development**

Approved

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

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

**PropDev 42**

**Proposed Development Survey**

Record #: 88

**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**

27 single family residences

Type of Project: Residential

Zoning Classification: A2:B2/RE:B3

Existing Uses: vacant; residential

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:	27	0	0
Owner:		0	0
Renter:		0	0

**Application Information:**

Staff Planner: Tom Lai

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

Type of Application: Subdivision/Lot Line Adjustment

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

Record #: 89

**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**

12 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:	12	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 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

Record #: 90

**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 41 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 42**

**Proposed Development Survey**

Record #: 91

**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 41 Stage of Development:

Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

**Project:**

Paradise Cay North

Record #: 92

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: Tom 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 41 Stage of Development: Under Construction

**Current Stage of Development**

Under Construction

Next Approval Needed: Precise Development Plan

**Comments:**

PropDev 42

**Proposed Development Survey**

Record #: 93

**Project:**

Sorokko Master Plan

Parcel Numbers: 039-302-01

Street Address: 3820 Paradise Drive

City or County Area: U/Tiburon

Census Tract: 1242

**Project Sponsor**

John Roberto

Address P.O. Box 31330

City, Zip San Francisco, CA 94131

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

**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: Jeremy Tejerian

Application Number:

Type of Application: Land division and Master Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 41 Stage of Development: Under Review

**Current Stage of Development**

Under Review

Next Approval Needed:

**PropDev 42**

**Proposed Development Survey**

**Project:**

Sass Master Plan Subdivision

Record #: 94

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 41 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
OPENSPACRES	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"> <li>1. UR - Under review by the planning department and or building department.</li> <li>2. APP-Approved by the planning department but not yet under construction.</li> <li>3. UC-Under construction (including multi-phase projects which may have one or more phases completed).</li> <li>4. CC-Construction complete: Projects completed within the last six months.</li> <li>5. WD/E-Withdrawn, denied or expired application.</li> </ol>

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)