

PROPDEV 45
Semi-Annual Proposed Development Survey

An Inventory of Proposed Development Projects
in Marin County as of January 1, 2009

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

June 2009

Cost: \$40⁰⁰

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ACKNOWLEDGMENTS

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

Brian C. Crawford, Director
Frederick E. Vogler, Geographic Information Systems Manager
Kristin Drumm, Senior Planner

PROPDEV COORDINATORS IN CITIES AND TOWNS

Belvedere	Jessica Cofield
Corte Madera	Larisa Roznowski
Fairfax	Tom Moore
Larkspur	Anna Camaraota
Mill Valley	Mike Moore
Novato	David Wallace
Ross	Elise Semonian
San Anselmo	Phil Boyle
San Rafael	Raffi Baloyan
Sausalito	Lilly Schinsing
Tiburon	Scott Anderson
Unincorporated Areas	Kristin Drumm

All inquiries on PROPDEV reports and requests for inclusion on the PROPDEV availability notification list should be made to:

Kristin Drumm
Marin County Community Development Agency
3501 Civic Center Dr., Room 308
San Rafael, CA 94903-4157
(415) 499-6269 or kdrumm@co.marlin.ca.us

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

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I. INTRODUCTION

A. OVERVIEW

PROPDEV 45 is the forty-fifth in a series of surveys of proposed development projects in Marin County. The survey provides information on all projects that include at least five units of residential use or 5,000 sq. ft. of non-residential use. The PROPDEV file includes information such as location, project sponsor, acreage, zoning, square feet of improvements, and status of application. A summary page of construction activity, which occurred since the last update, is provided. New units or square footage are provided in the individual case reports and totaled in the summary pages. The information in PROPDEV was obtained from planning departments in Marin cities and towns through a survey report form circulated in January 2009. 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 45

Among the 97 project applications reviewed in PROPDEV 45, 35 are under review, 32 have been approved by local planners, 20 are under construction, 5 have recently completed construction, and 5 have expired or were withdrawn. Seven projects are new to this version of PROPDEV.

Local planners report receiving permit applications for 1,772 **dwelling units** in projects of five or more units, including 525 below market rate units. Projects under review account for 264 units, while 124 units have been approved and 144 units are under construction. Since the last update, no units have been completed. Eighteen single-family, 4 multi-family, and 128 below market units have been withdrawn. Thirty-nine percent of the proposed residential developments covered in PROPDEV are **multi-family** units.

Approximately 289,442 square feet of **office** space are currently under review in local planning departments. Over 659,963 square feet of office space have been recently approved, 99,639 square feet are under construction, while 95,050 square feet have been recently completed. No square footage has either expired or been withdrawn.

In the **retail** space category, 179,587 square feet are under review, 138,456 square feet have been approved, and 62,267 square feet are under construction. Approximately 95,050 square feet of retail projects have been completed while 10,500 square feet has either been withdrawn or expired.

For **industrial** development, 218,540 square feet are currently under review and 39,716 square feet have been approved. No square footage is currently under construction while 34,517 square feet have been completed and 59,867 square feet have been withdrawn, denied, or expired.

For **other** types of nonresidential development, 32,600 square feet are under review while 17,075 square feet have been approved.

For **Hotel Rooms**, 99 rooms are under review, 58 have been approved, 80 are under construction, and 113 have been completed construction.

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.

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II. PROJECT SUMMARIES

Construction Activity Since Propdev 44

Construction Activity Since Propdev 44

PropDev 45

Page 1

Residential Units and Non-Residential Square Footage Completed

Date:06/17/2009

Location	Housing Units			Commercial Square Feet		
	Single Family	Multi-Family	Below Market	Office	Retail	Industrial
Unknown	0	0	50	0	0	0
Corte Madera	0	0	0	0	0	0
Fairfax	2	0	0	0	0	0
Larkspur	4	0	0	0	0	0
Mill Valley	2	0	0	0	0	0
Novato	3	117	39	2,365	95,050	2,395
Ross	0	0	0	0	0	0
San Anselmo	2	0	0	0	0	0
San Rafael	5	0	0	116,427	0	0
Sausalito	0	0	0	0	0	0
Tiburon	0	0	0	0	0	0
Unincorporated Area	15	0	0	0	0	0
Total	33	117	89	118,792	95,050	2,395

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	Other	
1	Jackovics Mixed Use	Corte Madera	Mix	0.58	0	0	0	3,722	4,695	0	0	APP
2	DeLano Grocery Mixed	Fairfax	Mix	0.00	0	0	10	4,000	0	0	0	UR
3	Oak Manor Ridge	Fairfax	Res	80.00	6	0	0	0	0	0	0	UC
4	Drake's Cove	Larkspur	Res	10.00	23	0	0	0	0	0	0	UC
5	Drakes Way	Larkspur	Res	8.00	0	0	24	0	0	0	0	UC
6	Sanitary District Property	Larkspur	Mix	10.65	0	126	25	82,000	0	0	0	UC
7	The Rose Garden	Larkspur	Res	16.80	35	50	20	0	0	0	0	UR
8	500 Miller Avenue	Mill Valley	Mix	1.63	20	0	0	0	2,963	0	0	UR
9	505 Miller/Tamalpais	Mill Valley	Mix	1.19	0	0	10	0	5,800	0	0	UC
10	542 Miller Ave	Mill Valley	Res	2.65	18	0	0	0	0	0	0	UR
11	8 Old Mill	Mill Valley	Res	6.50	3	1	1	0	0	0	0	APP
12	Blithedale Terrace	Mill Valley	Res	1.18	20	0	0	0	0	0	0	UR
13	Country Club Estates	Mill Valley	Res	11.17	5	0	0	0	0	0	0	UC
14	La Goma Mixed Use	Mill Valley	Mix	0.00	17	0	0	0	4,200	0	0	UR
15	Old Mill Commons	Mill Valley	Res	0.23	0	10	0	0	0	0	0	APP
16	Redwood Lodge	Mill Valley	Res	2.70	4	0	3	0	0	0	0	UR
17	Bel Marin Keys	Novato	Com	2.63	0	0	0	5,704	0	14,616	0	APP
18	Buck Center Housing	Novato	Res	20.97	0	0	128	0	0	0	0	WD/E
19	Diablo Senior Housing	Novato	Res	2.27	0	0	61	0	0	0	0	UR
20	Fourth Street Homes	Novato	Res	0.70	0	0	10	0	0	0	0	APP
21	Hamilton Marketplace	Novato	Com	875.00	0	0	0	0	95,050	0	0	CC
22	Hangar Ave. Subdivision	Novato	Res	5.00	27	0	0	0	0	0	0	APP
23	Hill Road Homes/Canyon	Novato	Res	7.37	25	0	0	0	0	0	0	APP
24	Main Gate Plaza	Novato	Com	2.70	0	0	0	30,000	0	0	0	APP
25	McPhail's	Novato	Com	3.31	0	0	0	62,000	0	0	0	APP
26	Medical Office Building	Novato	Com	0.90	0	0	0	6,700	0	0	0	APP

Projects Listed By Location

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

R#	Project Name	Location	Type	Acres	Housing Units			Commercial Square Feet				Status
					Single Family	Multi-Family	Below Market	Office	Retail	Industrial	Other	
27	New Beginnings Next	Novato	Mix	1.84	0	0	32	2,365	0	2,395	0	CC
28	Novato Creek Landing	Novato	Com	3.42	0	0	0	31,000	0	0	0	APP
29	Oakview Office Building	Novato	Com	8.35	0	0	0	23,547	0	0	0	APP
30	Olive Court	Novato	Res	4.38	9	0	0	0	0	0	0	UC
31	Redwood Commons	Novato	Com	0.68	0	0	0	9,300	0	0	0	UR
32	Sagewood Subdivision	Novato	Res	18.57	3	0	0	0	0	0	0	UR
33	San Marin Plaza	Novato	Com	7.00	0	0	0	0	3,000	0	0	WD/E
34	The Commons at Mt.	Novato	Mix	65.00	0	150	0	200,000	35,000	0	0	UR
35	Walnut Meadows	Novato	Res	3.40	12	0	0	0	0	0	0	UR
36	Whole Foods/Mixed Use	Novato	Mix	3.00	0	117	7	0	47,000	0	0	UC
37	Woodview Subdivision	Novato	Res	18.70	20	0	0	0	0	0	0	UC
38	Branson School Student	Ross	Com	16.25	0	0	0	10,828	0	0	0	APP
39	790 Sir Francis Drake	San Anselmo	Com	0.30	2	0	0	0	9,467	0	0	UC
40	Joseph Maquire	San Anselmo	Res	0.55	6	0	4	0	0	0	0	UC
41	1735 Lincoln Ave.	San Rafael	Res	0.67	0	28	5	0	0	0	0	UR
42	1867 Lincoln Ave.	San Rafael	Res	0.50	0	16	2	0	0	0	0	APP
43	2350 Kerner	San Rafael	Mix	10.28	0	0	0	116,427	0	32,122	0	CC
44	2nd & B St. Mixed Use	San Rafael	Mix	0.42	0	4	0	0	7,500	0	0	WD/E
45	33 San Pablo	San Rafael	Res	1.90	0	66	16	0	0	0	0	APP
46	Academy Heights	San Rafael	Res	30.76	6	0	0	0	0	0	0	UC
47	Ascona Place	San Rafael	Res	6.30	8	0	1	0	0	0	0	UR
48	Camgros Subdivision	San Rafael	Res	5.46	13	0	2	0	0	0	0	UR
49	Dodge Dealership	San Rafael	Com	0.00	0	0	0	0	25,000	0	0	APP
50	Extended Stay	San Rafael	Com	1.78	0	0	0	0	0	0	0	CC
51	Layfayette Bakery	San Rafael	Mix	0.00	0	11	2	800	0	0	0	APP
52	Lincoln/Mission Condos	San Rafael	Res	0.68	0	30	6	0	0	0	0	APP

Projects Listed By Location

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

R#	Project Name	Location	Type	Acres	Housing Units			Commercial Square Feet				Status
					Single Family	Multi-Family	Below Market	Office	Retail	Industrial	Other	
53	Lookout Mountain	San Rafael	Res	6.65	6	0	1	0	0	0	0	UR
54	Mission/Irwin	San Rafael	Res	0.60	0	13	2	0	0	0	0	APP
55	Peacock Gap Golf Club	San Rafael	Com	128.00	0	0	0	0	12,500	0	0	APP
56	San Rafael Airport Rec	San Rafael	Mix	116.00	0	0	0	0	0	85,000	0	UR
57	Sonnen VW/Audi	San Rafael	Com	4.00	0	0	0	0	56,400	0	0	APP
58	Target	San Rafael	Com	19.42	0	0	0	0	137,424	0	0	UR
59	The Lincoln Mews	San Rafael	Res	0.71	0	24	3	0	0	0	0	UC
60	The Village at Loch	San Rafael	Mix	131.00	34	47	17	0	22,500	0	0	APP
61	Trinity Community	San Rafael	Res	4.03	6	0	0	0	0	0	0	UC
62	14 Princess Lane	Sausalito	Com	0.16	0	0	0	0	0	0	0	UR
63	27 Gate 5 Road	Sausalito	Com	0.93	0	0	0	4,950	0	0	0	APP
64	300 Locust	Sausalito	Com	0.00	0	0	0	0	0	0	0	UR
65	70-76 Liberty Ship Way	Sausalito	Com	3.90	0	0	0	0	0	59,867	0	WD/E
66	Public Safety Building	Sausalito	Com	0.71	0	0	0	17,639	0	0	0	UC
67	Alta Robles PDP	Tiburon	Res	52.00	14	0	0	0	0	0	0	UR
68	Congregation Kol Shofar	Tiburon	Com	6.94	0	0	0	11,962	0	0	0	APP
69	Public Library Expansion	Tiburon	Com	0.37	0	0	0	0	0	0	17075	APP
70	Toussin Senior Housing	U/Kentfield	Res	0.39	0	0	13	0	0	0	0	APP
71	Marin City Church of God	U/Marin City	Res	0.73	6	0	2	0	0	0	0	UC
72	Marin City CSD Comm.	U/Marin City	Ins	3.00	0	0	0	5,640	0	0	32600	UR
73	Marin Woods Investment	U/Marin City	Res	8.82	18	0	0	0	0	0	0	WD/E
74	Oak Hill School	U/Marin City	Mix	3.72	0	4	0	10,930	0	0	0	UR
75	Village Baptist Church	U/Marin City	Com	0.00	0	0	0	9,750	0	0	0	APP
76	Strauss Creamery	U/Marshall	Com	493.00	0	0	0	2,900	0	25,100	0	APP
77	Citizens Housing	U/Mill Valley	Res	4.00	0	0	50	0	0	0	0	CC
78	Whaler's Point	U/Mill Valley	Com	2.20	0	0	0	59,572	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	Other	
79	Binford Rd. Storage	U/Novato	Com	47.30	0	0	0	0	0	133,540	0	UR
80	Elloway Subdivision	U/Novato	Res	7.80	6	0	0	0	0	0	0	UR
81	Oakridge Estates (aka	U/Novato	RES	41.50	19	0	0	0	0	0	0	UC
82	Harriman	U/Olema	Com	1.70	0	0	0	0	0	0	0	UR
83	Bar-Or Subdivision/LL	U/Point Reyes	Res	21.30	0	0	0	0	0	0	0	UR
84	Grandi Building	U/Pt Reyes Stat	Mix	2.50	0	0	3	0	17,361	0	0	APP
85	Karuna Master Plan	U/San Anselmo	Res	10.60	3	0	0	0	0	0	0	UR
86	Edgehill at San Rafael	U/San Rafael	Res	5.27	0	0	0	0	0	0	0	UC
87	Lucasfilm (Grady Ranch)	U/San Rafael	Com	1,039.00	7	0	0	456,100	0	0	0	APP
88	Nebout Development Plan	U/San Rafael	Res	5.27	5	0	0	0	0	0	0	UC
89	Oakview	U/San Rafael	Mix	106.30	28	0	6	0	0	0	0	APP
90	Oakview Subdivision	U/San Rafael	Res	18.87	22	0	6	0	0	0	0	UR
91	San Pedro Court	U/Santa Venetia	Res	1.50	12	0	0	0	0	0	0	UR
92	Waldo Point Harbor	U/Sausalito	RES	45.20	0	0	38	0	0	0	0	APP
93	Pan Pacific Ocean, Inc.	U/Strawberry	Res	16.50	3	0	4	0	0	0	0	UR
94	Easton Point	U/Tiburon	Res	110.00	31	0	9	0	0	0	0	UR
95	Paradise Cay North	U/Tiburon	Res	24.80	31	0	0	0	0	0	0	UC
96	Sorokko Master Plan	U/Tiburon	Res	18.90	5	0	0	0	0	0	0	UR
97	Sass Master Plan	U/Tomales	Res	5.23	12	0	2	0	0	0	0	UR
TOTALS				3,805.14	550	697	525	1,167,836	485,860	352,640	49,675	

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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	Other		
<i>Under Review</i>												
Unknown	7	108.53	23.20	29	0	6	59,572	0	133,540	0	71	
Fairfax	1	0.00	0.00	0	0	10	4,000	0	0	0	0	
Larkspur	1	16.80	2.86	35	50	20	0	0	0	0	0	
Mill Valley	5	8.16	0.00	79	0	3	0	7,163	0	0	0	
Novato	5	89.92	8.10	15	150	61	209,300	35,000	0	0	0	
San Rafael	6	154.50	0.00	27	28	9	0	137,424	85,000	0	0	
Sausalito	2	0.16	0.00	0	0	0	0	0	0	0	10	
Tiburon	1	52.00	37.35	14	0	0	0	0	0	0	0	
Unincorporated Area	7	160.09	59.00	65	4	15	16,570	0	0	32,600	18	
<i>Under Review</i>	<i>Total</i>	35	590.16	130.51	264	232	124	289,442	179,587	218,540	32,600	99
<i>Approved</i>												
Unknown	2	493.39	0.00	0	0	13	2,900	0	25,100	0	0	
Corte Madera	1	0.58	0.10	0	0	0	3,722	4,695	0	0	0	
Mill Valley	2	6.73	0.00	3	11	1	0	0	0	0	0	
Novato	9	34.38	0.00	52	0	10	158,951	0	14,616	0	0	
Ross	1	16.25	0.00	0	0	0	10,828	0	0	0	0	
San Rafael	9	266.68	0.80	34	183	45	800	116,400	0	0	0	
Sausalito	1	0.93	0.00	0	0	0	4,950	0	0	0	0	
Tiburon	2	7.31	0.00	0	0	0	11,962	0	0	17,075	0	
Unincorporated Area	5	1,193.00	1,039.90	35	0	47	465,850	17,361	0	0	58	
<i>Approved</i>	<i>Total</i>	32	2,019.25	1,040.80	124	194	116	659,963	138,456	39,716	17,075	58
<i>Under Construction</i>												
Fairfax	1	80.00	75.00	6	0	0	0	0	0	0	0	
Larkspur	3	28.65	8.00	23	126	49	82,000	0	0	0	80	
Mill Valley	2	12.36	3.78	5	0	10	0	5,800	0	0	0	
Novato	3	26.08	9.93	29	117	7	0	47,000	0	0	0	
San Anselmo	2	0.85	0.00	8	0	4	0	9,467	0	0	0	
San Rafael	3	35.50	0.00	12	24	3	0	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	Other	
Sausalito	1	0.71	0.00	0	0	0	17,639	0	0	0	0
Unincorporated Area	5	77.57	3.95	61	0	2	0	0	0	0	0
<i>Under Construction Total</i>	20	261.72	100.66	144	267	75	99,639	62,267	0	0	80
<i>Construction Complete</i>											
Unknown	1	4.00	0.00	0	0	50	0	0	0	0	0
Novato	2	876.84	0.00	0	0	32	2,365	95,050	2,395	0	0
San Rafael	2	12.06	1.40	0	0	0	116,427	0	32,122	0	113
<i>Construction Complete Total</i>	5	892.90	1.40	0	0	82	118,792	95,050	34,517	0	113
<i>Withdrawn/Denied/Expired</i>											
Unknown	1	8.82	0.00	18	0	0	0	0	0	0	0
Novato	2	27.97	0.00	0	0	128	0	3,000	0	0	0
San Rafael	1	0.42	0.00	0	4	0	0	7,500	0	0	0
Sausalito	1	3.90	0.75	0	0	0	0	0	59,867	0	0
<i>Withdrawn/Denied/Expired Total</i>	5	41.11	0.75	18	4	128	0	10,500	59,867	0	0
GRAND TOTAL	97	3,805.14	1,274.12	550	697	525	1,167,836	485,860	352,640	0	350

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Cross Reference to Projects in PROPDEV 44

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

PropDev 44 Record #	Project Name	Location	Type	PropDev 45 Status	PropDev 45 Record #
0	Medical Office Building	Novato	Commercial	APP	26
0	Diablo Senior Housing	Novato	Residential	UR	19
0	Marin City CSD Comm. Center	U/Marin City	Institution	UR	72
0	300 Locust	Sausalito	Commercial	UR	64
0	14 Princess Lane	Sausalito	Commercial	UR	62
0	1735 Lincoln Ave.	San Rafael	Residential	UR	41
0	Blithedale Terrace	Mill Valley	Residential	UR	12
2	Jackovics Mixed Use Building	Corte Madera	Mixed Use	APP	1
3	DeLano Grocery Mixed Use	Fairfax	Mixed Use	UR	2
4	Oak Manor Ridge	Fairfax	Residential	UC	3
5	Drake's Cove	Larkspur	Residential	UC	4
6	Drakes Way	Larkspur	Residential	UC	5
7	Sanitary District Property	Larkspur	Mixed Use	UC	6
8	The Rose Garden	Larkspur	Residential	UR	7
9	500 Miller Avenue	Mill Valley	Mixed Use	UR	8
10	505 Miller/Tamalpais Common	Mill Valley	Mixed Use	UC	9
11	542 Miller Ave	Mill Valley	Residential	UR	10
12	8 Old Mill	Mill Valley	Residential	APP	11
13	Country Club Estates	Mill Valley	Residential	UC	13
14	La Goma Mixed Use	Mill Valley	Mixed Use	UR	14
15	Old Mill Commons	Mill Valley	Residential	APP	15
16	Redwood Lodge	Mill Valley	Residential	UR	16
17	Bel Marin Keys Warehouse/Office	Novato	Commercial	APP	17
18	Buck Center Housing	Novato	Residential	WD/E	18
20	Fourth Street Homes	Novato	Residential	APP	20
21	Hamilton Marketplace	Novato	Commercial	CC	21
22	Hangar Ave. Subdivision	Novato	Residential	APP	22
23	Hill Road Homes/Canyon Green	Novato	Residential	APP	23
24	Main Gate Plaza	Novato	Commercial	APP	24
25	McPhail's	Novato	Commercial	APP	25
26	New Beginnings Next Key	Novato	Mixed Use	CC	27
27	Novato Creek Landing	Novato	Commercial	APP	28
28	Oakview Office Building	Novato	Commercial	APP	29
29	Olive Court	Novato	Residential	UC	30
30	Redwood Commons	Novato	Commercial	UR	31
31	Sagewood Subdivision	Novato	Residential	UR	32
32	San Marin Plaza	Novato	Commercial	WD/E	33

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

PropDev 44 Record #	Project Name	Location	Type	PropDev 45 Status	PropDev 45 Record #
33	The Commons at Mt. Burdell	Novato	Mixed Use	UR	34
34	Walnut Meadows Subdivision	Novato	Residential	UR	35
35	Whole Foods/Mixed Use	Novato	Mixed Use	UC	36
36	Woodview Subdivision	Novato	Residential	UC	37
37	Branson School Student Commons	Ross	Commercial	APP	38
38	790 Sir Francis Drake Blvd.	San Anselmo	Commercial	UC	39
39	Joseph Maquire	San Anselmo	Residential	UC	40
40	1867 Lincoln Ave.	San Rafael	Residential	APP	42
41	2350 Kerner	San Rafael	Mixed Use	CC	43
42	2nd & B St. Mixed Use Dev.	San Rafael	Mixed Use	WD/E	44
43	33 San Pablo	San Rafael	Residential	APP	45
44	Academy Heights	San Rafael	Residential	UC	46
45	Ascona Place	San Rafael	Residential	UR	47
46	Camgros Subdivision	San Rafael	Residential	UR	48
47	Dodge Dealership	San Rafael	Commercial	APP	49
48	Extended Stay	San Rafael	Commercial	CC	50
49	Layfayette Bakery Redevelopment	San Rafael	Mixed Use	APP	51
50	Lincoln/Mission Condos	San Rafael	Residential	APP	52
51	Lookout Mountain	San Rafael	Residential	UR	53
52	Mission/Irwin Townhouses	San Rafael	Residential	APP	54
53	Peacock Gap Golf Club	San Rafael	Commercial	APP	55
54	San Rafael Airport Rec Facility	San Rafael	Mixed Use	UR	56
55	Sonnen VW/Audi Building	San Rafael	Commercial	APP	57
56	Target	San Rafael	Commercial	UR	58
57	The Lincoln Mews Townhomes	San Rafael	Residential	UC	59
58	The Village at Loch Lomond	San Rafael	Mixed Use	APP	60
59	Trinity Community Church	San Rafael	Residential	UC	61
60	27 Gate 5 Road	Sausalito	Commercial	APP	63
61	70-76 Liberty Ship Way	Sausalito	Commercial	WD/E	65
62	Public Safety Building	Sausalito	Commercial	UC	66
63	Alta Robles PDP	Tiburon	Residential	UR	67
64	Congregation Kol Shofar	Tiburon	Commercial	APP	68
65	Public Library Expansion	Tiburon	Commercial	APP	69
66	Toussin Senior Housing	U/Kentfield	Residential	APP	70
67	Marin City Church of God	U/Marin City	Residential	UC	71
68	Marin Woods Investment	U/Marin City	Residential	WD/E	73
69	Oak Hill School	U/Marin City	Mixed Use	UR	74

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

PropDev 44 Record #	Project Name	Location	Type	PropDev 45 Status	PropDev 45 Record #
70	Village Baptist Church	U/Marin City	Commercial	APP	75
71	Strauss Creamery	U/Marshall	Commercial	APP	76
72	Citizens Housing Corporation	U/Mill Valley	Residential	CC	77
73	Whaler's Point	U/Mill Valley	Commercial	UR	78
74	Binford Rd. Storage Facility	U/Novato	Commercial	UR	79
75	Elloway Subdivision	U/Novato	Residential	UR	80
76	Oakridge Estates (aka Nave)	U/Novato	RES	UC	81
77	Harriman Lodge/Conference	U/Olema	Commercial	UR	82
78	Bar-Or Subdivision/LL adjustment	U/Point Reyes	Residential	UR	83
79	Grandi Building	U/Pt Reyes Stat	Mixed Use	APP	84
80	Karuna Master Plan	U/San Anselmo	Residential	UR	85
81	Edgehill at San Rafael	U/San Rafael	Residential	UC	86
82	Lucasfilm (Grady Ranch)	U/San Rafael	Commercial	APP	87
83	Nebout Development Plan	U/San Rafael	Residential	UC	88
84	Oakview	U/San Rafael	Mixed Use	APP	89
85	Oakview Subdivision	U/San Rafael	Residential	UR	90
86	San Pedro Court	U/Santa Venetia	Residential	UR	91
87	Waldo Point Harbor	U/Sausalito	RES	APP	92
88	Pan Pacific Ocean, Inc.	U/Strawberry	Residential	UR	93
89	Easton Point	U/Tiburon	Residential	UR	94
90	Paradise Cay North	U/Tiburon	Residential	UC	95
91	Sorokko Master Plan	U/Tiburon	Residential	UR	96
92	Sass Master Plan Subdivision	U/Tomales	Residential	UR	97

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 44

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 43 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed: final map recordation

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

PropDev 44

Proposed Development Survey

Project:

Jackovics Mixed Use Building

Record #: 2

Parcel Numbers: 024-011-57
Street Address: 200 Nellen Avenue
City or County Area: Corte Madera
Census Tract: 1211

Project Sponsor

Thomeas Jackovics
Address 101 Nellen Ave.

City, Zip: Corte Madera, CA 94925
Phone: 415-927-4653

Project Description

New 8,417 s.f. commercial mixed use office bldg

Type of Project: Mixed Use
Zoning Classification: C-3
Existing Uses: used car lot
Site Area (Acres): 0.58
Proposed Open Space Acres: 0.10
Off-street Parking Spaces: 39
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:	3722	4695	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: Dan Bell
Application Number: DR 07-017
Type of Application: Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development:

New Project

Current Stage of Development

Under Review

Next Approval Needed:

PC, DR

Comments: New to propev 44

PropDev 44

Proposed Development Survey

Project:

DeLano Grocery Mixed Use

Record #: 3

Parcel Numbers: 001-183-04

Street Address: 2040 Sir Francis Drake Blvd.

City or County Area: Fairfax

Census Tract: 1142

Project Sponsor

Karkabi Naaim

Address P.O. Box 661

City, Zip San Anselmo, CA 94960

Phone

Project Description

10 affordable apartments & six offices totaling 4, 000 s.f.

Type of Project: Mixed Use

Zoning Classification:

Existing Uses: Grocery store & parking lot

Site Area (Acres): 0.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 10

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	4000	0	0

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

Application Information:

Staff Planner: Ann Welsh

Application Number:

Type of Application:

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: 25 tall building with office on ground floor and 8 housing units on top floor on the

PropDev 44

Proposed Development Survey

Record #: 4

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: Ann Welsh

Application Number:

Type of Application: Vesting Tentative Map

Date Approved: 05/21/1991

Expiration Date: / /

Approvals to Date: Vesting TM/FM

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: building permits for remaining lots

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

PropDev 44

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:	4	0	0
Total Built:	8	0	0
Total Units:	23	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Neal Toft

Application Number:

Type of Application: building permits

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 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 44

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	24
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 43 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

Comments: All units are multifamily

PropDev 44

Proposed Development Survey

Project:

Sanitary District Property

Record #: 7

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:	0	126	25
Owner:		126	25
Renter:		0	0

Application Information:

Staff Planner: Diane Henderson
Application Number: DR/PREC 06-47
Type of Application: Design Review/Precise Plan
Date Approved: 09/21/2005
Expiration Date: / /
Approvals to Date: PDP,GPA, TM, DR

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Construction

Next Approval Needed: Final Map & PDP for remainder

Comments: The proposed hotel is 63,275 square feet

PropDev 44

Proposed Development Survey

Project:

The Rose Garden

Record #: 8

Parcel Numbers: 022-110-45

Street Address: 2 Ward Street

City or County Area: Larkspur

Census Tract: 0

Project Sponsor

Larkspur Housing Partners

Address 1800 Alma Ave. #311

City, Zip Walnut Creek, CA 94596

Phone 925-899-9480

Project Description

Planned residential: 35 SF and 50 MF units

Type of Project: Residential

Zoning Classification: PD

Existing Uses: industrial (nursery)

Site Area (Acres): 16.80

Proposed Open Space Acres: 2.86

Off-street Parking Spaces: 167

Hotel/Motel Rooms: 0

Below Market Rate Units: 20

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:	35	50	20
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Neal Toft

Application Number: PD 07-07

Type of Application: Preliminary Development Plan

Date Approved: 07/16/2008

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PDP, DR & Tent. Map

PropDev 44

Proposed Development Survey

Project:

500 Miller Avenue

Record #: 9

Parcel Numbers:

Street Address: 500 Miller Avenue

City or County Area: Mill Valley

Census Tract: 1261

Project Sponsor

Al von der Werth

Address

City, Zip

Phone

Project Description

2,963 s.f. commercial (restaurant & retail) & 20 attached

Type of Project: Mixed Use

Zoning Classification:

Existing Uses: vacant

Site Area (Acres): 1.63

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	2963	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: Rory Ann Walsh

Application Number:

Type of Application: Design Review, special Permit, Lot merger

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Property recently annexed to City of Mill Valley

PropDev 44

Proposed Development Survey

Record #: 10

Project:

505 Miller/Tamalpais Common

Parcel Numbers: 028-212-14

Street Address: 505 Miller Ave

City or County Area: Mill Valley

Census Tract: 1261

Project Sponsor

Jonathan Parker, Monahan Parker, In

Address 1844 Union Street

City, Zip San Francisco, CA 94123

Phone

Project Description

10 Townhome, condo, and live/work lofts with 5,800 s.f.

Type of Project: Mixed Use

Zoning Classification: CN

Existing Uses: vacant

Site Area (Acres): 1.19

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 10

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	5800	0

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

Application Information:

Staff Planner: Rory Walsh

Application Number: 3316

Type of Application:

Date Approved: 05/21/2007

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development:

New Project

Current Stage of Development

Approved

Next Approval Needed:

Comments: See also La Goma Mixed Use project

PropDev 44

Proposed Development Survey

Record #: 11

Project: 542 Miller Ave
Parcel Numbers: 048-134-01, 06, 52, 60
Street Address: 542 Miller Ave.
City or County Area: Mill Valley
Census Tract: 1282

Project Sponsor Joel Coopersmith
Address 30 Heron Drive

City, Zip Mill Valley, CA 94941
Phone

Project Description 18 single family units

Type of Project: Residential
Zoning Classification: RM 2.5-PD
Existing Uses: single family home
Site Area (Acres): 2.65
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:	18	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Rory Walsh
Application Number: 2870
Type of Application: Design Review, EIR
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development: New Project

Current Stage of Development Under Review

Next Approval Needed:

Comments: 7 single family, 8 multi family + 3 in law/second units

PropDev 44

Proposed Development Survey

Record #: 12

Project:

8 Old Mill

Parcel Numbers: 028-053-13

Street Address: 8 Old Mill

City or County Area: Mill Valley

Census Tract: 1270

Project Sponsor

Francis Gough

Address 27 Mountain Ave.

City, Zip Mill Valley, CA 94941

Phone 415-613-5823

Project Description

4 new single family homes

Type of Project: Residential

Zoning Classification: RM 1.5

Existing Uses: vacant

Site Area (Acres): 6.50

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 6

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: Amber El-Hajj

Application Number: D08-3593

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission

PropDev 44

Proposed Development Survey

Record #: 13

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 43 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 44

Proposed Development Survey

Record #: 14

Project:

La Goma Mixed Use

Parcel Numbers: 028-212-07, 11, 13 & 14

Street Address: 363 Miller Ave, 5, 15, & 19 La

City or County Area: Mill Valley

Census Tract: 1261

Project Sponsor

Jonathan Parker, Monahan Parker, In

Address 1844 Union Street

City, Zip San Francisco, CA 94123

Phone

Project Description

New 17 single family units + 4,200 s.f. retail

Type of Project: Mixed Use

Zoning Classification: CN

Existing Uses:

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	4200	0

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

Application Information:

Staff Planner: Tarren Schaar

Application Number: 3189

Type of Application: DR, EIR, Special Development Permit, Rezoning

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 44

Proposed Development Survey

Record #: 15

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 43 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

Comments: Expired. New permit submitted.

PropDev 44

Proposed Development Survey

Record #: 16

Project:

Redwood Lodge

Parcel Numbers: 029-042-52 and 53

Street Address: 160 Corte Madera

City or County Area: Mill Valley

Census Tract: 1020

Project Sponsor

Peter Buckley

Address 10 Fern Canyon

City, Zip Mill Valley, CA 94941

Phone

Project Description

4 new single family homes + 3 second units

Type of Project: Residential

Zoning Classification: RS 7.5 HO

Existing Uses: residential

Site Area (Acres): 2.70

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 3

Commercial Square Footage

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

Residential Units

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	4	0	3
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Amber El-Hajj

Application Number: 3244

Type of Application: design review, negative declaration

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission

PropDev 44

Proposed Development Survey

Project:

Bel Marin Keys Warehouse/Office

Record #: 17

Parcel Numbers: 157-400-68
Street Address: 265 Bel Marin Keys Blvd.
City or County Area: Novato
Census Tract: 1043

Project Sponsor

All Phase Construction

Address 2502 Lakeshore Blvd.

City, Zip Lake Port, CA 95453
Phone

Project Description

New warehouse building/office

Type of Project: Commercial
Zoning Classification: PD; Industrial
Existing Uses: warehouse (Marin Bikes)/vacant storage yard
Site Area (Acres): 2.63
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:	5704	0	14616

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: Derik Michaelson
Application Number: 10520D
Type of Application: Design Review
Date Approved: 06/07/2006
Expiration Date: 06/07/2008
Approvals to Date: Design Review; Building permit
PropDev 43 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed: none

PropDev 44

Proposed Development Survey

Record #: 18

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	0	128
Owner:		0	0
Renter:		0	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 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permit, Final Map

Comments: All units are multifamily

PropDev 44

Proposed Development Survey

Record #: 19

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: Lafayette, 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	35000	0
Total Built:	0	35000	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: Alan Lazure
Application Number: 10453D, 10406P
Type of Application: Design Review, Precise Development Plan
Date Approved: 01/09/2007
Expiration Date: / /
Approvals to Date: DR; PDP Amendment
PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Construction Complete

Next Approval Needed: final occupancy

PropDev 44

Proposed Development Survey

Record #: 20

Project:

Fourth Street Homes

Parcel Numbers: 141-241-29

Street Address: 1112 Fourth Street

City or County Area: Novato

Census Tract: 0

Project Sponsor

Hart Marin

Address 75 Rowland Way, Suite 140

City, Zip Novato, CA 94945

Phone

Project Description

10 Single Family residential lot subdivision

Type of Project: Residential

Zoning Classification: Business/office

Existing Uses: vacant

Site Area (Acres): 0.70

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 22

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Commercial Square Footage

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

Residential Units

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	10	1	0
Owner:		1	0
Renter:		0	0

Application Information:

Staff Planner: Hans Grunt

Application Number: 10607M

Type of Application: Rezoning, MP, PDP, TM

Date Approved: 07/20/2008

Expiration Date: / /

Approvals to Date: entitlements

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Final Map

PropDev 44

Proposed Development Survey

Record #: 21

Project:

Hamilton Marketplace

Parcel Numbers: 157-400-23, 69, 70 and 157-710-01

Street Address: 5800 Nave Drive

City or County Area: Novato

Census Tract: 1043

Project Sponsor

Grosvenor USA Limited

Address
One California Street
Suite 2500

City, Zip San Francisco, CA 94111

Phone 415-434-0175

Project Description

Commercial shopping center

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: vacant

Site Area (Acres): 875.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 415

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	95050	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: 10603G/10604M/10605P/10610D/10701U

Type of Application: GPA, MP, PDP, DR, UP

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

PropDev 44

Proposed Development Survey

Project:

Hangar Ave. Subdivision

Record #: 22

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

Project Sponsor

Barker Pacific
Address 3 Hamilton Landing #200

City, Zip: Novato, CA
Phone: 415-884-9977

Project Description

27 new single family residences

Type of Project: Residential
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:	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: Loise Patterson
Application Number: 10602G/10603M/10604P/10600D/10602S
Type of Application: GPA, Master Plan Amendment, PDP,DR, TM
Date Approved: 09/26/2006
Expiration Date: 09/26/2008
Approvals to Date:

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Comments: project new to propdev 34

PropDev 44

Proposed Development Survey

Record #: 23

Project:

Hill Road Homes/Canyon Green

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

25 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: 118

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:	25	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: 12/10/2007

Expiration Date: / /

Approvals to Date: GPA, RZ, MP, PDP, TM

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

Final Map

Comments: 2/08: Reduced from 34 to 25 units

PropDev 44

Proposed Development Survey

Project:

Main Gate Plaza

Record #: 24

Parcel Numbers:

Street Address: N.W. corner Main Gate Road and

City or County Area: Novato

Census Tract: 1050

Project Sponsor

West Bay Builders

Address 250 Bel Marin Boulevard

Building A

City, Zip Novato CA

Phone 415-456-8972

Project Description

30,000 s.f. office condominiums

Type of Project: Commercial

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 2.70

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 110

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:	30000	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: 10611P/10636D

Type of Application: Precise Development Plan/Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: PDP & DR

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permit

PropDev 44

Proposed Development Survey

Record #: 25

Project:

McPhail's

Parcel Numbers: 153-220-16 & 19
Street Address: NE corner of Hwy 101 & 37
City or County Area: Novato
Census Tract: 1012

Project Sponsor

P & K Property, LLC

Address: 250 Bel Marin Keys Blvd.

City, Zip: Novato CA 94949
Phone:

Project Description

3 new office buildings for a total of 62,000 s.f.

Type of Project: Commercial
Zoning Classification: PD
Existing Uses: vacant
Site Area (Acres): 3.31
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 209
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:	62000	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: 10701M/10702P/10704D
Type of Application: Master Plan, PDP, Land Division, Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date: none
PropDev 43 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: MP, PDP, LD, DR

Comments: former site of mcPhails concrete that closed in '94

PropDev 44

Proposed Development Survey

Project:

New Beginnings Next Key

Record #: 26

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

Residential Units

Commercial Square Footage

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

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 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: final occupancy

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

PropDev 44

Proposed Development Survey

Record #: 27

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

31,000 square foot 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:	31000	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: PDP

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permits

Comments:

PropDev 44

Proposed Development Survey

Record #: 28

Project:

Oakview Office Building

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

Project Sponsor

Grande Vista LLC
Address: 7200 Redwood Blvd.
Suite 403
City, Zip: Novato, CA 94947
Phone: 415-897-5678

Project Description

New 23,547 s.f. commercial office building

Type of Project: Commercial
Zoning Classification: PD
Existing Uses: vacant (grazing land)
Site Area (Acres): 8.35
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 90
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:	23547	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: 10813D, 10804P
Type of Application: Design Review, Precise Development Plan
Date Approved: / /
Expiration Date: / /
Approvals to Date: Design Review
PropDev 43 Stage of Development:

New Project

Current Stage of Development

Under Review

Next Approval Needed:

Planning Commission

PropDev 44

Proposed Development Survey

Record #: 29

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, FM

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Comments: Project new to Propdev 36

PropDev 44

Proposed Development Survey

Project:

Redwood Commons

Record #: 30

Parcel Numbers: 160-591-71
Street Address: 999 South Novato Blvd.
City or County Area: Novato
Census Tract: 104101

Project Sponsor

Will Beaubien
Address: 1 Market Street
Steuart Tower, #1400
City, Zip: San Francisco, CA 94105
Phone: 415-946-2639

Project Description

New 3 building office complex (

Type of Project: Commercial
Zoning Classification: BPO
Existing Uses: former fire station (approx 3,530 s.f.)
Site Area (Acres): 0.68
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 36
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:	9972	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: Derik Michaelson
Application Number: 10629D
Type of Application: Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date: None

PropDev 43 Stage of Development: New Project

Current Stage of Development

Under Review

Next Approval Needed: Design Review commission

Comments: tear down existing fire house (approx 3,530 sf)

PropDev 44

Proposed Development Survey

Record #: 31

Project:

Sagewood Subdivision

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

Street Address: 632 Plum Street

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

3 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: 6

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:	3	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, Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: Design Review

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission, MP, PDP,

Comments: 8 lots were originally proposed.

PropDev 44

Proposed Development Survey

Record #: 32

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 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Expired?

PropDev 44

Proposed Development Survey

Record #: 33

Project:

The Commons at Mt. Burdell

Parcel Numbers: 125-202-03, 04, & 05

Street Address: 775-770 San Marin Drive

City or County Area: Novato

Census Tract: 1021

Project Sponsor

Fireman's Fund Property, Inc

Address 11455 El Camino Real, #200

City, Zip San Diego, CA 92130

Phone 858-380-2600

Project Description

New mixed use development: 200,000 s. f. office, 35,000

Type of Project: Mixed Use

Zoning Classification: PD

Existing Uses: 710,000 s.f. Fireman's Fund office campus

Site Area (Acres): 65.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 3258

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:	200000	35000	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	150	0
Owner:		150	0
Renter:		0	0

Application Information:

Staff Planner: Steve Marshall

Application Number: 10802M

Type of Application: GPA, MPA, PDP, DR

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development:

New Project

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Existing office buildings are retained and adds approx. 700,000 s.f. of new office and

PropDev 44

Proposed Development Survey

Project:

Walnut Meadows Subdivision

Record #: 34

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

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:	14	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Paul Bickner
Application Number: 10504Z
Type of Application: Rezoning, Design Review, Use Permit, Subdivision
Date Approved: / /
Expiration Date: / /
Approvals to Date: none
PropDev 43 Stage of Development: Under Review

Current Stage of Development

Next Approval Needed: Design Review

PropDev 44

Proposed Development Survey

Record #: 35

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: 7

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	47000	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	117	7
Owner:		117	7
Renter:		0	0

Application Information:

Staff Planner: Alan Lazure
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 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: building permits & approval for air space

Comments: Project has received planning approval

PropDev 44

Proposed Development Survey

Record #: 36

Project:

Woodview Subdivision

Parcel Numbers: 124-010-11

Street Address: San Marin Drive

City or County Area: Novato

Census Tract: 102200

Project Sponsor

Homestead Community Builders, Inc

Address 2406 Merced St.

City, Zip San Leandro, CA 94577

Phone 510-297-5790

Project Description

20 single-family homes

Type of Project: Residential

Zoning Classification: PD

Existing Uses: Vacant

Site Area (Acres): 18.70

Proposed Open Space Acres: 8.00

Off-street Parking Spaces: 0

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Commercial Square Footage

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

Residential Units

Built During	Single Family:	Multi-family:	Below Market:
This Period:	3	0	0
Total Built:	8	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, bldg perm

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: final occupancy

PropDev 44

Proposed Development Survey

Project:

Branson School Student Commons Record #: 37

Parcel Numbers: 73-072-04,73-082-01,73-082-12,73-141-03, 73-151-05

Street Address: 39 & 71 Fernhill Ave

City or County Area: Ross

Census Tract: 1181

Project Sponsor

The Branson School

Address P.O. Box 887

City, Zip Ross, CA 94957

Phone 415-454-3612

Project Description

New 7,550 s.f student commons bldg & 3,278 s.f. fine arts

Type of Project: Commercial

Zoning Classification: R-1:B-A

Existing Uses: high school

Site Area (Acres): 16.25

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 136

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:	10828	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: Elise Semonian

Application Number: 1661

Type of Application: Design Review, Use Permit & Lot Line Adjustment

Date Approved: 09/11/2007

Expiration Date: 09/11/2008

Approvals to Date: DR, UP, LLA

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Building Permit

PropDev 44

Proposed Development Survey

Record #: 38

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: 09/27/2007

Approvals to Date: Town Council

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: Building Permit

PropDev 44

Proposed Development Survey

Record #: 39

Project:

Joseph Maquire

Parcel Numbers: 005-153-41, 42, 43 & 44

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:	2	0	0
Total Built:	2	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 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: Building Permits

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

PropDev 44

Proposed Development Survey

Record #: 40

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

Neil Sorensen

Address 950 Northgate Drive, Suite 107

City, Zip San Rafael, CA 94901

Phone 415-499-8600

Project Description

16 unit condominium 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: 2

Residential Units

Commercial Square Footage

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

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	16	2
Owner:		0	0
Renter:		16	2

Application Information:

Staff Planner: Caron Parker

Application Number: TS01-002

Type of Application: Tentative Map

Date Approved: 08/12/2008

Expiration Date: 08/12/2010

Approvals to Date: zone chng, DR, TM

PropDev 43 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

building permits

PropDev 44

Proposed Development Survey

Record #: 41

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: Kraig Tambornini

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 43 Stage of Development: Under Construction

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed: final occupancy

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

PropDev 44

Proposed Development Survey

Project:

2nd & B St. Mixed Use Dev.

Record #: 42

Parcel Numbers: 011-256-12 & 011-256-32

Street Address: 809 B Street

City or County Area: San Rafael

Census Tract: 1110

Project Sponsor

Jeff Hutchinson

Address 1101 5th Avenue, #300

City, Zip San Rafael, CA 94901

Phone 415-456-0600

Project Description

7,500 s.f. commercial & 4 MF units

Type of Project: Mixed Use

Zoning Classification: 2/3 MUW/CSMU

Existing Uses: commercial bldg

Site Area (Acres): 0.42

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 15

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	7500	0

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

Application Information:

Staff Planner: Steve Stafford

Application Number: ED05-091,UP05-042,SR05-066

Type of Application: Design Review, Use Permit, Sign Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PC approval

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

PropDev 44

Proposed Development Survey

Record #: 43

Project:

33 San Pablo

Parcel Numbers: 179-291-59 & 60

Street Address: 33 San Pablo

City or County Area: San Rafael

Census Tract: 1060

Project Sponsor

Monahan Pacific

Address c/o Jeff Hutchinson

1101 Fifth Ave., Suite 300

City, Zip San Rafael, CA 94901

Phone 415-456-0600

Project Description

Demo existing bldgs & replace w/ 82 residential condos

Type of Project: Residential

Zoning Classification: O - Office

Existing Uses: 33,000 s.f. office building & 140 space terraced

Site Area (Acres): 1.90

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 138

Hotel/Motel Rooms: 0

Below Market Rate Units: 16

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	66	16
Owner:		66	16
Renter:		0	0

Application Information:

Staff Planner: Raffi Boloyan

Application Number: ED07-45, TS07-01

Type of Application: Design Review and Tentative Map

Date Approved: 06/02/2008

Expiration Date: 06/02/2010

Approvals to Date: City Council

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: Building Permit

Comments: 16 units held as below market rate

PropDev 44

Proposed Development Survey

Project:

Academy Heights

Record #: 44

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

Academy Heights LLC

Address

11 Mark Drive

City, Zip San Rafael, CA 94903

Phone 415-499-3540

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:	2	0	0
Total Built:	2	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 43 Stage of Development: Approved

Current Stage of Development

Under Construction

Next Approval Needed: design review & bldg permits for 4

PropDev 44

Proposed Development Survey

Record #: 45

Project:

Ascona 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

9 lot sf subdivision (8 sf units & 1 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: 1

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	1
Owner:		0	1
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 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Design Review, Planning Comm., City

PropDev 44

Proposed Development Survey

Project:

Camgros Subdivision

Record #: 46

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: Kraig Tambornini

Application Number: ZC04-03/TS04-02

Type of Application: Rezoning and Tentative Map

Date Approved: / /

Expiration Date: / /

Approvals to Date: DRB

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission; City Council

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

PropDev 44

Proposed Development Survey

Record #: 47

Project:

Dodge Dealership

Parcel Numbers: 009-191-02, 03, 04, 09 & 10

Street Address: 1075 East Francisco Blvd.

City or County Area: San Rafael

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: 101

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: Steve Stafford

Application Number: ED 06-004,UP06-002,SR06-001

Type of Application: Design Review, Use Permit & Sign Program

Date Approved: 12/12/2006

Expiration Date: 12/12/2008

Approvals to Date: PC approval

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permit

PropDev 44

Proposed Development Survey

Record #: 48

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

Dan Sterns
Address 12819 SE 38th Street

City, Zip Bellevue, WA 98006
Phone

Project Description

113 Room Hotel (66,621 total floor area)

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: 115
Hotel/Motel Rooms: 113
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: Caron Parker
Application Number: ED04-26,UP04-15,UP05-058, ED06-005,ED07-
Type of Application: Environmental/Design Review & Use Permit
Date Approved: 03/22/2007
Expiration Date: 02/22/2009
Approvals to Date: EIR, DR, UP
PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: final inspection

Comments: 66,621 total floor area

PropDev 44

Proposed Development Survey

Project:

Layfayette Bakery Redevelopment

Record #: 49

Parcel Numbers: 011-254-17

Street Address: 820 D Street

City or County Area: San Rafael

Census Tract: 1110

Project Sponsor

E. E. Weiss Architects

Address
21 Corte Madera Ave
Suite 4

City, Zip: Mill Valley, CA 94941

Phone: 415-381-8700

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: 22

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:	800	0	0

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

Application Information:

Staff Planner: Raffi Boloyan

Application Number: ED06-049,UP06-017,TS06-003

Type of Application: Design Review

Date Approved: 10/10/2006

Expiration Date: 10/10/2009

Approvals to Date: Planning Commission

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permit

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

PropDev 44

Proposed Development Survey

Record #: 50

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: 56
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:	0	30	6
Owner:		30	6
Renter:		0	0

Application Information:

Staff Planner: Kraig Tambornini
Application Number: ED04-102
Type of Application: Environmental & Design Review
Date Approved: 08/07/2006
Expiration Date: 08/07/2008
Approvals to Date: City Council
PropDev 43 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: Building Permit & Final Map

PropDev 44

Proposed Development Survey

Record #: 51

Project:

Lookout Mountain

Parcel Numbers: 155-101-03 & 04
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

7 lot residential subdivision (6 sf units & 1 BMR unit)

Type of Project: Residential
Zoning Classification: PD
Existing Uses: vacant
Site Area (Acres): 6.65
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 0
Hotel/Motel Rooms: 0
Below Market Rate Units: 1

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	1
Owner:		0	1
Renter:		0	0

Application Information:

Staff Planner: Caron Parker
Application Number: PA 08-001
Type of Application: Pre-Application Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Parcel 1 = 7 lot res. subdivision (6 sf units & 1 BMR unit) Parcel 2 = 1 SF unit + in-law

PropDev 44

Proposed Development Survey

Project:

Mission/Irwin Townhouses

Record #: 52

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: MR2

Existing Uses: 10 unit multi family residential bldg

Site Area (Acres): 0.60

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 33

Hotel/Motel Rooms: 0

Below Market Rate Units: 2

Residential Units

Commercial Square Footage

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

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	0	13	2
Owner:		13	2
Renter:		0	0

Application Information:

Staff Planner: Lisa Newman

Application Number: ZC06-002,ED06-024,TS06-001

Type of Application: DR, TM, Rezoning

Date Approved: 07/16/2007

Expiration Date: 07/16/2009

Approvals to Date: City Council

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: Final Map & Bldg Permits

PropDev 44

Proposed Development Survey

Record #: 53

Project:

Peacock Gap Golf Club

Parcel Numbers: 184-020-02 - 05 & 184-210-01

Street Address: 333 Biscayne Drive

City or County Area: San Rafael

Census Tract: 1102

Project Sponsor

Carolyn Keats

Address 2244 E. Indigo Bay Drive

City, Zip Gilbert, AZ 85234

Phone 480-507-8558

Project Description

New 11,000 day spa w/ pool; renovate existing clubhouse

Type of Project: Commercial

Zoning Classification: P/QP-WO

Existing Uses: golf and country club facility

Site Area (Acres): 128.00

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	12500	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: ED07-080, UP07-046, ND08-002

Type of Application: DR, UP, Neg. Dec, & Appeal

Date Approved: 07/29/2008

Expiration Date: 07/29/2010

Approvals to Date: PC

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: City council action on appeal

PropDev 44

Proposed Development Survey

Record #: 54

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	85000

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: Kraig Tambornini

Application Number: ED05-15,ND05-001,NM05-001, UP05-008

Type of Application: DR, MP amendment

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

EIR approval by PC

PropDev 44

Proposed Development Survey

Record #: 55

Project:

Sonnen VW/Audi Building

Parcel Numbers: 018-014-12, 29, & 49
Street Address: 700 Francisco Blvd. West
City or County Area: San Rafael
Census Tract: 1121

Project Sponsor

Peter Sonnen
Address 740 Francisco Blvd. West

City, Zip San Rafael, CA 94901
Phone 415-460-4100

Project Description

new 56,400 s.f. auto dealership

Type of Project: Commercial
Zoning Classification: FBWC
Existing Uses: vacant (demo as part of 101 widening project)
Site Area (Acres): 4.00
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 241
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	56400	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: Katie Korzun
Application Number: ED07-69, UP07-40, SR07-71
Type of Application: Design Review, Use Permit, Sign Program
Date Approved: 11/13/2007
Expiration Date: 11/13/2009
Approvals to Date: Planning commission

PropDev 43 Stage of Development: New Project

Current Stage of Development

Approved

Next Approval Needed: Building Permit

Comments: Existing use demolished as part of Hwy. 101 widening project

PropDev 44

Proposed Development Survey

Record #: 56

Project:

Target

Parcel Numbers: 009-320-45
Street Address: 125 Shoreline Parkway
City or County Area: San Rafael
Census Tract: 1122

Project Sponsor

TWM Architects & Planners

Address 181 Carlos Drive

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

Project Description

137,424 s.f. Target store

Type of Project: Commercial
Zoning Classification: PD 1726
Existing Uses: vacant
Site Area (Acres): 19.42
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 550
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	137424	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: Sarjit Dhaliwal
Application Number: ED07-038,GPA07-004,ZC07-002,UP07-018
Type of Application: GPA, DR, Rezoning, UP
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: DEIR

PropDev 44

Proposed Development Survey

Record #: 57

Project:

The Lincoln Mews Townhomes

Parcel Numbers: 011-092-24, 25 (formerly 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

Existing Uses: vacant single family residence

Site Area (Acres): 0.71

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: Steve Stafford

Application Number: ED01-112, S01-06, TS02-03, UP02-045

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 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: final building permits, certificate of

PropDev 44

Proposed Development Survey

Project:

The Village at Loch Lomond Marina Record #: 58

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: 17

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	0	22500	0

Built During	Single Family:	Multi-family:	Below Market:
This Period:	0	0	0
Total Built:	0	0	0
Total Units:	81	0	17
Owner:		0	0
Renter:		0	17

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: 08/20/2007

Expiration Date: 08/20/2010

Approvals to Date: City Council

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permit and final map

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

PropDev 44

Proposed Development Survey

Project:

Trinity Community Church

Record #: 59

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

Commercial Square Footage

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

Residential Units

Built During	Single Family:	Multi-family:	Below Market:
This Period:	3	0	0
Total Built:	3	0	0
Total Units:	6	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Mindy Dguyen

Application Number: TS 02-004

Type of Application: subdivision

Date Approved: 12/09/2003

Expiration Date: 10/03/2009

Approvals to Date: none

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: building permits for remaining 3 homes

PropDev 44

Proposed Development Survey

Record #: 60

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 43 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 44

Proposed Development Survey

Project:

70-76 Liberty Ship Way

Record #: 61

Parcel Numbers:

Street Address: 70-76 Liberty Ship Way

City or County Area: Sausalito

Census Tract: 10811

Project Sponsor

Gary Hendricks

Address

City, Zip

Phone

Project Description

Four new industrial buildings

Type of Project: Commercial

Zoning Classification: Industrial

Existing Uses: boat storage and kayak rental

Site Area (Acres): 3.90

Proposed Open Space Acres: 0.75

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	59867

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: Sierra Russell

Application Number: DR; EMND; SP 07-017

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Design Review Permit

PropDev 44

Proposed Development Survey

Record #: 62

Project:

Public Safety Building

Parcel Numbers: 065-061-04, 05, 06 & 065-062-17

Street Address: 333 Johnson St & 29 Caledonia

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): 0.40

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 50

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	19941	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: Sierra Russell

Application Number:

Type of Application:

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Planning Commission approval

PropDev 44

Proposed Development Survey

Record #: 63

Project:

Alta Robles PDP

Parcel Numbers: 039-021-13 & 039-301-01
Street Address: vicinity of 3825 Paradise Driv
City or County Area: Tiburon
Census Tract: 1242

Project Sponsor

Irving and Varda Rabin

Address 3825 Paradise Drive

City, Zip Tiburon, CA 94920
Phone 415-459-6224

Project Description

Construction of 14 Single Family Homes on 52 acre site

Type of Project: Residential
Zoning Classification: RPD
Existing Uses: vacant site zoned for residential use
Site Area (Acres): 52.00
Proposed Open Space Acres: 37.35
Off-street Parking Spaces: 28
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

Built During	Office:	Retail:	Industrial:
This Period:	0	0	0
Total Built:	0	0	0
Project Total:	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: Diane Henderson
Application Number: 30701
Type of Application: Precise Development Plan
Date Approved: / /
Expiration Date: / /
Approvals to Date: None to date
PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed: Precise Development Plan

PropDev 44

Proposed Development Survey

Record #: 64

Project:

Congregation Kol Shofar

Parcel Numbers: 038-351-34

Street Address: 215 Blackfield Drive

City or County Area: Tiburon

Census Tract: 1241

Project Sponsor

Congregation Kol Shofar

Address 215 Blackfield Drive

City, Zip Tiburon, CA 94920

Phone 415-388-1818

Project Description

construction of 8,300 s.f. multi-purpose bldg & 3,662 s.f.

Type of Project: Commercial

Zoning Classification: R-1

Existing Uses: Religious facility and day school

Site Area (Acres): 6.94

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 156

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:	11962	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: Daniel Watrous

Application Number: 10404

Type of Application: Conditional Use Permit

Date Approved: 02/21/2007

Expiration Date: / /

Approvals to Date: COP & Design Review

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permits

PropDev 44

Proposed Development Survey

Project:

Public Library Expansion

Record #: 65

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 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: design approval

Comments: New to propdev 38.

PropDev 44

Proposed Development Survey

Project:

Toussin Senior Housing

Record #: 66

Parcel Numbers: 071-122-02 & 03
Street Address: 6 & 10 Toussin Ave
City or County Area: U/Kentfield
Census Tract: 1191

Project Sponsor

Marin County Comm. Dev. Agency
Address 3501 Civic Center Drive, Room 308

City, Zip San Rafael, CA 94903
Phone 415-499-6269

Project Description

13 unit affordable senior housing project

Type of Project: Residential
Zoning Classification: RMP-20
Existing Uses: vacant
Site Area (Acres): 0.39
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 16
Hotel/Motel Rooms: 0
Below Market Rate Units: 13

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	13
Owner:		0	13
Renter:		0	0

Application Information:

Staff Planner: Christine Gimmler
Application Number: DP 07-6, UP 07-22
Type of Application: Development Plan and Use Permit
Date Approved: 08/30/2007
Expiration Date: 08/30/2009
Approvals to Date: DP, UP
PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permits

Comments: units restricted to very low income; one bedroom units.

PropDev 44

Proposed Development Survey

Project:

Marin City Church of God

Record #: 67

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 43 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 44

Proposed Development Survey

Project:

Marin Woods Investment

Record #: 68

Parcel Numbers: 052-140-31
Street Address: off of Pacheco Street in Marin
City or County Area: U/Marin City
Census Tract: 1290

Project Sponsor

Marin Woods Investment, LLC

Address: c/o Donald Blayney
990 A Street, Suite 202
City, Zip: San Rafael, CA 94901
Phone: 415-258-9666

Project Description

18 lot subdivision with 18 new single family homes

Type of Project: Residential
Zoning Classification: RMP-2
Existing Uses: vacant
Site Area (Acres): 8.82
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 0
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

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

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

Application Information:

Staff Planner: Ben Berto
Application Number: MP 08-1, DP 08-2, SD 08-2
Type of Application: Master Plan, Precise Dev. Plan, Subdivision
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: TM, MP, PDP

Comments: 24 lot subdivision (18 building sites, 2 non specific future building sites & 4 common

PropDev 44

Proposed Development Survey

Record #: 69

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 43 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 44

Proposed Development Survey

Record #: 70

Project:

Village Baptist Church

Parcel Numbers: 052-112-03

Street Address: 325 Drake Avenue

City or County Area: U/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: 01/25/2007

Expiration Date: 01/25/2009

Approvals to Date: none

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permits

PropDev 44

Proposed Development Survey

Record #: 71

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 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permits

Comments: Project new to Propdev 36.

PropDev 44

Proposed Development Survey

Record #: 72

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 affordable unit residential project (Fireside Inn)

Type of Project: Residential

Zoning Classification: RMPC-1

Existing Uses: Motel

Site Area (Acres): 4.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 53

Hotel/Motel Rooms: 0

Below Market Rate Units: 50

Residential Units

Commercial Square Footage

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

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

Application Information:

Staff Planner: 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 43 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Building permits

Comments: Project new to propdev 36.

PropDev 44

Proposed Development Survey

Record #: 73

Project:

Whaler's Point

Parcel Numbers: 052-227-09
Street Address: 240 Redwood Highway Frontage R
City or County Area: U/Mill Valley
Census Tract: 1302

Project Sponsor

Jack Krystal
Address 1299 Fourth Street

City, Zip San Rafael, CA 94901
Phone 415-457-2800

Project Description

71 room hotel with spa

Type of Project: Commercial
Zoning Classification: BFC-RCR
Existing Uses: contractor's storage yard
Site Area (Acres): 2.20
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 68
Hotel/Motel Rooms: 71
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:	59572	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: MP 07-2; PDP 07-7; TP 07-5
Type of Application: Master Plan, Precise Dev. Plan, Tidelands Permit
Date Approved: / /
Expiration Date: / /
Approvals to Date:
PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 44

Proposed Development Survey

Record #: 74

Project:

Binford Rd. Storage Facility

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

Street Address: 8190 Binford Road

City or County Area: U/Novato

Census Tract: 1011

Project Sponsor

Rob Ham

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	133540

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: 04/03/2007

Expiration Date: 04/03/2010

Approvals to Date: GPA,RZ, MP, TM, TP, PDP

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Parcel Map (DP 02-08), Building &

Comments: PDP approved 11/26/07

PropDev 44

Proposed Development Survey

Project:

Elloway Subdivision

Record #: 75

Parcel Numbers: 146-261-21 and 22
Street Address: 1970 Indian Valley Road
City or County Area: U/Novato
Census Tract: 1032

Project Sponsor

Norman Elloway
Address 1970 Indian Valley Road

City, Zip: Novato, CA 94947
Phone: 415-897-8338

Project Description

6 lot subdivision

Type of Project: Residential
Zoning Classification: A2:B4
Existing Uses: residential and agriculture
Site Area (Acres): 7.80
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:	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: Neal Osborne
Application Number: SD 07-2
Type of Application: subdivision
Date Approved: 04/17/2008
Expiration Date: 04/17/2011
Approvals to Date: Initial Study
PropDev 43 Stage of Development:

New Project

Current Stage of Development

Under Review

Next Approval Needed:

Improvement Plans

PropDev 44

Proposed Development Survey

Project:

Oakridge Estates (aka Nave)

Record #: 76

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/Subdivision

Date Approved: 06/22/1999

Expiration Date: / /

Approvals to Date: MP/DP/TM/DR

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permits

Comments: Project formerly known as "Nave"

PropDev 44

Proposed Development Survey

Project:

Harriman Lodge/Conference

Record #: 77

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: DR, UP, Variance, Coastal Permit
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

EIR, DR, UP, Variance

Comments:

PropDev 44

Proposed Development Survey

Project:

Bar-Or Subdivision/LL adjustment

Record #: 78

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

Street Address: off of Viento Way

City or County Area: U/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: Jeremy Tejirian

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

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

Date Approved: 12/14/2006

Expiration Date: 12/14/2009

Approvals to Date: DZA, coastal permit, final map

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: none

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

PropDev 44

Proposed Development Survey

Record #: 79

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: Christine Gimmler
Application Number: CP 05-44/UP 05-59/DR 05-81
Type of Application: Coastal Permit, Use Permit, Des. Review
Date Approved: 12/15/2005
Expiration Date: 12/15/2007
Approvals to Date: CP, UP, DR
PropDev 43 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 44

Proposed Development Survey

Record #: 80

Project:

Karuna Master Plan

Parcel Numbers: 177-220-10
Street Address: 1 Sacramento Avenue
City or County Area: U/San Anselmo
Census Tract: 1090

Project Sponsor

Jerome Draper
Address 1 Sacramento Avenue

City, Zip San Anselmo, CA 94960
Phone

Project Description

3 unit residential subdivision

Type of Project: Residential
Zoning Classification: RMP-1.33
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:	3	0	0
Owner:		0	0
Renter:		0	0

Application Information:

Staff Planner: Christine Gimmler
Application Number: MP 04-4, DP 04-9, LD 04-6
Type of Application: Master Plan, Precise Dev. Plan, Land Division
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Subdivide 10.6 acre lot into 4 lots with 3 detached units. The 4th lot would consist of a

PropDev 44

Proposed Development Survey

Record #: 81

Project:

Edgehill at San Rafael

Parcel Numbers: 179-460-01 to 05
Street Address: 9 -12 & 14 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 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:	0	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, Subdivision, PDP, DR
Date Approved: 09/22/1997
Expiration Date: / /
Approvals to Date: Master Plan, Subdiv, PDP,DR
PropDev 43 Stage of Development:

Approved

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permits

Comments: See also Nebout Development Plan

PropDev 44

Proposed Development Survey

Project:

Lucasfilm (Grady Ranch)

Record #: 82

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

Residential Units

Commercial Square Footage

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

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: Tom 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 43 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

Precise Development Plan

Comments:

PropDev 44

Proposed Development Survey

Project:

Nebout Development Plan

Record #: 83

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:	3	0	0
Total Built:	3	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: 03/15/2005

Expiration Date: 03/15/2009

Approvals to Date: Master Plan, Subdivision, PDP

PropDev 43 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: building permits for units 10 - 12

Comments: Remaining two units not yet constructed

PropDev 44

Proposed Development Survey

Record #: 84

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 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: PDP, SD

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

PropDev 44

Proposed Development Survey

Record #: 85

Project:

Oakview Subdivision

Parcel Numbers: 164-270-07
Street Address: off of Erin Drive
City or County Area: U/San Rafael
Census Tract: 1070

Project Sponsor

Irv Schwarz, IL Schwartz Associates

Address 79 Galli Drive

City, Zip Novato, CA 94949
Phone 415-883-9200

Project Description

Subdivision for 22 Single Family & 6 Multi Family

Type of Project: Residential
Zoning Classification: RMP-1.38
Existing Uses: vacant land zoned for residential
Site Area (Acres): 18.87
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 0
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:	22	0	6
Owner:		0	6
Renter:		0	0

Application Information:

Staff Planner: Christine Gimmler
Application Number: DP 08-1 & SD 08-1
Type of Application: Precise Dev. Plan and Subdivision
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 44

Proposed Development Survey

Record #: 86

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 Tejirian

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 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Planning approval

PropDev 44

Proposed Development Survey

Record #: 87

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: Christine 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: EIR, GPA,RZ,MP,PDP

PropDev 43 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permits

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

PropDev 44

Proposed Development Survey

Project:

Pan Pacific Ocean, Inc.

Record #: 88

Parcel Numbers: 034-012-21, 27, 28, 29 and 034-082-24

Street Address: North Knoll Rd. & Eagle Rock R

City or County Area: U/Strawberry

Census Tract: 1241

Project Sponsor

Steve Hixson

Address 389 Bellevue Ave.

City, Zip Oakland, CA 94610

Phone 510-834-2558

Project Description

8 lot subdivision

Type of Project: Residential

Zoning Classification: RMP

Existing Uses: vacant

Site Area (Acres): 16.50

Proposed Open Space Acres: 4.90

Off-street Parking Spaces: 28

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:	3	0	4
Owner:		0	4
Renter:		0	0

Application Information:

Staff Planner: Johanna Patri

Application Number: MP04-02,SD07-01,PDP07-01,UP08-04

Type of Application: MP, TM, PDP, UP

Date Approved: / /

Expiration Date: / /

Approvals to Date: None to date

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 44

Proposed Development Survey

Record #: 89

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

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:	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 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 44

Proposed Development Survey

Project:

Paradise Cay North

Record #: 90

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

Street Address: Trinidad Drive

City or County Area: U/Tiburon

Census Tract: 124100

Project Sponsor

Wawtt Communities

Address

WestWind Tiburon Associates

801 San Ramon Valley Blvd, Ste A

City, Zip

Danville, CA 94526

Phone

925-855-1571

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/DP 05-6/DP 05-7

Type of Application: Final Map

Date Approved: 06/14/1988

Expiration Date: 06/14/1996

Approvals to Date: TM/DP/UP/MP/PDP

PropDev 43 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permit

Comments:

PropDev 44

Proposed Development Survey

Record #: 91

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 43 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 44

Proposed Development Survey

Record #: 92

Project:

Sass Master Plan Subdivision

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, 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: 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:	12	0	2
Owner:		0	2
Renter:		0	0

Application Information:

Staff Planner: Jeremy Tejirian

Application Number: MP 05-05, SD 05-04, CD05-47 etc

Type of Application: MP, TM, CP

Date Approved: / /

Expiration Date: / /

Approvals to Date: none

PropDev 43 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: Subdivision of 5.23 acre parcel into 19 lots.

IV. PROPDEV STRUCTURE

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

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

PRIORPHASE
NEXTAPPR

Phase of project during previous PROPDEV
Next approval needed

JUNO

Jurisdiction number based on the following coding:

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

STATUS

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