

PROPDEV 47
Annual Proposed Development Survey

An Inventory of Proposed Development Projects
in Marin County as of January 1, 2011

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in cooperation with the Planning Departments
of the Cities and Towns of Marin

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ACKNOWLEDGMENTS

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Old reports are available online at:
<http://co.marin.ca.us/depts/cd/main/comdev/advance/other/propdev.cfm>

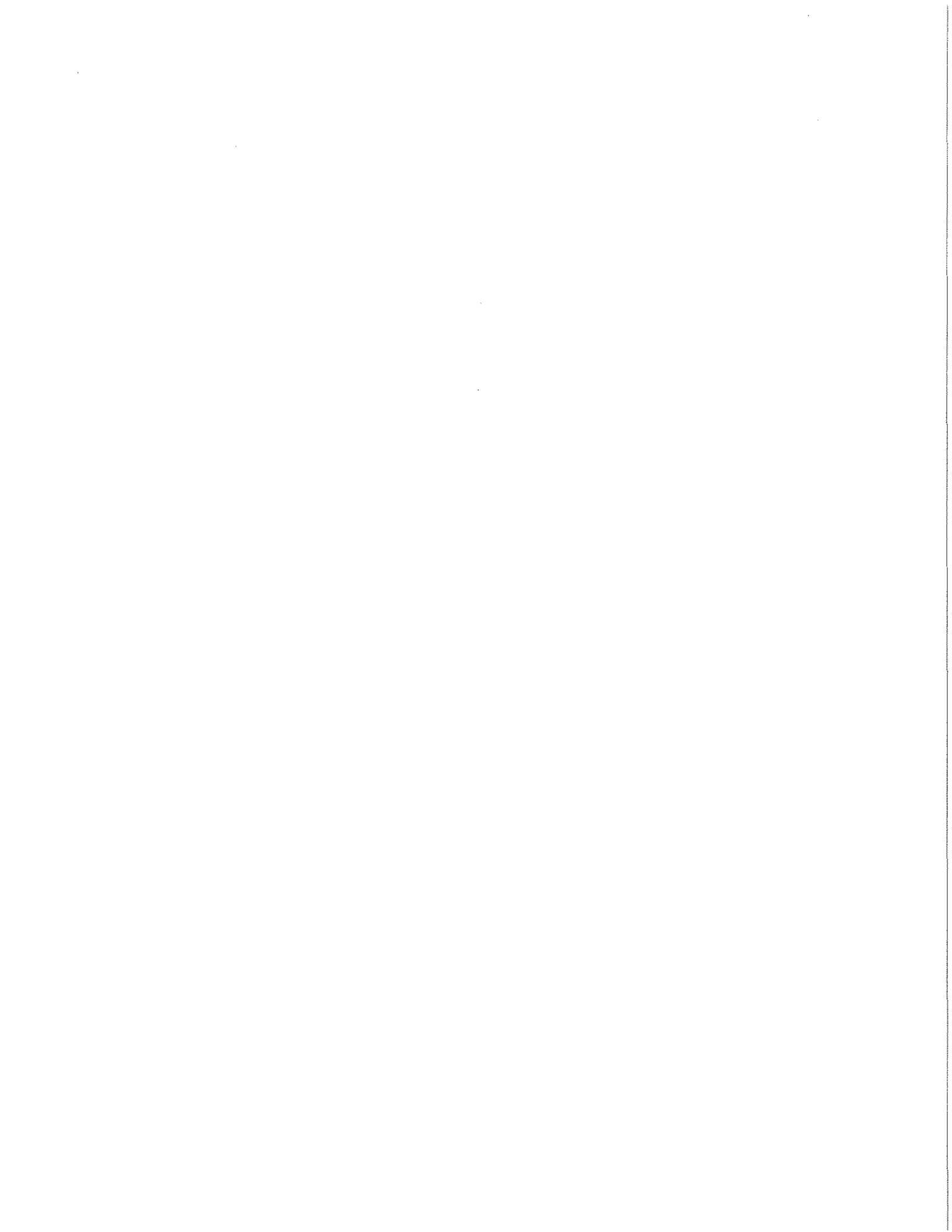


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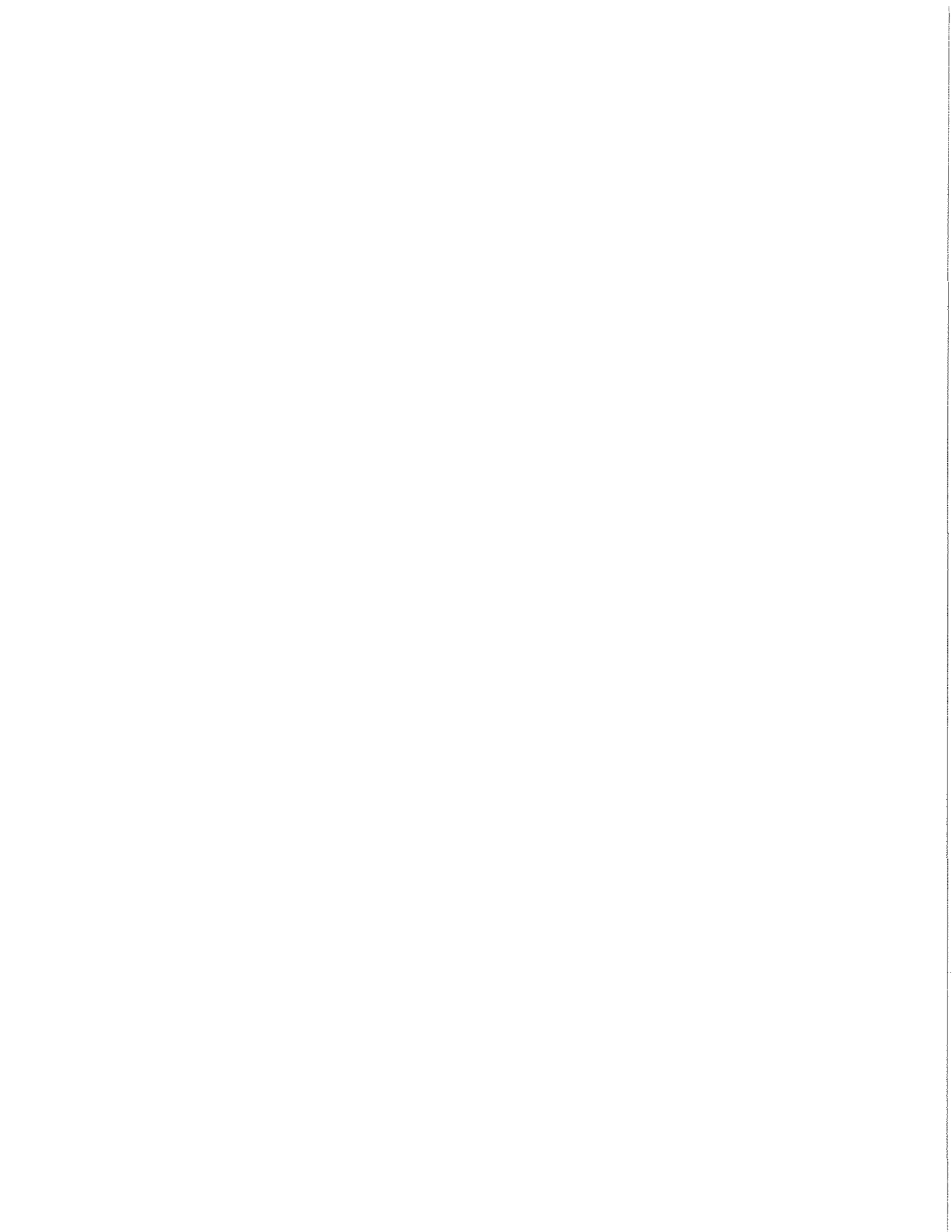
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I. INTRODUCTION

A. OVERVIEW

PROPDEV 47 is the forty-seventh 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 more than 5,000 square feet 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 November 2010. 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 47

Among the 85 project applications reviewed in PROPDEV 47, 21 are under review, 26 have been approved by local planners, 16 are under construction, 9 have recently completed construction, and 13 have expired or were withdrawn. Three projects are new to this version of PROPDEV.

Residential

Local planners report receiving permit applications for 187 dwelling units in projects of five or more units, including 29 below market rate units. Projects under review account for 328 units, while 165 units have been approved and 227 units are under construction. Since the last update, 161 units have been completed (7 of which are below market rate units). Project applicants have withdrawn 34 single-family units, 14 multi-family units, and 9 below market rate units. Fifty percent of the proposed residential developments covered in PROPDEV are multi-family units.

Office

Approximately 247,600 square feet of office space are currently under review in local planning departments. Over 164,799 square feet of office space have been recently approved, 81,806 square feet are under construction. No square footage has been recently completed. Office space totaling 742,899 square feet has either expired or been withdrawn.

Retail

In the retail space category, 213,539 square feet are under review, 135,061 square feet have been approved, and 10,377 square feet are under construction. Approximately 4,695 square feet of

retail projects have been withdrawn or expired, and no new construction of retail square footage has been completed.

Industrial

For industrial development, 91,000 square feet are currently under review, 133,540 square feet have been approved, and 1,485 square feet are under construction. Approximately 14,600 square feet of industrial development has been completed, and no square feet have been withdrawn, denied, or expired.

Other

For other types of nonresidential development, 28,000 square feet are under review while 9,000 square feet have been approved.

For Hotel Rooms, 203 rooms are under review, 22 have been approved, 80 are under construction, and none have 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**.

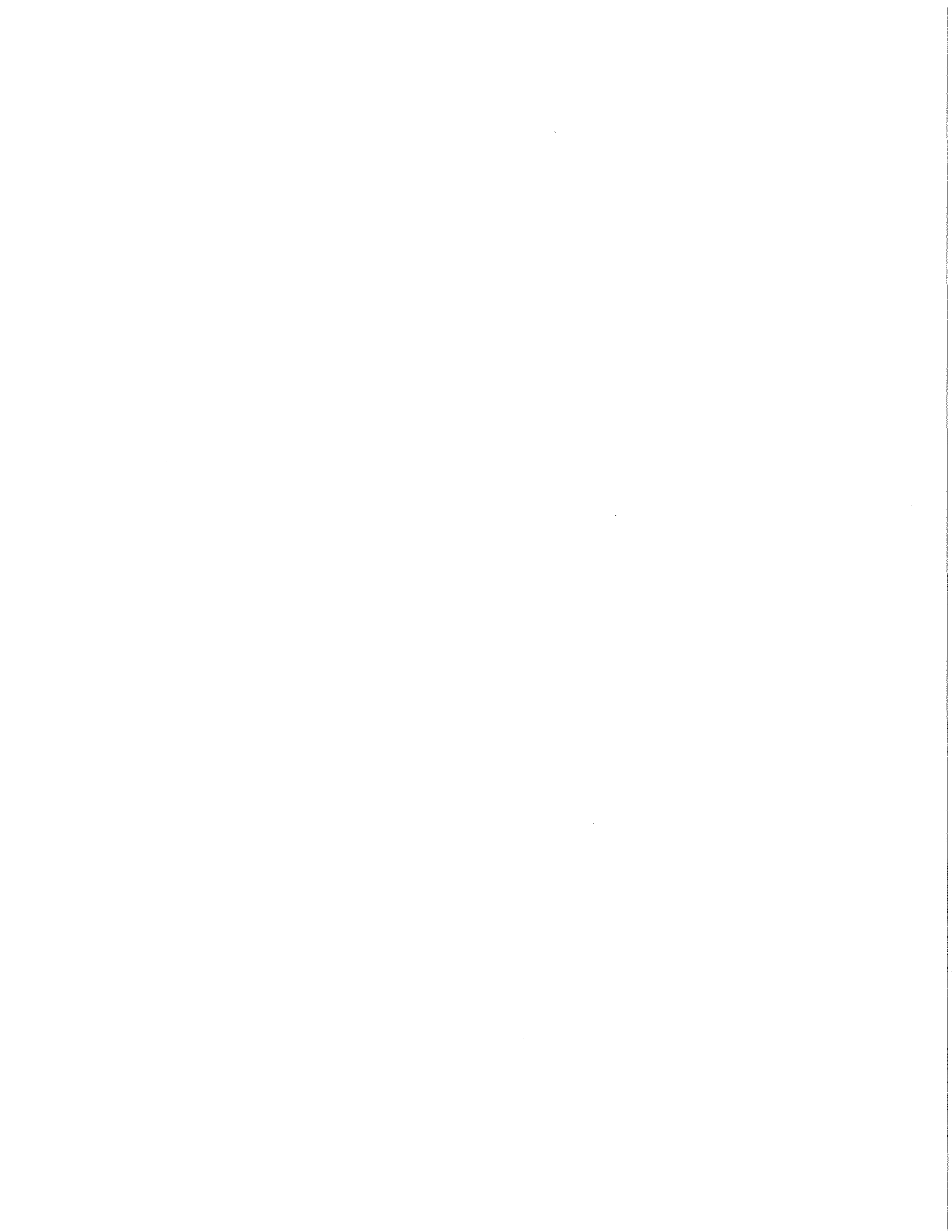
A project is classified as **Under Construction** once it receives a building permit. Once construction on the first phase of a multi-phase project begins, the entire project is classified as Under Construction and remains that way until the last phase is completed. Total completed units or square footage 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.



II. PROJECT SUMMARIES

Construction Activity Since Propdev 46



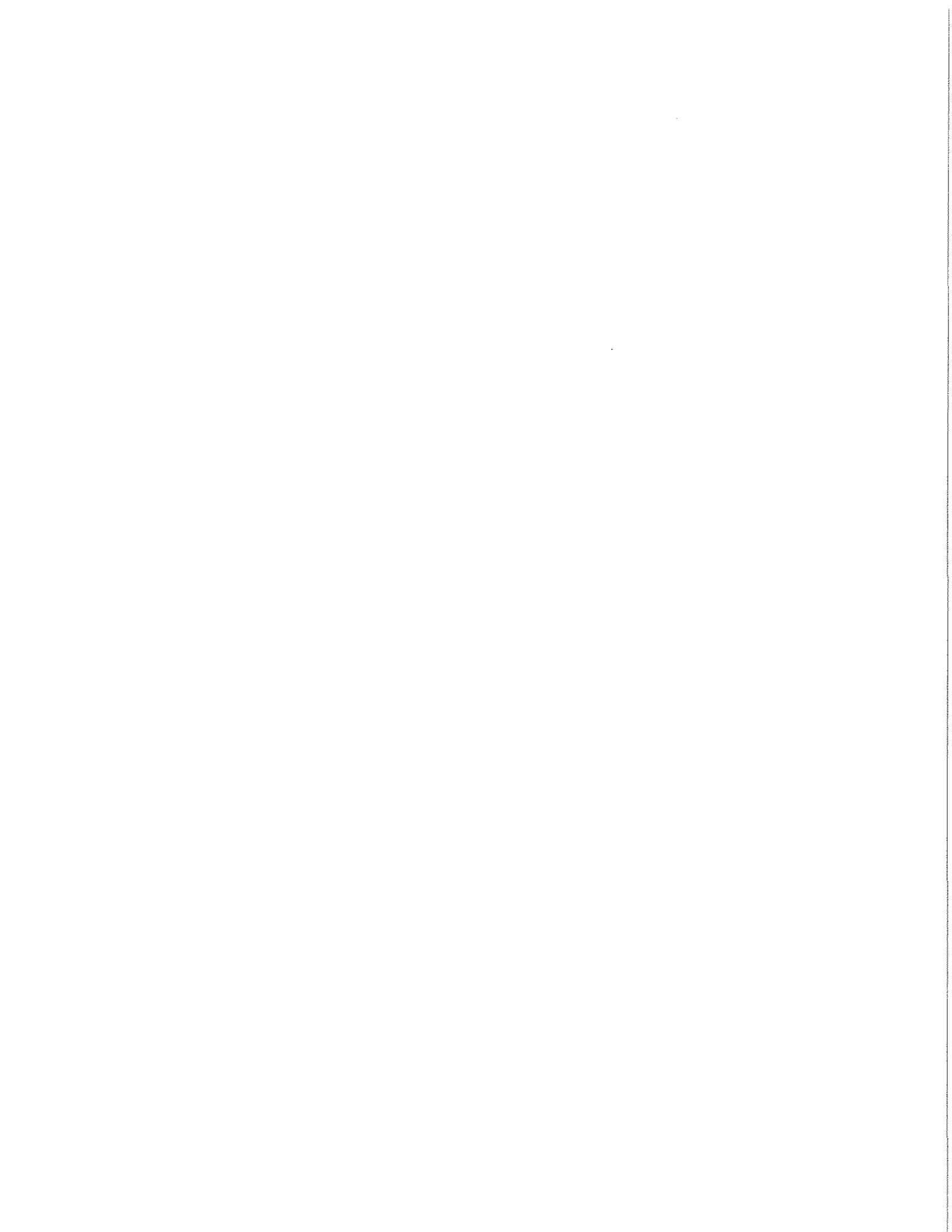
Construction Activity Since Propdev 46

Residential Units and Non-Residential Square Footage Completed

| Location | Housing Units | | | Commercial Square Feet | | |
|---------------------|---------------|--------------|--------------|------------------------|----------|------------|
| | Single Family | Multi-Family | Below Market | Office | Retail | Industrial |
| Unknown | 0 | 0 | 0 | 0 | 0 | 0 |
| Corte Madera | 0 | 0 | 0 | 0 | 0 | 0 |
| Fairfax | 2 | 0 | 0 | 0 | 0 | 0 |
| Larkspur | 3 | 8 | 0 | 0 | 0 | 0 |
| Mill Valley | 0 | 0 | 0 | 0 | 0 | 0 |
| Novato | 8 | 117 | 7 | 0 | 0 | 0 |
| Ross | 0 | 0 | 0 | 0 | 0 | 0 |
| San Anselmo | 2 | 0 | 0 | 0 | 0 | 0 |
| San Rafael | 0 | 0 | 0 | 0 | 0 | 0 |
| Sausalito | 0 | 0 | 0 | 0 | 0 | 0 |
| Tiburon | 0 | 0 | 0 | 0 | 0 | 0 |
| Unincorporated Area | 14 | 0 | 0 | 0 | 0 | 0 |
| Total | 29 | 125 | 7 | 0 | 0 | 0 |



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 | WD/E |
| 2 | Marin County Day School | Corte Madera | Ins | 28.00 | 0 | 0 | 0 | 0 | 0 | 0 | 11600 | CC |
| 3 | DeLano Grocery Mixed | Fairfax | Mix | 0.00 | 0 | 0 | 10 | 4,000 | 0 | 0 | 0 | UR |
| 4 | Oak Manor Ridge | Fairfax | Res | 80.00 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | UC |
| 5 | Drake's Cove | Larkspur | Res | 10.00 | 13 | 10 | 0 | 0 | 0 | 0 | 0 | UC |
| 6 | Sanitary District Property | Larkspur | Mix | 10.65 | 0 | 126 | 25 | 63,273 | 0 | 0 | 0 | UC |
| 7 | The Rose Garden | Larkspur | Res | 16.80 | 35 | 50 | 14 | 0 | 0 | 0 | 0 | APP |
| 8 | 33, 41, 41G Lovell | Mill Valley | Res | 0.45 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | UR |
| 9 | 500 Miller Avenue | Mill Valley | Mix | 1.63 | 0 | 9 | 0 | 2,474 | 0 | 0 | 0 | APP |
| 10 | 505 Miller/Tamalpais | Mill Valley | Mix | 1.19 | 0 | 21 | 5 | 0 | 5,800 | 0 | 0 | CC |
| 11 | 542 Miller Ave | Mill Valley | Res | 2.65 | 13 | 0 | 3 | 0 | 0 | 0 | 0 | APP |
| 12 | 8 Old Mill | Mill Valley | Res | 6.50 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | UC |
| 13 | Blithedale Terrace | Mill Valley | Res | 1.18 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 14 | Old Mill Commons | Mill Valley | Res | 0.23 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | WD/E |
| 15 | Redwood Lodge | Mill Valley | Res | 2.70 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | UR |
| 16 | Bel Marin Keys | Novato | Com | 2.63 | 0 | 0 | 0 | 5,704 | 0 | 14,616 | 0 | CC |
| 17 | Diablo Senior Housing | Novato | Res | 2.27 | 0 | 0 | 61 | 0 | 0 | 0 | 0 | APP |
| 18 | Fourth Street Homes | Novato | Res | 0.70 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | APP |
| 19 | Hangar Ave. Subdivision | Novato | Res | 5.00 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | APP |
| 20 | Hanna Ranch | Novato | Mix | 19.30 | 0 | 0 | 0 | 21,000 | 35,000 | 0 | 10000 | UR |
| 21 | Hill Road Homes/Canyon | Novato | Res | 7.37 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | APP |
| 22 | Main Gate Plaza | Novato | Com | 2.70 | 0 | 0 | 0 | 30,000 | 0 | 0 | 0 | APP |
| 23 | McPhail's | Novato | Com | 3.31 | 0 | 0 | 0 | 62,000 | 0 | 0 | 0 | APP |
| 24 | Medical Office Building | Novato | Com | 0.90 | 0 | 0 | 0 | 6,700 | 0 | 0 | 0 | WD/E |
| 25 | Novato Creek Landing | Novato | Com | 3.42 | 0 | 0 | 0 | 31,000 | 0 | 0 | 0 | APP |
| 26 | Oakview Office Building | Novato | Com | 8.35 | 0 | 0 | 0 | 23,547 | 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 | Redwood Commons | Novato | Com | 0.68 | 0 | 0 | 0 | 9,300 | 0 | 0 | 0 | UR |
| 28 | Sagewood Subdivision | Novato | Res | 18.57 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 29 | The Commons at Mt. | Novato | Mix | 65.00 | 0 | 150 | 0 | 213,300 | 41,115 | 0 | 0 | UR |
| 30 | Trek Wine | Novato | Com | 6,510.00 | 0 | 0 | 0 | 894 | 910 | 1,458 | 0 | APP |
| 31 | Walnut Meadows | Novato | Res | 3.40 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 32 | Whole Foods/Mixed Use | Novato | Mix | 3.00 | 0 | 117 | 7 | 0 | 41,000 | 0 | 0 | CC |
| 33 | Woodview Subdivision | Novato | Res | 18.70 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | UC |
| 34 | Branson School Student | Ross | Com | 16.25 | 0 | 0 | 0 | 10,828 | 0 | 0 | 0 | APP |
| 35 | 790 Sir Francis Drake | San Anselmo | Com | 0.30 | 2 | 0 | 0 | 0 | 9,467 | 0 | 0 | UC |
| 36 | Joseph Maquire | San Anselmo | Res | 0.55 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | UC |
| 37 | 1735 Lincoln Ave. | San Rafael | Res | 0.67 | 0 | 28 | 5 | 0 | 0 | 0 | 0 | UR |
| 38 | 1867 Lincoln Ave. | San Rafael | Res | 0.50 | 0 | 16 | 2 | 0 | 0 | 0 | 0 | APP |
| 39 | 33 San Pablo | San Rafael | Res | 1.90 | 0 | 66 | 16 | 0 | 0 | 0 | 0 | APP |
| 40 | Academy Heights | San Rafael | Res | 30.76 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | UC |
| 41 | Ascona Place | San Rafael | Res | 6.30 | 8 | 0 | 1 | 0 | 0 | 0 | 0 | UR |
| 42 | Camgros Subdivision | San Rafael | Res | 5.46 | 13 | 0 | 2 | 0 | 0 | 0 | 0 | UR |
| 43 | Dodge Dealership | San Rafael | Com | 0.00 | 0 | 0 | 0 | 0 | 25,000 | 0 | 0 | APP |
| 44 | Golden State Lumber | San Rafael | Com | 5.00 | 0 | 0 | 0 | 0 | 0 | 0 | 9000 | UC |
| 45 | Lincoln/Mission Condos | San Rafael | Res | 0.68 | 0 | 30 | 6 | 0 | 0 | 0 | 0 | APP |
| 46 | Lookout Mountain | San Rafael | Res | 6.65 | 6 | 0 | 1 | 0 | 0 | 0 | 0 | WD/E |
| 47 | Mission/Irwin | San Rafael | Res | 0.60 | 0 | 13 | 2 | 0 | 0 | 0 | 0 | APP |
| 48 | Peacock Gap Golf Club | San Rafael | Com | 128.00 | 0 | 0 | 0 | 0 | 13,800 | 0 | 0 | APP |
| 49 | San Rafael Airport Rec | San Rafael | Mix | 116.00 | 0 | 0 | 0 | 0 | 0 | 85,000 | 0 | UR |
| 50 | Sonnen VW/Audi | San Rafael | Com | 4.00 | 0 | 0 | 0 | 0 | 56,400 | 0 | 0 | APP |
| 51 | Target | San Rafael | Com | 19.42 | 0 | 0 | 0 | 0 | 137,424 | 0 | 0 | UR |
| 52 | The Lincoln Mews | San Rafael | Res | 0.71 | 0 | 24 | 3 | 0 | 0 | 0 | 0 | UC |

Projects Listed By Location

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

| R# | Project Name | Location | Type | Acres | Housing Units | | | Commercial Square Feet | | | | Status |
|----|----------------------------|-----------------|------|----------|---------------|--------------|--------------|------------------------|--------|------------|-------|--------|
| | | | | | Single Family | Multi-Family | Below Market | Office | Retail | Industrial | Other | |
| 53 | The Village at Loch | San Rafael | Mix | 131.00 | 34 | 47 | 17 | 0 | 22,500 | 0 | 0 | APP |
| 54 | Trinity Community | San Rafael | Res | 4.03 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | UC |
| 55 | 14 Princess Lane | Sausalito | Com | 0.16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 56 | 27 Gate 5 Road | Sausalito | Com | 0.93 | 0 | 0 | 0 | 4,950 | 0 | 0 | 0 | APP |
| 57 | 300 Locust | Sausalito | Com | 0.50 | 0 | 0 | 0 | 0 | 0 | 6,000 | 0 | UR |
| 58 | Public Safety Building | Sausalito | Com | 0.71 | 0 | 0 | 0 | 17,639 | 0 | 0 | 0 | UC |
| 59 | Alta Robles PDP | Tiburon | Res | 52.00 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 60 | Congregation Kol Shofar | Tiburon | Com | 6.94 | 0 | 0 | 0 | 8,300 | 0 | 0 | 0 | CC |
| 61 | Public Library Expansion | Tiburon | Com | 1.70 | 0 | 0 | 0 | 0 | 0 | 0 | 18000 | UR |
| 62 | Toussin Senior Housing | U/Kentfield | Res | 0.39 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | CC |
| 63 | Marin City Church of God | U/Marin City | Res | 0.73 | 6 | 0 | 2 | 0 | 0 | 0 | 0 | WD/E |
| 64 | Marin City CSD Comm. | U/Marin City | Ins | 3.00 | 0 | 0 | 0 | 5,640 | 0 | 0 | 32600 | WD/E |
| 65 | Oak Hill School | U/Marin City | Mix | 3.72 | 0 | 4 | 0 | 10,930 | 0 | 0 | 0 | WD/E |
| 66 | Village Baptist Church | U/Marin City | Com | 0.00 | 0 | 0 | 0 | 9,750 | 0 | 0 | 0 | WD/E |
| 67 | Harbor Point Racquet and | U/Mill Valley | Com | 5.17 | 0 | 0 | 0 | 0 | 0 | 0 | 7097 | CC |
| 68 | Whaler's Point | U/Mill Valley | Com | 2.20 | 0 | 0 | 0 | 59,572 | 0 | 0 | 0 | WD/E |
| 69 | Binford Rd. Storage | U/Novato | Com | 47.30 | 0 | 0 | 0 | 0 | 0 | 133,540 | 0 | APP |
| 70 | Elloway Subdivision | U/Novato | Res | 7.80 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 71 | Harriman | U/Olema | Com | 1.70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 72 | Bar-Or Subdivision/LL | U/Point Reyes | Res | 21.30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | APP |
| 73 | Grandi Building | U/Pt Reyes Stat | Mix | 2.50 | 0 | 0 | 3 | 0 | 17,361 | 0 | 0 | APP |
| 74 | Lucasfilm (Grady Ranch) | U/San Rafael | Com | 1,039.00 | 7 | 0 | 0 | 456,100 | 0 | 0 | 0 | WD/E |
| 75 | Nebout Development Plan | U/San Rafael | Res | 5.27 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | UC |
| 76 | Oakview Master Plan | U/San Rafael | Mix | 106.30 | 28 | 0 | 6 | 0 | 0 | 0 | 0 | APP |
| 77 | Oakview Subdivision | U/San Rafael | Res | 18.87 | 22 | 0 | 6 | 0 | 0 | 0 | 0 | APP |
| 78 | Skywalker Properties, Ltd. | U/San Rafael | Com | 52.00 | 0 | 0 | 0 | 190,485 | 0 | 0 | 0 | WD/E |

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 | San Pedro Court | U/Santa Venetia | Res | 1.50 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | UR |
| 80 | Waldo Point Harbor | U/Sausalito | RES | 45.20 | 0 | 0 | 38 | 0 | 0 | 0 | 0 | APP |
| 81 | Pan Pacific Ocean, Inc. | U/Strawberry | Res | 16.50 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | WD/E |
| 82 | Easton Point | U/Tiburon | Res | 110.00 | 31 | 0 | 9 | 0 | 0 | 0 | 0 | UR |
| 83 | Paradise Cay North | U/Tiburon | Res | 24.80 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | UC |
| 84 | Sorokko Master Plan | U/Tiburon | Res | 18.90 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | CC |
| 85 | Sass Master Plan | U/Tomales | Res | 5.23 | 12 | 0 | 2 | 0 | 0 | 0 | 0 | WD/E |
| TOTALS | | | | 8,918.96 | 445 | 731 | 279 | 1,251,108 | 410,472 | 240,614 | 88,297 | |

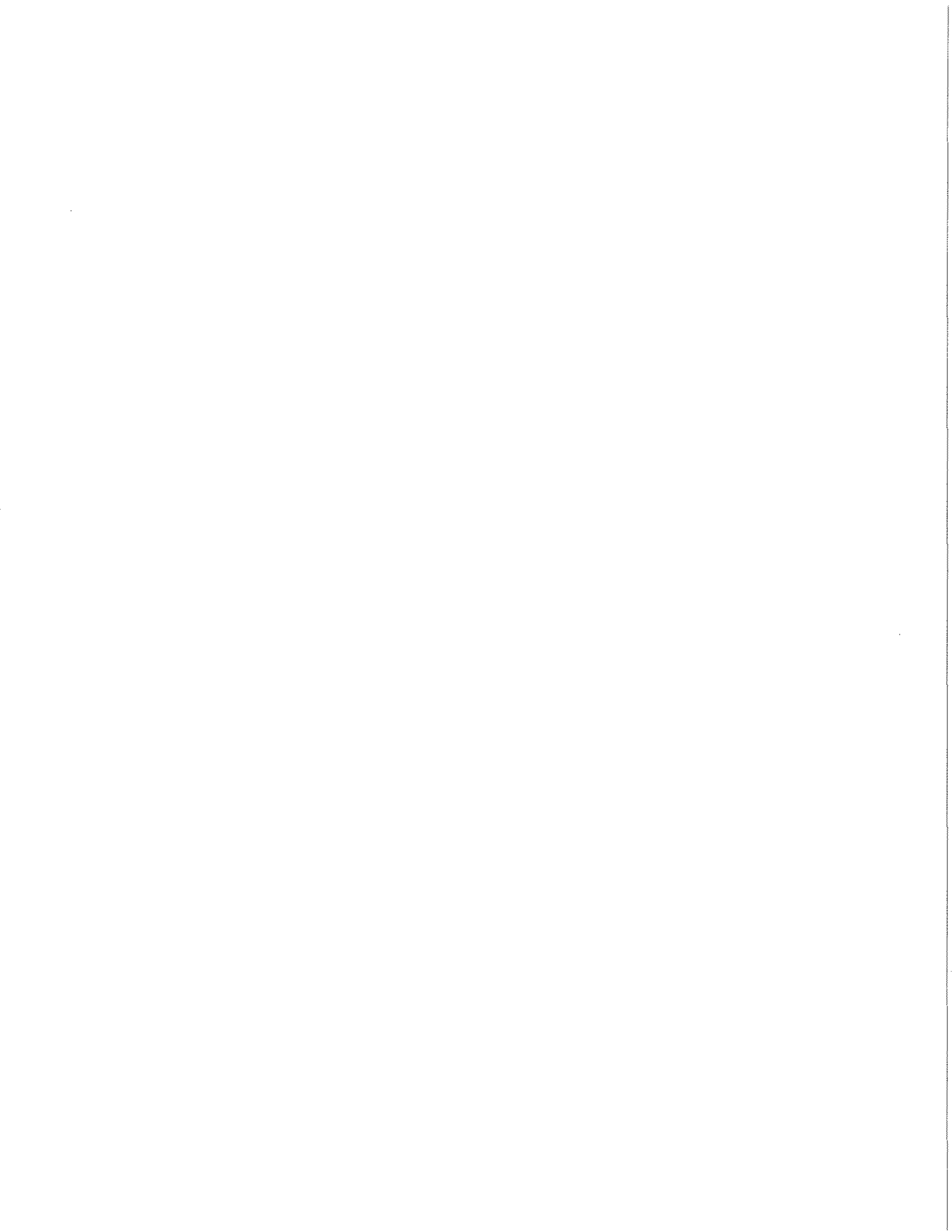
Projects Summarized by Status and Jurisdiction



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 Construction</i> Total | 16 | 6,710.85 | 84.25 | 119 | 227 | 48 | 81,806 | 10,377 | 1,458 | 9,000 | 80 |
| <i>Construction Complete</i> | | | | | | | | | | | |
| Unknown | 2 | 19.29 | 0.00 | 5 | 0 | 13 | 0 | 0 | 0 | 0 | 0 |
| Corte Madera | 1 | 28.00 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 11,600 | 0 |
| Mill Valley | 1 | 1.19 | 0.00 | 0 | 21 | 5 | 0 | 5,800 | 0 | 0 | 0 |
| Novato | 2 | 5.63 | 0.00 | 0 | 117 | 7 | 5,704 | 41,000 | 14,616 | 0 | 0 |
| San Rafael | 1 | 4.03 | 0.00 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tiburon | 1 | 6.94 | 0.00 | 0 | 0 | 0 | 8,300 | 0 | 0 | 0 | 0 |
| Unincorporated Area | 1 | 5.17 | 0.00 | 0 | 0 | 0 | 0 | 0 | 0 | 7,097 | 0 |
| <i>Construction Complete</i> Total | 9 | 70.25 | 0.00 | 11 | 138 | 25 | 14,004 | 46,800 | 14,616 | 18,697 | 0 |
| <i>Withdrawn/Denied/Expired</i> | | | | | | | | | | | |
| Unknown | 3 | 23.93 | 4.90 | 15 | 0 | 6 | 59,572 | 0 | 0 | 0 | 71 |
| Corte Madera | 1 | 0.58 | 0.10 | 0 | 0 | 0 | 3,722 | 4,695 | 0 | 0 | 0 |
| Mill Valley | 1 | 0.23 | 0.00 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Novato | 1 | 0.90 | 0.00 | 0 | 0 | 0 | 6,700 | 0 | 0 | 0 | 0 |
| San Rafael | 1 | 6.65 | 0.00 | 6 | 0 | 1 | 0 | 0 | 0 | 0 | 0 |
| Unincorporated Area | 6 | 1,098.45 | 1,974.00 | 13 | 4 | 2 | 672,905 | 0 | 0 | 32,600 | 36 |
| <i>Withdrawn/Denied/Expired</i> Total | 13 | 1,130.74 | 1,979.00 | 34 | 14 | 9 | 742,899 | 4,695 | 0 | 32,600 | 107 |
| <hr/> | | | | | | | | | | | |
| GRAND TOTAL | 85 | 8,918.96 | 2,252.56 | 445 | 731 | 279 | 1,251,108 | 410,472 | 240,614 | 32,600 | 412 |

Cross Reference to Projects in PROPDEV 46



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

| PropDev 46 Record # | Project Name | Location | Type | PropDev 47 Status | PropDev 47 Record # |
|------------------------|---------------------------------|--------------|-------------|----------------------|------------------------|
| 0 | Hanna Ranch | Novato | Mixed Use | UR | 20 |
| 0 | 33, 41, 41G Lovell | Mill Valley | Residential | UR | 8 |
| 0 | Trek Wine | Novato | Commercial | APP | 30 |
| 1 | Jackovics Mixed Use Building | Corte Madera | Mixed Use | WD/E | 1 |
| 2 | Marin County Day School | Corte Madera | Institution | CC | 2 |
| 3 | DeLano Grocery Mixed Use | Fairfax | Mixed Use | UR | 3 |
| 4 | Oak Manor Ridge | Fairfax | Residential | UC | 4 |
| 5 | Drake's Cove | Larkspur | Residential | UC | 5 |
| 7 | Sanitary District Property | Larkspur | Mixed Use | UC | 6 |
| 8 | The Rose Garden | Larkspur | Residential | APP | 7 |
| 9 | 500 Miller Avenue | Mill Valley | Mixed Use | APP | 9 |
| 10 | 505 Miller/Tamalpais Common | Mill Valley | Mixed Use | CC | 10 |
| 11 | 542 Miller Ave | Mill Valley | Residential | APP | 11 |
| 12 | 8 Old Mill | Mill Valley | Residential | UC | 12 |
| 13 | Blithedale Terrace | Mill Valley | Residential | UR | 13 |
| 16 | Old Mill Commons | Mill Valley | Residential | WD/E | 14 |
| 17 | Redwood Lodge | Mill Valley | Residential | UR | 15 |
| 18 | Bel Marin Keys Warehouse/Office | Novato | Commercial | CC | 16 |
| 19 | Diablo Senior Housing | Novato | Residential | APP | 17 |
| 20 | Fourth Street Homes | Novato | Residential | APP | 18 |
| 21 | Hangar Ave. Subdivision | Novato | Residential | APP | 19 |
| 22 | Hill Road Homes/Canyon Green | Novato | Residential | APP | 21 |
| 23 | Main Gate Plaza | Novato | Commercial | APP | 22 |
| 24 | McPhail's | Novato | Commercial | APP | 23 |
| 25 | Medical Office Building | Novato | Commercial | WD/E | 24 |
| 26 | Novato Creek Landing | Novato | Commercial | APP | 25 |
| 27 | Oakview Office Building | Novato | Commercial | APP | 26 |
| 29 | Redwood Commons | Novato | Commercial | UR | 27 |
| 30 | Sagewood Subdivision | Novato | Residential | UR | 28 |
| 31 | The Commons at Mt. Burdell | Novato | Mixed Use | UR | 29 |
| 32 | Walnut Meadows Subdivision | Novato | Residential | UR | 31 |
| 33 | Whole Foods/Mixed Use | Novato | Mixed Use | CC | 32 |
| 34 | Woodview Subdivision | Novato | Residential | UC | 33 |
| 35 | Branson School Student Commons | Ross | Commercial | APP | 34 |
| 36 | 790 Sir Francis Drake Blvd. | San Anselmo | Commercial | UC | 35 |
| 37 | Joseph Maquire | San Anselmo | Residential | UC | 36 |
| 38 | 1735 Lincoln Ave. | San Rafael | Residential | UR | 37 |

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

| PropDev 46 Record # | Project Name | Location | Type | PropDev 47 Status | PropDev 47 Record # |
|------------------------|----------------------------------|-----------------|-------------|----------------------|------------------------|
| 39 | 1867 Lincoln Ave. | San Rafael | Residential | APP | 38 |
| 40 | 33 San Pablo | San Rafael | Residential | APP | 39 |
| 41 | Academy Heights | San Rafael | Residential | UC | 40 |
| 42 | Ascona Place | San Rafael | Residential | UR | 41 |
| 43 | Camgros Subdivision | San Rafael | Residential | UR | 42 |
| 44 | Dodge Dealership | San Rafael | Commercial | APP | 43 |
| 45 | Golden State Lumber Storage Bldg | San Rafael | Commercial | UC | 44 |
| 47 | Lincoln/Mission Condos | San Rafael | Residential | APP | 45 |
| 48 | Lookout Mountain | San Rafael | Residential | WD/E | 46 |
| 49 | Mission/Irwin Townhouses | San Rafael | Residential | APP | 47 |
| 50 | Peacock Gap Golf Club | San Rafael | Commercial | APP | 48 |
| 51 | San Rafael Airport Rec Facility | San Rafael | Mixed Use | UR | 49 |
| 52 | Sonnen VW/Audi Building | San Rafael | Commercial | APP | 50 |
| 53 | Target | San Rafael | Commercial | UR | 51 |
| 54 | The Lincoln Mews Townhomes | San Rafael | Residential | UC | 52 |
| 55 | The Village at Loch Lomond | San Rafael | Mixed Use | APP | 53 |
| 56 | Trinity Community Church | San Rafael | Residential | UC | 54 |
| 57 | 14 Princess Lane | Sausalito | Commercial | UR | 55 |
| 58 | 27 Gate 5 Road | Sausalito | Commercial | APP | 56 |
| 59 | 300 Locust | Sausalito | Commercial | UR | 57 |
| 60 | Public Safety Building | Sausalito | Commercial | UC | 58 |
| 61 | Alta Robles PDP | Tiburon | Residential | UR | 59 |
| 62 | Congregation KoI Shofar | Tiburon | Commercial | CC | 60 |
| 63 | Public Library Expansion | Tiburon | Commercial | UR | 61 |
| 64 | Toussin Senior Housing | U/Kentfield | Residential | CC | 62 |
| 65 | Marin City Church of God | U/Marin City | Residential | WD/E | 63 |
| 66 | Marin City CSD Comm. Center | U/Marin City | Institution | WD/E | 64 |
| 67 | Oak Hill School | U/Marin City | Mixed Use | WD/E | 65 |
| 68 | Village Baptist Church | U/Marin City | Commercial | WD/E | 66 |
| 70 | Harbor Point Racquet and Beach | U/Mill Valley | Commercial | CC | 67 |
| 71 | Whaler's Point | U/Mill Valley | Commercial | WD/E | 68 |
| 72 | Binford Rd. Storage Facility | U/Novato | Commercial | APP | 69 |
| 73 | Elloway Subdivision | U/Novato | Residential | UR | 70 |
| 75 | Harriman Lodge/Conference | U/Olema | Commercial | UR | 71 |
| 76 | Bar-Or Subdivision/LL adjustment | U/Point Reyes | Residential | APP | 72 |
| 77 | Grandi Building | U/Pt Reyes Stat | Mixed Use | APP | 73 |
| 80 | Lucasfilm (Grady Ranch) | U/San Rafael | Commercial | WD/E | 74 |

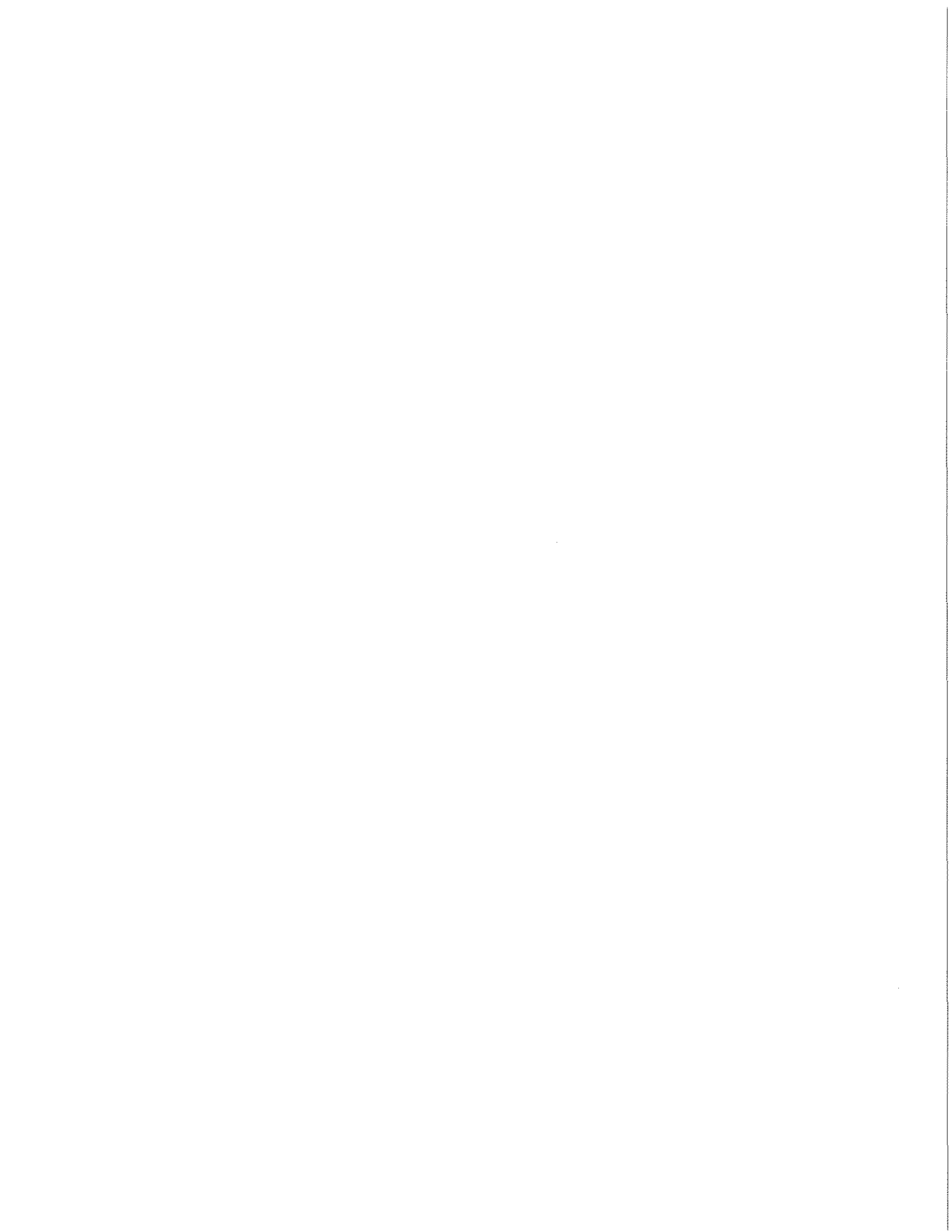
Key for Project Status: UR: Under Review, APP: Approved, UC: Under Construction,
CC: Construction Complete, WD/E: Withdrawn, Denied, Expired

| PropDev 46 Record # | Project Name | Location | Type | PropDev 47 Status | PropDev 47 Record # |
|------------------------|-----------------------------------|-----------------|-------------|----------------------|------------------------|
| 81 | Nebout Development Plan | U/San Rafael | Residential | UC | 75 |
| 82 | Oakview Master Plan | U/San Rafael | Mixed Use | APP | 76 |
| 83 | Oakview Subdivision | U/San Rafael | Residential | APP | 77 |
| 84 | Skywalker Properties, Ltd. (Grady | U/San Rafael | Commercial | WD/E | 78 |
| 85 | San Pedro Court | U/Santa Venetia | Residential | UR | 79 |
| 86 | Waldo Point Harbor | U/Sausalito | RES | APP | 80 |
| 87 | Pan Pacific Ocean, Inc. | U/Strawberry | Residential | WD/E | 81 |
| 88 | Easton Point | U/Tiburon | Residential | UR | 82 |
| 89 | Paradise Cay North | U/Tiburon | Residential | UC | 83 |
| 90 | Sorokko Master Plan | U/Tiburon | Residential | CC | 84 |
| 91 | Sass Master Plan Subdivision | U/Tomales | Residential | WD/E | 85 |



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 47

Proposed Development Survey

Project:

Jackovics Mixed Use Building

Record #: 1

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

Project Sponsor

Thomas 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 3722 | 4695 | 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: Dan Bell
Application Number: DR 07-017
Type of Application: Design Review
Date Approved: 09/09/2008
Expiration Date: 09/20/2010
Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

Building Permits

Comments: New to propev 44

PropDev 47

Proposed Development Survey

Project:

Marin County Day School Expansion Record #: 2

Parcel Numbers: 038-011-47, 038-190-36, 026-241-01 and -02

Street Address: 5221 Paradise Drive

City or County Area: Corte Madera

Census Tract: 0

Project Sponsor

Marin County Day School

Address 5221 Paradise Drive

City, Zip Corte Madera, CA 94925

Phone (415)9275900

Project Description

Net expansion of school buildings

Type of Project: Institution

Zoning Classification: P/SP (Public an

Existing Uses: School

Site Area (Acres): 28.00

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 11600 |

| 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: CUP08-001/DR08-003/EA08-001

Type of Application: Conditional Use Permit/Design Reivew, Negative

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Construction

Current Stage of Development Construction Complete

Next Approval Needed: Final Building Permit Inspection

PropDev 47

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 4000 | 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 | 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 46 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Use Permit

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

PropDev 47

Proposed Development Survey

Project:

Oak Manor Ridge

Record #: 4

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

6 new single family units

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: Linda Neal

Application Number:

Type of Application: Vesting Tentative Map

Date Approved: 05/21/1991

Expiration Date: / /

Approvals to Date: Vesting TM/FM

PropDev 46 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: building permits & final inspection

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

PropDev 47

Proposed Development Survey

Project:

Drake's Cove

Record #: 5

Parcel Numbers: 018-250-02 through -28

Street Address:

City or County Area: Larkspur

Census Tract: 1212

Project Sponsor

Monahan Pacific

Address

1101 Fifth Ave.

Suite 150

City, Zip

San Rafael, CA 94901

Phone

(415) 456-06

Project Description

13 single family units and 5 duplex (total of 23 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 0 |

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 3 | 8 | 0 |
| Total Built: | 3 | 8 | 0 |
| Total Units: | 13 | 10 | 0 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Neal Toft

Application Number: 05-24

Type of Application: building permits

Date Approved: / /

Expiration Date: / /

Approvals to Date: PDP, DR, Final Map

PropDev 46 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 47

Proposed Development Survey

Project:

Sanitary District Property

Record #: 6

Parcel Numbers: 018-260-03

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 63273 | 0 | 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: Nancy Kaufman

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 46 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: Final Map & PDP for remainder, Building

Comments: The proposed hotel is 63,275 square feet

PropDev 47

Proposed Development Survey

Project:

The Rose Garden

Record #: 7

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: 14

Residential Units

Commercial Square Footage

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

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 |
| Total Units: | 35 | 50 | 14 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Nancy Kaufman

Application Number: PD 07-07

Type of Application: PDP/TM/DR/CUP/SUB/CAP/HT/DA 08-54

Date Approved: 02/17/2010

Expiration Date: / /

Approvals to Date: Prelim. development plan

PropDev 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Final Map/Building Permits/Grading

Comments: Project stalled - property for sale

PropDev 47

Proposed Development Survey

Project:

33, 41, 41G Lovell

Record #: 8

Parcel Numbers: 028-056-12 and 028-056-13

Street Address: 33, 41, 41G Lovell Avenue

City or County Area: Mill Valley

Census Tract: 0

Project Sponsor

Bob Hatfield

Address PO Box 378

City, Zip Mill Valley, CA 94941

Phone (415) 381-04

Project Description

Teardown/Rebuild Multi-Family Residential

Type of Project: Residential

Zoning Classification: RM-1.5

Existing Uses: Residential

Site Area (Acres): 0.45

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 0 |

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

Application Information:

Staff Planner: Amber El-Hajj

Application Number: D09-3700

Type of Application: Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date: Under Review

PropDev 46 Stage of Development: Under Review

Current Stage of Development Under Review

Next Approval Needed: Planning Commission

PropDev 47

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

P.O. Box 1707

City, Zip

Mill Valley, CA 94942

Phone

415-640-0101

Project Description

commercial mixed use building

Type of Project: Mixed Use

Zoning Classification: CN-PD

Existing Uses: vacant

Site Area (Acres): 1.63

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 33

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 2474 | 0 | 0 | 0 |

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

Application Information:

Staff Planner: Amber El-Hajj

Application Number: 3187

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

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

Building Permits

Comments: Property recently annexed to City of Mill Valley

PropDev 47

Proposed Development Survey

Project:

505 Miller/Tamalpais Common

Record #: 10

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

21 Multi-family Townhome, condo, and live/work lofts

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: 5

Residential Units

Commercial Square Footage

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

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 |
| Total Units: | 0 | 21 | 5 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 5 |

Application Information:

Staff Planner: Rory Walsh

Application Number: 3316

Type of Application:

Date Approved: 05/21/2007

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Approved

Current Stage of Development

Construction Complete

Next Approval Needed:

Project completed

Comments: See also La Goma Mixed Use project

PropDev 47

Proposed Development Survey

Project:

542 Miller Ave

Record #: 11

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 multi-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: 3

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 | 3 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Diane Henderson

Application Number: 2870

Type of Application: Design Review, EIR

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

Building Permits

Comments: Parcels annexed to Mill Valley

PropDev 47

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

3 new single family homes + low income apartment

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 0 |

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

Application Information:

Staff Planner: Amber El-Hajj
Application Number: D08-3593
Type of Application: Design Review
Date Approved: 11/17/2008
Expiration Date: 11/17/2009
Approvals to Date:

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Under Construction

Next Approval Needed:

Final Inspections

PropDev 47

Proposed Development Survey

Project:

Blithedale Terrace

Record #: 13

Parcel Numbers: 030-021-47

Street Address: Camino Alto and East Blithedal

City or County Area: Mill Valley

Census Tract: 1261

Project Sponsor

Philip Richardson

Address 418 Greenwood Beach Rd.

City, Zip Tiburon, CA 94920

Phone 415-383-2900

Project Description

Approx 20 attached new single family units

Type of Project: Residential

Zoning Classification: PA

Existing Uses: vacant

Site Area (Acres): 1.18

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 0 |

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

Application Information:

Staff Planner: Diane Henderson

Application Number: 3073

Type of Application: Design Review & EIR

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development Under Review

Next Approval Needed: Planning Commission

PropDev 47

Proposed Development Survey

Project:

Old Mill Commons

Record #: 14

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development: Approved

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

Comments: Project withdrawn

PropDev 47

Proposed Development Survey

Project:

Redwood Lodge

Record #: 15

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

5 new single family homes + 2 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: 2

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 | 2 |
| 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 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission

PropDev 47

Proposed Development Survey

Project:

Bel Marin Keys Warehouse/Office

Record #: 16

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 5704 | 0 | 14616 | 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: 10520D

Type of Application: Design Review

Date Approved: 06/07/2006

Expiration Date: 06/07/2008

Approvals to Date: Design Review; Building permit

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Construction Complete

Next Approval Needed:

none

PropDev 47

Proposed Development Survey

Project:

Diablo Senior Housing

Record #: 17

Parcel Numbers: 140-013-22, 23, and 24

Street Address: 806 Diablo Avenue

City or County Area: Novato

Census Tract: 1032

Project Sponsor

Eden Housing, Inc.

Address

City, Zip

Phone

Project Description

61 unit senior complex for ages 55+ and low/very low

Type of Project: Residential

Zoning Classification: PD

Existing Uses: vacant

Site Area (Acres): 2.27

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 49

Hotel/Motel Rooms: 0

Below Market Rate Units: 61

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 | 61 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 61 |

Application Information:

Staff Planner: Louise Patterson

Application Number: 10808M; 10808P; 10808D

Type of Application: Master Plan; PDP; DR

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

PropDev 47

Proposed Development Survey

Project:

Fourth Street Homes

Record #: 18

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: 10

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 | 10 |
| Owner: | | 0 | 10 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Alan Lazure

Application Number: 10607M

Type of Application: Rezoning, MP, PDP, TM

Date Approved: 07/20/2008

Expiration Date: 07/20/2010

Approvals to Date: entitlements

PropDev 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Building Permits

PropDev 47

Proposed Development Survey

Project:

Hangar Ave. Subdivision

Record #: 19

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development:

Approved

Current Stage of Development

Under Construction

Next Approval Needed:

Comments: project new to propdev 34

PropDev 47

Proposed Development Survey

Record #: 20

Project:

Hanna Ranch

Parcel Numbers: 153-340-06

Street Address: South End of Rowland Boulevard

City or County Area: Novato

Census Tract: 1012

Project Sponsor

Hanna Novato, LLC

Address

11111 Santa Monica Boulevard

Suite 1400

City, Zip

Los Angeles, CA 90025

Phone

(310) 444-77

Project Description

Comercial Mixed Use

Type of Project: Mixed Use

Zoning Classification: RD:B

Existing Uses: Vacant

Site Area (Acres): 19.30

Proposed Open Space Acres: 10.00

Off-street Parking Spaces: 468

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 21000 | 35000 | 0 | 10000 |

| 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: P2010-040

Type of Application: GP Amendment, MP, PDP, DR

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

EIR/GP

PropDev 47

Proposed Development Survey

Project:

Hill Road Homes/Canyon Green

Record #: 21

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: 10/09/2011

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

PropDev 46 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 47

Proposed Development Survey

Project:

Main Gate Plaza

Record #: 22

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 30000 | 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: Louise Patterson

Application Number: 10611P/10636D

Type of Application: Precise Development Plan/Design Review

Date Approved: 08/14/2007

Expiration Date: 07/14/2009

Approvals to Date: PDP & DR

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

Building Permit

PropDev 47

Proposed Development Survey

Project:

McPhail's

Record #: 23

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 62000 | 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: Louise Patterson
Application Number: 10701M/10702P/10704D
Type of Application: Master Plan, PDP, Land Division, Design Review
Date Approved: 11/11/2008
Expiration Date: 11/11/2010
Approvals to Date:
PropDev 46 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: Final Map and Building Permit

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

PropDev 47

Proposed Development Survey

Project:

Medical Office Building

Record #: 24

Parcel Numbers: 124-282-18
Street Address: 200 San Marin Drive
City or County Area: Novato
Census Tract: 1021

Project Sponsor

Catlin Fuller I LLC,
Address c/o Chip Fuller
3620 Fair Oaks Blvd, Suite 150
City, Zip Sacramento, CA
Phone 415-218-5511

Project Description

New 6,700 s.f. medical office building

Type of Project: Commercial
Zoning Classification: PD
Existing Uses: vacant
Site Area (Acres): 0.90
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 26
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 6700 | 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: Alan Lazure
Application Number: 10722D, 10801M, 10802P
Type of Application: Design Review; Master & Precise Dev. Plan Amend.
Date Approved: 05/27/2008
Expiration Date: 07/16/2010
Approvals to Date: Master and Precise Dev Plans
PropDev 46 Stage of Development: Approved

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

Comments: application expired

PropDev 47

Proposed Development Survey

Project:

Novato Creek Landing

Record #: 25

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 31000 | 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: Loise Patterson
Application Number: PD 99-003
Type of Application: Precise Development Plan
Date Approved: 05/08/2007
Expiration Date: 05/08/2009
Approvals to Date: PDP

PropDev 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: building permits

Comments:

PropDev 47

Proposed Development Survey

Project:

Oakview Office Building

Record #: 26

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. 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 23547 | 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: Alan Lazure

Application Number: 10813D, 10804P

Type of Application: Design Review, Precise Development Plan

Date Approved: 11/11/2008

Expiration Date: 11/11/2012

Approvals to Date: Design Review, PDP

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

Building Permit

PropDev 47

Proposed Development Survey

Project:

Redwood Commons

Record #: 27

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 9300 | 0 | 0 | 0 |

Residential Units

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

Application Information:

Staff Planner: Alan Lazure
Application Number: 10629D
Type of Application: Design Review
Date Approved: 07/15/2009
Expiration Date: 07/15/2011
Approvals to Date: None

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Building Permit

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

PropDev 47

Proposed Development Survey

Project:

Sagewood Subdivision

Record #: 28

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

4 lot hillside subdivision

Type of Project: Residential

Zoning Classification: PD (planned dis

Existing Uses: vacant hillside lot

Site Area (Acres): 18.57

Proposed Open Space Acres: 8.10

Off-street Parking Spaces: 6

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: Alan Lazure

Application Number: 10508M, 10507P, 10509L, 10555D

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

Date Approved: / /

Expiration Date: / /

Approvals to Date: Design Review

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Master Plan

Comments: 8 lots were originally proposed.

PropDev 47

Proposed Development Survey

Project:

The Commons at Mt. Burdell

Record #: 29

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

Street Address: 775-779 San Marin Drive

City or County Area: Novato

Census Tract: 1021

Project Sponsor

Fireman's Fund Property, LLC

Address

11455 El Camino Real, #200

City, Zip

San Diego, CA 92130

Phone

858-380-2600

Project Description

New mixed use development: 213,300 s. f. office, 41,115

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: 3425

Hotel/Motel Rooms: 175

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 213300 | 41115 | 0 | 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: | | 0 | 0 |
| Renter: | | 150 | 0 |

Application Information:

Staff Planner: Steve Marshall

Application Number: 10801G

Type of Application: GPA, MPA, PDP, DR, VTM

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

DEIR, GPA, MP, PDP

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

PropDev 47

Proposed Development Survey

Record #: 30

Project:

Trek Wine

Parcel Numbers: 153-045-21

Street Address: 1016 Machin Avenue, Novato

City or County Area: Novato

Census Tract: 0

Project Sponsor

Andy Podshadley & Bill Bell

Address 383 Midway Boulevard

City, Zip Novato, CA 94945

Phone

Project Description

Wine production/tasting

Type of Project: Commercial

Zoning Classification: CI (Commercial

Existing Uses: vacant building

Site Area (Acres): 6510.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 2

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 894 | 910 | 1458 | 0 |

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

Application Information:

Staff Planner: Steve Marshall

Application Number: P2010-052

Type of Application: Design Review

Date Approved: 10/06/2010

Expiration Date: 10/06/2012

Approvals to Date: Design Review

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Under Construction

Next Approval Needed:

Final inspections

PropDev 47

Proposed Development Survey

Project:

Walnut Meadows Subdivision

Record #: 31

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 Brian McLeran
385 Elm Avenue

City, Zip Larkspur, CA 94939

Phone 415-945-7874

Project Description

12 lot subdivision

Type of Project: Residential
Zoning Classification: PD
Existing Uses: single family home
Site Area (Acres): 3.40
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 0
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: Louise Patterson
Application Number: 10504Z
Type of Application: Rezoning, DR, Use Permit, Subdivision, TM
Date Approved: / /
Expiration Date: / /
Approvals to Date: none

PropDev 46 Stage of Development: Under Review

Current Stage of Development

Approved

Next Approval Needed: Zone change, TM, DR, TM

PropDev 47

Proposed Development Survey

Project:

Whole Foods/Mixed Use

Record #: 32

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: PD:D
Existing Uses: condominiums
Site Area (Acres): 3.00
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 387
Hotel/Motel Rooms: 0
Below Market Rate Units: 7

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 41000 | 0 | 0 |

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 0 | 117 | 7 |
| Total Built: | 0 | 117 | 7 |
| 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 46 Stage of Development:

Under Construction

Current Stage of Development

Construction Complete

Next Approval Needed:

Project is completed

Comments: Units have been completed

PropDev 47

Proposed Development Survey

Project:

Woodview Subdivision

Record #: 33

Parcel Numbers: 124-010-11
Street Address: San Marin Drive
City or County Area: Novato
Census Tract: 102200

Project Sponsor

Homestead Community Builders, Inc
Address 2406 Merced St.

City, Zip San Leandro, CA 94577
Phone 510-297-5790

Project Description

20 single-family homes

Type of Project: Residential
Zoning Classification: PD
Existing Uses: Vacant
Site Area (Acres): 18.70
Proposed Open Space Acres: 8.00
Off-street Parking Spaces: 0
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

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

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 8 | 0 | 0 |
| Total Built: | 18 | 0 | 0 |
| Total Units: | 20 | 0 | 0 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Steve Marshall
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 46 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permits

PropDev 47

Proposed Development Survey

Project:

Branson School Student Commons Record #: 34

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 10828 | 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: 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 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed:

Building Permit

PropDev 47

Proposed Development Survey

Project:

790 Sir Francis Drake Blvd.

Record #: 35

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 9467 | 0 | 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 46 Stage of Development: Under Construction

Current Stage of Development Under Construction

Next Approval Needed: Building Permit

PropDev 47

Proposed Development Survey

Record #: 36

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 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, and

PropDev 47

Proposed Development Survey

Project:

1735 Lincoln Ave.

Record #: 37

Parcel Numbers: 011-064-06

Street Address: 1735 Lincoln Ave.

City or County Area: San Rafael

Census Tract: 1090

Project Sponsor

Ronald Wagner

Address 475 Gate Five Road, #308

City, Zip Sausalito, CA 94965

Phone 415-332-9010

Project Description

33 unit Residential Condominiums

Type of Project: Residential

Zoning Classification: HR-1

Existing Uses: motel

Site Area (Acres): 0.67

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 59

Hotel/Motel Rooms: 0

Below Market Rate Units: 5

Residential Units

Commercial Square Footage

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

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 |
| Total Units: | 0 | 28 | 5 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Sarjit Dhaliwal

Application Number: ED 08-113

Type of Application: Environmental and Design Review

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development Under Review

Next Approval Needed: Environmental Review and Design Review

PropDev 47

Proposed Development Survey

Project:

1867 Lincoln Ave.

Record #: 38

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: 08/12/2013

Approvals to Date: DR, TM

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

building permits

PropDev 47

Proposed Development Survey

Record #: 39

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 Victor Gonzales

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: 06/02/2013

Approvals to Date: City Council

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permit

Comments: 16 units held as below market rate

PropDev 47

Proposed Development Survey

Project:

Academy Heights

Record #: 40

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

Street Address: 6, 9, 15, 17, 18, 19 Live Oak

City or County Area: San Rafael

Census Tract: 109000

Project Sponsor

Live Oaks San Rafael, LP

Address

6211 Camino De La Costa

City, Zip

La Jolla, CA 94037

Phone

Project Description

Six single-family residences

Type of Project: Residential

Zoning Classification: PD (1729)

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 0 |

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

Application Information:

Staff Planner: Paul Jensen

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 46 Stage of Development:

Approved

Current Stage of Development

Under Construction

Next Approval Needed:

design review & bldg permits for 4

Comments: Building Permits for remaining 4 houses

PropDev 47

Proposed Development Survey

Project:

Ascona Place

Record #: 41

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Design Review, Planning Comm., City

Comments: Design Review Board hearing with recommendation to Planning Commission

PropDev 47

Proposed Development Survey

Project:

Camgros Subdivision

Record #: 42

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: None

PropDev 46 Stage of Development: Under Review

Current Stage of Development Under Review

Next Approval Needed: Zone change/prezone

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

PropDev 47

Proposed Development Survey

Project:

Dodge Dealership

Record #: 43

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 25000 | 0 | 0 |

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

Application Information:

Staff Planner: Raffi Boloyan

Application Number: ED 09-07, UP 09-06, SR 09-08

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

Date Approved: 04/08/2009

Expiration Date: 04/08/2011

Approvals to Date: PC approval

PropDev 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Building Permit Issuance

PropDev 47

Proposed Development Survey

Project:

Golden State Lumber Storage Bldg

Record #: 44

Parcel Numbers: 018-180-49 and -59
Street Address: 1100 Andersen Drive
City or County Area: San Rafael
Census Tract: 0

Project Sponsor

Lee Nobman
Address PO Box 3239

City, Zip San Rafael, CA 94912
Phone

Project Description

9000 sq ft, 25ft tall steel storage bldg

Type of Project: Commercial
Zoning Classification: PD (1575)
Existing Uses: Lumber Yard
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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 9000 |

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

Application Information:

Staff Planner: Kraig Tamborini
Application Number:
Type of Application:
Date Approved: / /
Expiration Date: / /
Approvals to Date:
PropDev 46 Stage of Development:

Approved

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permit

PropDev 47

Proposed Development Survey

Project:

Lincoln/Mission Condos

Record #: 45

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

Project Sponsor

LCGI Mortgage

Address 270 Lafayette Circle

City, Zip Lafayette, CA 94549

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: 08/07/2011
Approvals to Date: City Council

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Approved

Next Approval Needed:

building permit

PropDev 47

Proposed Development Survey

Project:

Lookout Mountain

Record #: 46

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed: No Action - only a pre-application

Comments: this should be removed because it was only a pre-application

PropDev 47

Proposed Development Survey

Project:

Mission/Irwin Townhouses

Record #: 47

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: 07/16/2012

Approvals to Date: City Council

PropDev 46 Stage of Development: Approved

Current Stage of Development Approved

Next Approval Needed: Building Permits

PropDev 47

Proposed Development Survey

Project:

Peacock Gap Golf Club

Record #: 48

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

11,000 day spa pool; renovate existing clubhouse & new

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 13800 | 0 | 0 |

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

Application Information:

Staff Planner: Steve Stafford

Application Number: ED07-080, UP07-046, ND08-002 AP 08-005

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

Date Approved: 10/26/2008

Expiration Date: 10/06/2012

Approvals to Date: City Council

PropDev 46 Stage of Development: Approved

Current Stage of Development Approved

Next Approval Needed: Building Permit for clubhouse renovation

PropDev 47

Proposed Development Survey

Project:

San Rafael Airport Rec Facility

Record #: 49

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 85000 | 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: 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 46 Stage of Development: Under Review

Current Stage of Development Under Review

Next Approval Needed: Various Planning Entitlements

PropDev 47

Proposed Development Survey

Project:

Sonnen VW/Audi Building

Record #: 50

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 56400 | 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: 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: 12/30/2010

Approvals to Date: Planning commission

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed: Time extension for planning entitlements

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

PropDev 47

Proposed Development Survey

Record #: 51

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 137424 | 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: 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 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

DEIR

PropDev 47

Proposed Development Survey

Project:

The Lincoln Mews Townhomes

Record #: 52

Parcel Numbers: 011-092-25 (formerly 07, 20)

Street Address: 1515 Lincoln Ave

City or County Area: San Rafael

Census Tract: 1090

Project Sponsor

1515 Lincoln LLC

Address PO Box 26516

City, Zip San Francisco, CA 94126

Phone 415-383-5757

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development: Under Construction

Current Stage of Development

Under Construction

Next Approval Needed: final inspection, certificate of occupancy

PropDev 47

Proposed Development Survey

Project:

The Village at Loch Lomond Marina Record #: 53

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

Street Address: 110 Loch Lomond Drive @ Pt. Sa

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

Planned mixed use development

Type of Project: Mixed Use

Zoning Classification: PD (1360)

Existing Uses: Marina, grocery, boat storage,

Site Area (Acres): 131.00

Proposed Open Space Acres: 0.80

Off-street Parking Spaces: 612

Hotel/Motel Rooms: 0

Below Market Rate Units: 17

Residential Units

Commercial Square Footage

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

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 |
| Total Units: | 34 | 47 | 17 |
| Owner: | | 0 | 17 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Paul Jensen

Application Number: ZC04-02,ED04-063,TM04-01,UP04-01

Type of Application: Rezone & subdivision for mixed use development

Date Approved: 08/20/2007

Expiration Date: 08/20/2012

Approvals to Date: City Council

PropDev 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: final map(s), grading, and building permits

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

PropDev 47

Proposed Development Survey

Project:

Trinity Community Church

Record #: 54

Parcel Numbers: 015-101-03

Street Address: 1675 Grand Ave.

City or County Area: San Rafael

Census Tract: 1101

Project Sponsor

Trinity Community Church

Address 1675 Grand Ave.

City, Zip San Rafael, CA

Phone

Project Description

Subdivision into 6 new residential lots

Type of Project: Residential

Zoning Classification: R10

Existing Uses: Church

Site Area (Acres): 4.03

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 12

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

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

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 0 | 0 | 0 |
| Total Built: | 5 | 0 | 0 |
| Total Units: | 6 | 0 | 0 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Raffi Boloyan

Application Number: TS 02-004

Type of Application: subdivision

Date Approved: 12/09/2003

Expiration Date: 10/03/2009

Approvals to Date: none

PropDev 46 Stage of Development: Under Construction

Current Stage of Development Construction Complete

Next Approval Needed: Building Permit for last house

Comments: Subdivision approved. 5 homes built. 1 lot remaining for development.

PropDev 47

Proposed Development Survey

Project:

14 Princess Lane

Record #: 55

Parcel Numbers: 065-131-12

Street Address: 14 Princess Lane

City or County Area: Sausalito

Census Tract: 1302

Project Sponsor

Dan Olsen

Address 668 Bridgeway

City, Zip Sausalito, CA 94905

Phone 332-0297

Project Description

Convert existing 6 unit apartment complex to 10 unit hotel

Type of Project: Commercial

Zoning Classification: CC

Existing Uses: 6 unit apartment complex

Site Area (Acres): 0.16

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 11

Hotel/Motel Rooms: 10

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: Lilly Schinsing

Application Number: CUP 07-009

Type of Application: Conditional Use Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development Under Review

Next Approval Needed: Planning Commission

Comments: Debatable whether this meets the criteria for including in Propdev since it is just a

PropDev 47

Proposed Development Survey

Project:

27 Gate 5 Road

Record #: 56

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 4950 | 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: Lilly Schinsing

Application Number: DR 04-055

Type of Application: Design Review

Date Approved: 04/27/2005

Expiration Date: 04/27/2010

Approvals to Date: PC approval

PropDev 46 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 47

Proposed Development Survey

Record #: 57

Project:

300 Locust
Parcel Numbers: 064-087-07
Street Address: 300 Locust
City or County Area: Sausalito
Census Tract: 1302

Project Sponsor

VJ Malaya
Address 6 Buckley Ave.

City, Zip

Phone

Project Description

Construction of warehouse

Type of Project: Commercial
Zoning Classification: CW/W/OA
Existing Uses: vacant
Site Area (Acres): 0.50
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 0
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 6000 | 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: Heidi Burns
Application Number: DR 09-014
Type of Application: Design Review
Date Approved: / /
Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Planning Commission

Comments: Need square footage of warehouse from planner

PropDev 47

Proposed Development Survey

Project:

Public Safety Building

Record #: 58

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): 0.71

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 17639 | 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 Graves

Application Number: DR/VA/EP/LLA MND 05-0345

Type of Application: DesReview Var Encroach Permt Lot Line Adj Mit Neg

Date Approved: 05/16/2006

Expiration Date: 05/16/2011

Approvals to Date:

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Under Construction

Next Approval Needed:

Certificate of occupancy

PropDev 47

Proposed Development Survey

Project:

Alta Robles PDP

Record #: 59

Parcel Numbers: 039-021-13 & 039-301-01
Street Address: vicinity of 3825 Paradise Drive
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 13 Single Family Homes on 52 acre site

Type of Project: Residential
Zoning Classification: RPD
Existing Uses: One residence
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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 | 0 |
| Owner: | | 0 | 0 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Scott Anderson
Application Number: 30701
Type of Application: Precise Development Plan
Date Approved: / /
Expiration Date: / /
Approvals to Date: None to date

PropDev 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Precise Development Plan

PropDev 47

Proposed Development Survey

Project:

Congregation Kol Shofar

Record #: 60

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

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 8300 | 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: Daniel Watrous

Application Number: 10404

Type of Application: Conditional Use Permit

Date Approved: 02/21/2007

Expiration Date: / /

Approvals to Date: CUP & Design Review

PropDev 46 Stage of Development: Approved

Current Stage of Development

Construction Complete

Next Approval Needed:

Building Permits

PropDev 47

Proposed Development Survey

Project:

Public Library Expansion

Record #: 61

Parcel Numbers: 058-171-93, -94, -92 & 62 (portion)

Street Address: 1501 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: 415-789-2665

Project Description

Expand existing public library

Type of Project: Commercial

Zoning Classification: Public and Open

Existing Uses: Public library

Site Area (Acres): 1.70

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 70

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

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

| 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 | 0 |
| Renter: | 0 | 0 | 0 |

Application Information:

Staff Planner: Anderson

Application Number: GPA 2008-02, MCA 2008-14, 40801 & 30804

Type of Application: Gen Plan Amendment, Rezoning, Master Plan Amend,

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed:

Comments: New to propdev 46.

PropDev 47

Proposed Development Survey

Project:

Toussin Senior Housing

Record #: 62

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: 08/30/2010
Approvals to Date: DP, UP

PropDev 46 Stage of Development: Approved

Current Stage of Development

Construction Complete

Next Approval Needed:

Building Permits

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

PropDev 47

Proposed Development Survey

Project:

Marin City Church of God

Record #: 63

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development: Approved

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed: rezoning, MP, DP, subdivision

Comments: Project expired - never vested

PropDev 47

Proposed Development Survey

Project:

Marin City CSD Comm. Center

Record #: 64

Parcel Numbers: 052-113-07 and 08

Street Address: 630 Drake Ave.

City or County Area: U/Marin City

Census Tract: 1290

Project Sponsor

Marin City CSD

Address 630 drake Ave.

City, Zip Marin City, CA 94965

Phone 415-332-1441

Project Description

Replace & expand existing community & rec center

Type of Project: Institution

Zoning Classification: PF

Existing Uses: community and senior center

Site Area (Acres): 3.00

Proposed Open Space Acres: 0.00

Off-street Parking Spaces: 120

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 5640 | 0 | 0 | 32600 |

| 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 Berto

Application Number: DR 0-12; UP 09-9

Type of Application: Design Review and Use Permit

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development: Withdrawn/Denied/Expired

Next Approval Needed:

PropDev 47

Proposed Development Survey

Project:

Oak Hill School

Record #: 65

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

Project Sponsor

Andrew Allen
Address P.O. Box 761

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

Project Description

Expansion of existing school

Type of Project: Mixed Use
Zoning Classification: RMP-4
Existing Uses: school
Site Area (Acres): 3.72
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 28
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 10930 | 0 | 0 | 0 |

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

Application Information:

Staff Planner: Ben Berto
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 46 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

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

PropDev 47

Proposed Development Survey

Project:

Village Baptist Church

Record #: 66

Parcel Numbers: 052-112-03

Street Address: 825 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 9750 | 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: 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 46 Stage of Development:

Approved

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

Building Permits

PropDev 47

Proposed Development Survey

Project:

Harbor Point Racquet and Beach

Record #: 67

Parcel Numbers: 043-301-09
Street Address: 475 E. Strawberry Drive
City or County Area: U/Mill Valley
Census Tract: 0

Project Sponsor

Form 4 Architecture

Address 126 Post Street
3rd Floor

City, Zip San Francisco, CA 94108

Phone (415) 775-87

Project Description

New Fitness Center and Locker Rooms

Type of Project: Commercial
Zoning Classification: BFC-RMP 2.96
Existing Uses: Commercial
Site Area (Acres): 5.17
Proposed Open Space Acres: 0.00
Off-street Parking Spaces: 67
Hotel/Motel Rooms: 0
Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 7097 |

| 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: Kristina Tierney
Application Number: UP10-8/DR10-30
Type of Application: Use Permit/Design Review
Date Approved: / /
Expiration Date: / /
Approvals to Date:

PropDev 46 Stage of Development:

Under Review

Current Stage of Development

Construction Complete

Next Approval Needed:

PropDev 47

Proposed Development Survey

Project:

Whaler's Point

Record #: 68

Parcel Numbers: 052-227-04
Street Address: 258 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 59572 | 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: Benjamin Berto
Application Number: MP 10-1; PDP 10-1; TP 10-1
Type of Application: Master Plan, Precise Dev. Plan, Tideland Permit
Date Approved: / /
Expiration Date: / /
Approvals to Date:
PropDev 46 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

PropDev 47

Proposed Development Survey

Project:

Binford Rd. Storage Facility

Record #: 69

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

Street Address: 8190 Binford Road

City or County Area: U/Novato

Census Tract: 1011

Project Sponsor

Trevor 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 133540 | 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 | 0 |
| Renter: | 0 | 0 | 0 |

Application Information:

Staff Planner: Johanna Patri/Curtis

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: 11/26/2013

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

PropDev 46 Stage of Development:

Approved

Current Stage of Development

Approved

Next Approval Needed:

Parcel Map (DP 02-08), Building &

Comments: PDP approved 11/26/07 - until 11/26/10

PropDev 47

Proposed Development Survey

Project:

Elloway Subdivision

Record #: 70

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: Tentative Map and Negative Dec
PropDev 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Final Map and Improvement Plan

PropDev 47

Proposed Development Survey

Project:

Harriman Lodge/Conference

Record #: 71

Parcel Numbers: 166-191-03,04
Street Address: 10045 & 10095 State Route
City or County Area: U/Olema
Census Tract: 132200

**Project Sponsor
Address**

Jeff Harriman/ Renesis Development

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: EIR, CP, DR, UP, Variance

Comments:

PropDev 47

Proposed Development Survey

Project:

Bar-Or Subdivision/LL adjustment

Record #: 72

Parcel Numbers: 119-182-26
Street Address: off of Viento Way
City or County Area: U/Point Reyes
Census Tract: 1330

Project Sponsor

Bruce Berman
Address: Jazz Builders
1924 Fourth Street
City, Zip: San Rafael, CA 94901
Phone: 415-458-5400

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: Scott Greeley
Application Number: SD06-1; CP06-10; LL06-7
Type of Application: subdivision, coastal permit, lot line adjustment
Date Approved: 03/29/2012
Expiration Date: 03/29/2014
Approvals to Date: DZA, coastal permit, final map

PropDev 46 Stage of Development: Approved

Current Stage of Development Approved

Next Approval Needed: Design review for three lots 1-3

Comments: 1 BMR unit/lot and 1 sfd is approved for APN 119-182-26.

PropDev 47

Proposed Development Survey

Project:

Grandi Building

Record #: 73

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 17361 | 0 | 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 46 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 47

Proposed Development Survey

Project:

Lucasfilm (Grady Ranch)

Record #: 74

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 456100 | 0 | 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: Neal Osborne

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 46 Stage of Development:

Approved

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

Precise Development Plan

Comments: Precise Development Plan withdrawn

PropDev 47

Proposed Development Survey

Project:

Nebout Development Plan

Record #: 75

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

Street Address: 9-12 & 14 Edgeway

City or County Area: U/San Rafael

Census Tract: 1060

Project Sponsor

Ryder Homes

Address 1425 Treat Blvd.

City, Zip Walnut Creek, CA 94597

Phone (925) 260-42

Project Description

5 new single family residential homes

Type of Project: Residential

Zoning Classification: RSP-0.95

Existing Uses: 2 new single-family homes

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 0 | 0 | 0 |

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

Application Information:

Staff Planner: 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: 03/15/2011

Approvals to Date: Master Plan, Subdivision, PDP

PropDev 46 Stage of Development: Under Construction

Current Stage of Development Under Construction

Next Approval Needed: building permits for remaining 3 units

Comments: Remaining three units under construction

PropDev 47

Proposed Development Survey

Project:

Oakview Master Plan

Record #: 76

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: PDP/SD for 28 units & Bldg permit

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

PropDev 47

Proposed Development Survey

Project:

Oakview Subdivision

Record #: 77

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: Tom Lai
Application Number: DP 08-1 & SD 08-1
Type of Application: Precise Dev. Plan and Subdivision
Date Approved: 03/09/2009
Expiration Date: 03/09/2010
Approvals to Date:

PropDev 46 Stage of Development: Approved

Current Stage of Development

Approved

Next Approval Needed: Final Maps and Building Permits

PropDev 47

Proposed Development Survey

Project:

Skywalker Properties, Ltd. (Grady R Record #: 78

Parcel Numbers: 164-310-15, -17, and -19
Street Address: 2828 Lucas Valley Road, San Ra
City or County Area: U/San Rafael
Census Tract: 0

Project Sponsor

Angelo Garcia, LucasFilm Ltd.

Address 1110 Gorgas Street

City, Zip San Francisco, CA 94129

Phone 415-746-5006

Project Description

Precise Development Plan

Type of Project: Commercial

Zoning Classification: RMP 0.031

Existing Uses: Agriculture

Site Area (Acres): 52.00

Proposed Open Space Acres: 987.00

Off-street Parking Spaces: 205

Hotel/Motel Rooms: 0

Below Market Rate Units: 0

Residential Units

Commercial Square Footage

| Built During | Office: | Retail: | Industrial: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 190485 | 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: Neal Osborne/Ben

Application Number: DP 09-7

Type of Application: Precise Development Plan

Date Approved: / /

Expiration Date: / /

Approvals to Date:

PropDev 46 Stage of Development: Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

PropDev 47

Proposed Development Survey

Record #: 79

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 Tejrjian
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 46 Stage of Development: Under Review

Current Stage of Development

Under Review

Next Approval Needed: Planning approval

PropDev 47

Proposed Development Survey

Project:

Waldo Point Harbor

Record #: 80

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

Residential Units

Commercial Square Footage

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

| 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

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: 02/25/2009

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

PropDev 46 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 47

Proposed Development Survey

Project:

Pan Pacific Ocean, Inc.

Record #: 81

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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/Ben Berto

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 46 Stage of Development:

Under Review

Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

PropDev 47

Proposed Development Survey

Record #: 82

Project:

Easton Point

Parcel Numbers: 059-251-05

Street Address: Paradise Drive

City or County Area: U/Tiburon

Census Tract: 1242

Project Sponsor

Marth Company c/o Hanson Bridgett

Address 80 East Sir Francis Drake Blvd

Suite 3E

City, Zip Larkspur, CA 94934

Phone 415-925-8406

Project Description

31 SFD & 9 affordable triplex units

Type of Project: Residential

Zoning Classification: RMP-0.2, R-1

Existing Uses: vacant

Site Area (Acres): 110.00

Proposed Open Space Acres: 59.00

Off-street Parking Spaces: 160

Hotel/Motel Rooms: 0

Below Market Rate Units: 9

Residential Units

Commercial Square Footage

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

| Built During | Single Family: | Multi-family: | Below Market: |
|--------------|----------------|---------------|---------------|
| This Period: | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 |
| Total Units: | 31 | 0 | 9 |
| Owner: | | 0 | 9 |
| Renter: | | 0 | 0 |

Application Information:

Staff Planner: Curtis Havel

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 46 Stage of Development:

Under Review

Current Stage of Development

Under Review

Next Approval Needed:

PropDev 47

Proposed Development Survey

Project:

Paradise Cay North

Record #: 83

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

Watt 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development:

Under Construction

Current Stage of Development

Under Construction

Next Approval Needed:

Building Permit

Comments:

PropDev 47

Proposed Development Survey

Project:

Sorokko Master Plan

Record #: 84

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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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: 10/21/2008
Expiration Date: / /
Approvals to Date:

PropDev 46 Stage of Development: Approved

Current Stage of Development

Construction Complete

Next Approval Needed: none

PropDev 47

Proposed Development Survey

Project:

Sass Master Plan Subdivision

Record #: 85

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

12 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: | Industrial: |
|----------------|---------|---------|-------------|-------------|
| This Period: | 0 | 0 | 0 | 0 |
| Total Built: | 0 | 0 | 0 | 0 |
| Project Total: | 0 | 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 46 Stage of Development:

Under Review

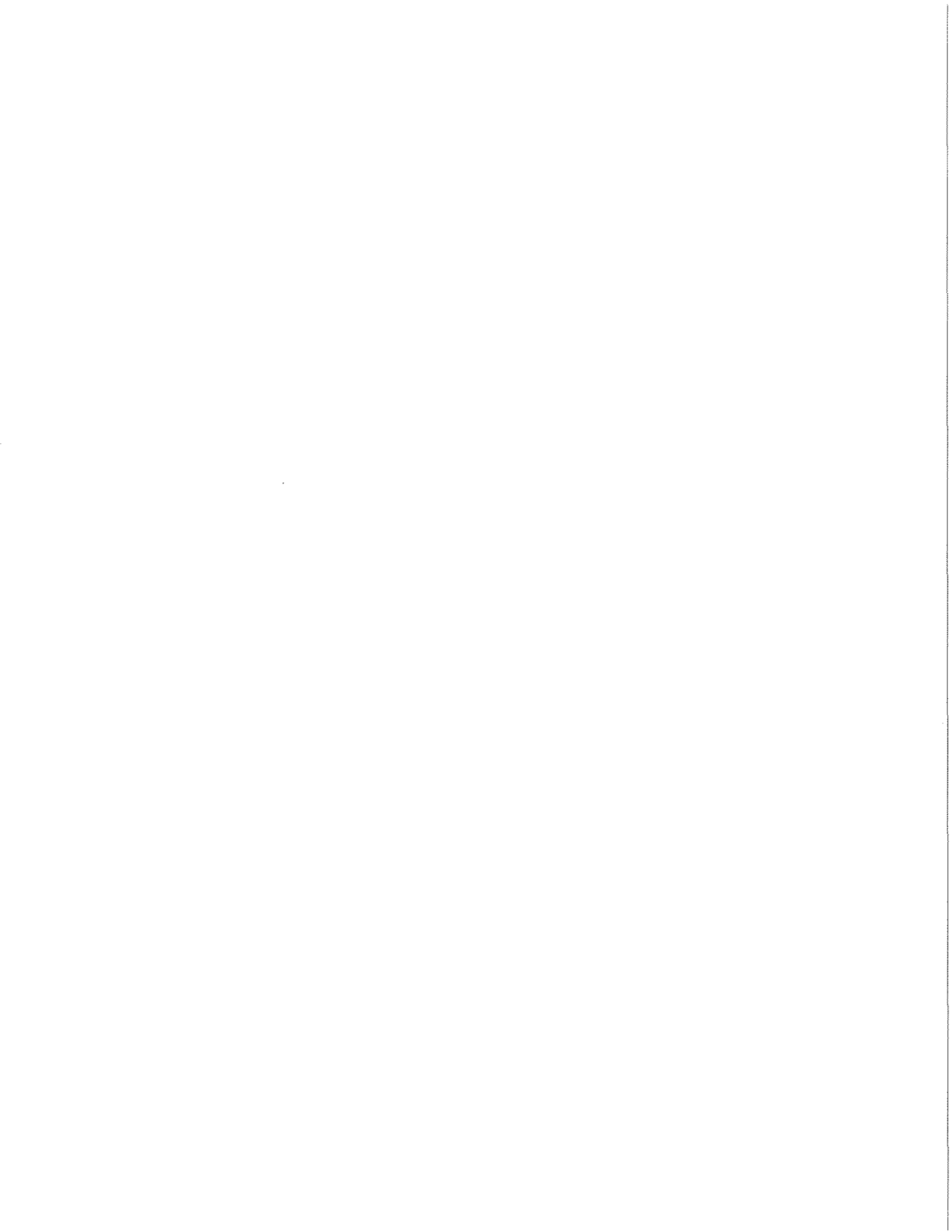
Current Stage of Development

Withdrawn/Denied/Expired

Next Approval Needed:

MP/TM/CP

Comments: Subdivision of 5.23 acre parcel into 12 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 | This field holds a number between 1 and 5 which corresponds to a numeric equivalent of the STATUS field. 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 | Phase of project during previous PROPDEV |

NEXTAPPR

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)

