

Opportunity Sites List

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APPENDIX

Opportunity Site	Existing						Housing Element Update				
	Address	Acreage	General Plan Land Use Designation ²	Existing Use	Existing Zoning (FAR & DU/Acre) ¹	Square Footage	Proposed FAR & DU/Acre	Footprint Acreage	Proposed Allowed Use ²	Maximum Units	Assumed Likely Commercial
1	601 Tamalpais	0.475	Mixed-Use Commercial	Vacant commercial	C-1 .34 FAR ⁷ ; 15.1 to 20 du/acre ⁸	6,941 SF	.34 FAR; 25 du/ac	.162	Apartments/Condos + commercial	11	4,139 SF
2	41 Tamal Vista	2.1	Mixed-Use Commercial	Vacant movie theater	MX-1 .34 FAR 15.1 to 20 du/acre	11,040 SF	.34 FAR; 35 du/ac	.714	Apartments/Condos + commercial	73	18,382 SF
3	400 & 500 Tamal Plaza	3.0	Mixed-Use Commercial	Commercial building with mix of tenants	M .34 FAR 15.1 to 20 du/acre	59,424 SF	.34 FAR; 35 du/ac	1.02	Apartments/Condos + commercial	105	26,152 SF
4	2 & 10 Fifer, 110 & 150 Nellen	3.44	Mixed-Use Commercial	Gym, Big-5 & Office	C-3 .34 FAR 15.1 to 20 du/acre	43,249 SF	.34 FAR 35 du/ac	1.170	Apartments/Condos + commercial	120	30,045 SF
5	111 Lucky	0.99	Mixed-Use Commercial	Commercial (clothing store)	C-3 .34 FAR 15.1 to 20 du/acre	7,517 SF	.34 FAR 25 du/ac	.337	Apartments/Condos + commercial	25	8,712 SF
6	1400 Redwood Highway	7.48	Mixed-Use Regional Serving Retail	Macy's	C-2 .47 FAR 5 to 7.5 du/acre	109,920 SF	.47 FAR 40 du/ac	3.516	Apartments/Condos + commercial	300	110,811 SF
7	5804 Paradise	1.16	Mixed-Use Commercial	Commercial (dog daycare)	C-4 .34 FAR 15.1 to 20 du/acre	7,800 SF	.34 FAR 35 du/ac	0.394	Apartments/Condos + commercial	40	10,106 SF
8	5750 Paradise (3 parcels)	1.76	Mixed-Use Commercial	Herc RentasI	C-4 .34 FAR 15.1 to 20 du/acre	10,713 SF	.34 FAR 35 du/ac	0.598	Apartments/Condos + commercial	61	15,332 SF
9	5651 Paradise (3 parcels)	1.54	Local Serving Commercial	Gym	C-1 .34 FAR ⁹	14,420 SF	.34 FAR 25 du/ac	0.524	Apartments/Condos + commercial	38	13,488 SF

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10	100 Tamal Vista	1.50	Mixed-Use Commercial	Office building	M .34 FAR 15.1 to 20 du/acre	23,330 SF	.34 FAR 35 du/ac	.510	Apartments/Condos + commercial	52	13,068 SF
11	240 Tamal Vista	1.66 ¹⁰	Mixed-Use Commercial	Office building	O 0.34 FAR	25,071 SF	.34 FAR 35 du/ac	.564	Apartments/Condos + commercial	58	14,462 SF
Totals		25.11				319,425 SF				883	264,697⁵ SF
Net Change										+883^{3,6}	<54,728>⁴

Notes:

1. C-1 (Local Shopping); C-2 (Regional Shopping); C-3 (Highway Commercial); C-4 (Commercial Service); MX-1 (Tamal Vista Mixed Use Corridor); M (Light Industrial); O (Professional and Administrative Office)
2. Assumes existing commercial building would be replaced by new residential development or mixed-use residential/commercial development.
3. Assumes net 883 new multi-family residential units.
4. Assumes net reduction of 33,857 square feet of commercial (271,024 sf existing minus 237,167 sf proposed).
5. Assumed likely commercial square footage are only estimates and utilize a FAR of .20. Actual development at any opportunity site must be consistent with the general plan land use and zoning designations and could include more or less commercial square footage.
6. Maximum new residential units shown does not reflect potential for application of density bonus on opportunity sites.
7. The allowable FAR for Sites 1, 2, 3, 4, 5, 7 & 8 is 0.34 and up to 0.4 for a mixed-use project.
8. Sites 1, 2, 3, 4, 5, 7, & 8 allow for up to 20 dwelling units per acre for senior housing projects.
9. In accordance with the C-1 zoning district, Site 9 would allow for residential units at densities determined by the Planning Commission to conform with the General Plan.
10. Site 11 acreage total is provided by property owner and does not match Marin County mapping data.