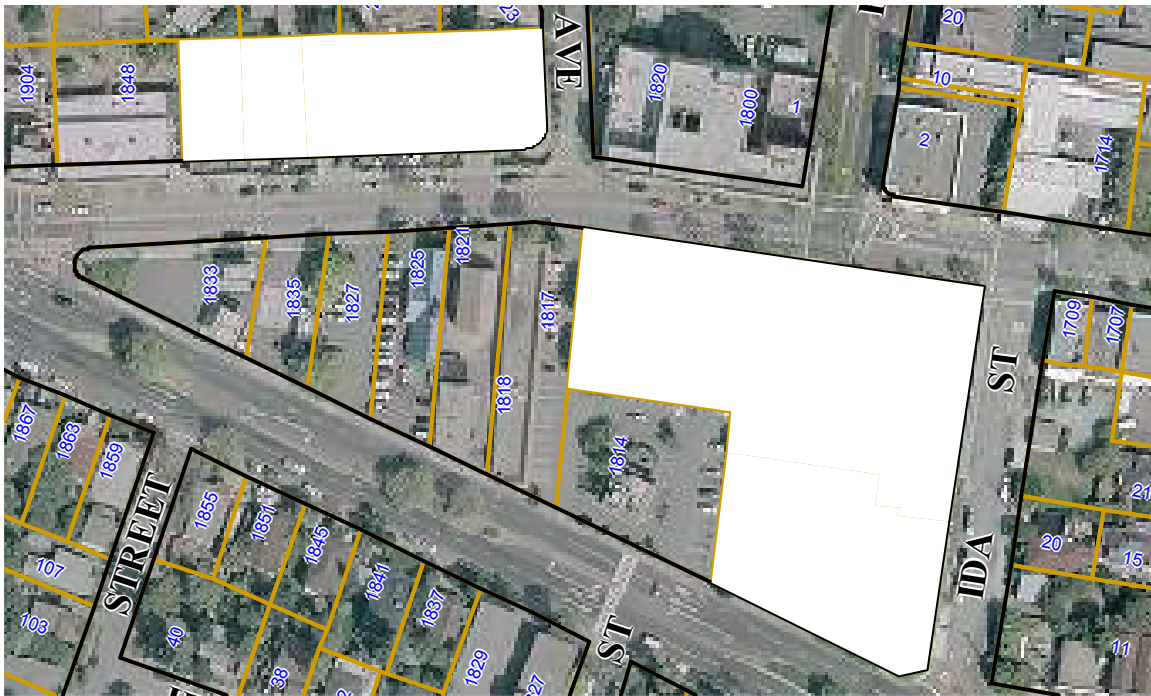


**City of San Rafael
Economic Development Department**

**1846, 1836, 1826, 1801 Fourth and 1800 Second
Former Home Depot/Yardbirds Site
Fact Sheet**

OVERVIEW

The City's preference is for a use that will draw people to the West End and to the rest of Downtown, and is therefore open to creative re-use of all or part of the site. Home Depot leased this prominent 5 lot facility in Downtown San Rafael and operated it as a hardware/home repair and nursery facility.



	010-291-34	010-291-33	010-291-49	011-231-21	011-231-16
Addresses	1846 4 th	1836 4 th	1826 4 th	1801 4 th	1800 2nd
Lot Size (sq. ft.)	5,000	5,000	19,900	51,357	23,740
Bldg. Size (sq. ft.)	3,750	0	4,040	21,084	10,624
Existing FAR	0.75	0	0.20	0.41	0.44
Parking spaces	0	7	18	69	20
Use	Nursery	Parking	Nursery	Hardware	Hardware
Owner	Pierco	Pierco	Pierco	Carol Timmer	Jack Jair

CONTACTS

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 City : Stephanie Lovette (415) 485-3460
Stephanie.Lovette@cityofsanrafael.org

SITE DETAILS

The Home Depot hardware store occupied 2 buildings and parcels in a loosely coordinated 4 lot shopping center located south of Fourth Street. Each lot in the center has a different owner and operate independently other than as set of non-exclusive access and parking easements recorded as part of the Jack in the Box development. Each parcel can be developed or occupied separately. The 3 lot nursery facility north of Fourth Street has a single owner and operated as a single facility. .

ALLOWABLE USES

General Plan – The General Plan Land Use Category of West End Village allows retail uses, especially specialty and neighborhood serving retail and restaurants. Personal service, high customer volume office and limited types of other office uses are allowed, and residential uses are allowed on the upper floors of buildings facing Fourth Street.

Zoning –The WEV Zoning District promotes a variety of goods and services, ranging from one of a kind shops, neighborhood serving offices and services, family and youth oriented entertainment activities and restaurants. Residential is not allowed on the ground floor frontage facing Fourth Street, but is allowed on the rear ground floor and upper floors. For specific uses, see the Zoning Ordinance Section 14.05.020.

DEVELOPMENT STANDARDS

Non Residential Building Area- Set at 0.70 Floor Area Ratio (FAR) by Zoning Ordinance Section 14.16.150

- Nursery lots = potential 20,930 sq.ft. building area
- Hardware lots = potential 52,568 sq.ft. building area

Residential Development - Set at 1 unit /1,000 sq ft lot area by Zoning Ordinance Section 14.05.032

- Nursery lots = potential 19 units
- Hardware lots = potential 52 units

Maximum Development Potential - The maximum potential development is the combination of the maximum FAR and residential density, providing that traffic, parking and height regulations are met and any environmental or site constraints are addressed. Maximum intensities are not guaranteed.

Maximum Height - Set for nursery lots as 30 feet and 36 feet for the hardware lots by Zoning Ordinance Section 14.05.30. A height bonus of 6 feet can be granted for the provision of affordable housing, public parking or public passageways by Zoning Ordinance Section 14.16.190

Parking – Set by Zoning Ordinance Section 14.18.040. Buildings may be re-occupied by uses with the same parking demand with no increase in provided parking. Residential and retail / office uses are not reciprocal parking uses.

OTHER FACTORS

Historic: Not on local list or national register
Archeological: Low Sensitivity
Hazardous Materials: No investigation on record

GENERAL PLAN POLICIES

NH-42 West End Village addresses the desire to keep the area a friendly, desirable place to live and shop, with activities that meet the surrounding neighborhood needs. This includes one of a kind businesses such as bakeries, restaurants, craft stores, art galleries, furniture stores and sidewalk cafes. It is a major retail anchor and is encouraged to upgrade into a unified center, coordinate with other retailers on Fourth Street, and provide a wide variety of goods and services.

NH-43 West End Village Design Considerations addresses the desire to retain the village appearance and small storefront pattern, build to the back of sidewalk and increase the interest for pedestrians.

NH-29 Downtown Design, NH-30 Pedestrian Environments and NH-31 Ground Floor Designed for Pedestrians addresses the need for new and remodeled buildings to compliment the existing Downtown character and improve the pedestrian environment.

SPECIAL ISSUES

Code Upgrades - These buildings do not meet current code for many items, including accessible bathrooms, fire exiting and sprinklers.

Nursery Site - The nursery facility does not have to be included in the larger center development. 1826 Fourth Street has sufficient on site parking to meet code for retail uses. 1846 Fourth has no on site parking and was used as part of the nursery, with an overhead door and trellis opening into the adjacent parking lot. However, it has also operated independently, and can be operated as a separate use. If used by a retail tenant, parking is not required.

Hardware Site - The area between 1801 Fourth and 1800 Second Street is covered by a canopy and has exiting doors opening into to it. This situation does not conform to the current Fire Code and will require modification. Noise, traffic congestion and truck traffic associated with the loading dock and loading area on Ida Street have been items of concern to residential neighbors, and should be addressed in any re-tenanting proposal.

Parking - While there are access and parking easements in the center, the City is not aware of any reciprocal parking agreements. Each site was developed as a stand alone project and provided it's own parking. Neither the 1801 Fourth or 1800 Second sites meet current parking code, but each could be occupied by uses with standard retail parking requirements of 1 space per 250 sq. ft. of building area without providing additional parking.

POTENTIAL DEVELOPMENT IMPACT FEES FOR NEW CONSTRUCTION AND OTHER REQUIREMENTS

Traffic Mitigation - Traffic mitigation fees of \$4,246 for every new AM + PM peak hour trip above historical levels is charged for increases in building area. The fee is adjusted yearly.

Affordable Housing - An Affordable Housing Requirement is imposed on all residential and nonresidential development projects, including adding square footage over 5,000 sq. ft. to existing nonresidential developments. Nonresidential development shall provide between 0.00875 to 0.03 residential units per 1,000 sq. ft. new construction, depending on the use or an in-lieu fee of \$250,400/per unit can be paid. Residential projects must provide between 10 to 20% of the units as affordable units, depending on the size of the project. See Zoning Ordinance Section 14.16.030.

Development Impact Fee – A Development Impact Fee of \$0.12 per sq. ft. of commercial space and \$0.06 sq. ft. of industrial space is charged for new non residential development.

Green Building - Residential projects must meet 60 points on the Green Point rating system. Non residential projects between 5,000 and 29,999 sq. ft. must achieve a LEED Certified rating, and those over 30,000 sq. ft. must achieve a LEED Silver rating. See Zoning Ordinance Section 14.16.365.