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# 14427-14451 San Pablo Ave 

## RARE <br> Development Opportunity

San Pablo Ave San Pablo, CA

## Innovation Properties Group

 181 2nd Street, San Francisco, CA www.ipgsf.com | CL 02031924Johan Quie | Vice President (415) 349-7738 | Johan@ipgsf.com BRE 01948103


This is for illustrative purposes only. Buyers are advised to get an independent survey in order to establish proper boundaries.

Executive Summary

- SALE PRICE \$1.45m
- LOT SIZE: 0.52 AC | 22,561 SF
- ZONING: SP2
- APN: 412-230-005, 412-230-010
- Address FLY San Pablo, CA 94806


## Complete Zoning Information

## Click Here



## Development Standards

|  | RESIDENTIAL (MEDIUM- AND HIGH DENSITY) | residential MIXED USE | MIXED USE CENTER (NORTH AND SOUTH) | commercial MIXED USE | COMMERCIAL NEIGHBORHOOD AND REGIONAL) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| SITE design |  |  |  |  |  |
| Block Length | Maximum 400' as measured along front property line |  |  |  |  |
| Mid Block Pathways | Minimum width 30 ' from building face to building face |  |  |  |  |
| Maximum Lot Coverage | $70 \%$ for medium density; 75\% for high density | 90\% |  |  |  |
| Minimum Building Frontage | A minimum $70 \%$ of building frontage shall be maintained along the required front setback for all parcels with a minimum $50^{\prime}$ frontage width |  |  |  |  |
| Front Setback | 5-10' on San Pablo Avenue, Arterials or Avenues; and $15^{\prime}$ minimum on Local roads | $0-5^{\prime}$ for commercial and mixed uses; $5-10^{\prime}$ for residential |  |  |  |
| Sideyard, Street Facing | $5^{\prime} \mathrm{min}$. | None; $10^{\prime}$ minimum when abutting a conforming residential use |  |  |  |
| Side Yard, Interior Street or Alleyway | $0^{\prime}, 10^{\prime}$ minimum where parcel abuts a conforming residential use | None; 10' minimum when abutting a conforming residential use |  |  |  |
| Rear Setback | 15' minimum | None; 10' minimum when abutting a conforming residential use |  |  |  |
| Setbacks Adjacent to Creeks | Minimum 30' setback from top of bank |  |  |  |  |
| Deviation from Building Setback | A maximum of $5 \%$ of a building façade may deviate from the required setback line to accommodate entryways or alleys |  |  |  |  |
| BUILDING DESIGN |  |  |  |  |  |
| Maximum Building Height to Roof Peak (Refer to SPMC Section 17.04.05.AA for Height of Buildings Measurement.) | $35^{\prime}$ for medium density; $45^{\prime}$ for high density | $40^{\prime}$ | $60^{\prime}$ | $40^{\prime}$ | $30^{\prime} ; 60^{\prime}$ within the Entertainment Overlay District |
| Maximum Stories | 3 for medium density; 4 for high density | 3 | 4; 6 in selected locations, set back at least 100 feet from any property line | 3 | 2; 5 within the Entertainment Overlay District |
| Tower Dimension and Separation | n/a | n/a | The portion of a building above 45 'from finish grade shall not exceed $125^{\prime}$ in length and must be separated from adjacent buildings by $30^{\prime}$ | n/a | The portion of a building above 45 'from finish grade shall not exceed $125^{\circ}$ in length and must be separated from adjacent buildings by $30^{\prime}$ |
| Building Stepback | n/a | Minimum $5^{\prime}$ for | portions above $20^{\prime}$ |  |  |
| Projections into Required Yards | Porches, stairs, balconies, bay windows, and awnings may project up to $6^{\prime}$ into required setbacks |  |  |  |  |
| Ground Floor Floor-toCeiling Height | $12^{\prime}$ min. | $12^{\prime}$ min. for residential, $15^{\prime}$ min. for office, and $18^{\prime} \mathrm{min}$. for retail |  |  | $15^{\prime}$ min. for office, 18 min. for retail |


|  | RESIDENTIAL (MEDIUM- AND HIGHDENSITY) | residential MIXED USE | mixed use center (NORTH AND SOUTH) | commercial MIXED USE | COMMERCIAL (NEIGHBORHOOD AND REGIONAL) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Ground Floor Finish Floor Elevation Relative to Adjacent Public Sidewalk | 3' max. above adjacent public sidewalk or public ROW | $2^{\prime}$ max. above adjacent sidewalk or public ROW |  |  |  |
| Maximum Overhang | $5^{\prime}$ into right of way at a minimum height of $8^{\prime}$ |  |  |  |  |
| Building Entry Frequency | Minimum one entry every $50^{\prime}$ |  | Minimum one entry every $75{ }^{\prime}$ |  |  |
| Building Entry Depth | n/a | Incorporate a recess or projection of a minimum 40 square feet, with a minimum depth of $5^{\prime}$ for residential, hotel, and office entries |  |  |  |
| Blank Wall | Limited to $30 \%$ of linear frontage or $20^{\prime}$, whichever is less |  |  |  | Limited to $30 \%$ of linear frontage or $20^{\prime}$, whichever is less. For buildings over 25,000 square feet, maximum $50^{\prime}$; anything over $30^{\prime}$ must be visually reduced by landscape treatment, mural, public art, or clerestory windows |
| Façade Articulation Depth | Minimum 4" | Minimum 6" |  |  |  |
| Windows and Doors | n/a | For commercial, minimum $70 \%$ of ground floor wall area between $2^{\prime}$ and $8^{\prime}$ above sidewalk shall be of clear, transparent, and non-reflective glass |  |  |  |
| Depth for Ground Floor Commercial Space | Minimum $25^{\prime}$ depth, if commercial use is permitted | $75^{\prime}$ typical; 60' minimum. Maximum 2 small tenant spaces with minimum $25^{\prime}$ depth permitted |  |  |  |
| Screening of Utilities | Utilities shall be screened so as not to impact the attractiveness and safety of the pedestrian realm. They should be located away from primary pedestrian areas to the side or rear of buildings, on rooftops, or in the interior of the building or parking garage |  |  |  |  |
| Folding Security Gates | Must be $70 \%$ transparent and located interior of doors and windows |  |  |  |  |
| OPEN SPACE |  |  |  |  |  |
| Open Space Required | See SPMC Section 17.10.070 for area requirements for private open space, common open space, and publicly accessible open space |  |  |  |  |
| Minimum Dimension | Minimum $20^{\prime}$ dimension in any direction for common open space and publicly accessible open space |  |  |  |  |
| Shade | For common open space and publicly accessible open space, a maximum of $50 \%$ of open space shall not be cast in shadow by adjacent buildings as measured on summer and winter solstice |  |  |  |  |
| Accessibility | Entrances to common space and publicly accessible open space shall be visible and accessible from the right of way |  |  |  |  |
| Grade Separation at Entrance | Grade separation is prohibited between the entrance of publicly accessible open space and the adjacent sidewalk or alleyway |  |  |  |  |
| Trees | Minimum 1 tree with minimum 4-inch diameter per 1,000 square feet of open space |  |  |  |  |

## Area Map

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