

700 Irwin Street Project Narrative

The applicant proposes a mixed-use high rise multi-family residential building at 700 Irwin Street (APN 014-132-18), which is 25,550 square feet. The Property fronts Second Street to the north, San Rafael Canal to the south, and Irwin Street to the west.

The Project would demolish the existing 4-story vacant office building, which is 26,615 square feet and 50 feet tall, and has 72 parking spaces.

The Project will construct a 17-story residential structure. The building will be 180 feet tall and include 200 dwelling units, 5,000 square feet of commercial space, and 215 parking spaces in an automated mechanical parking system, plus five conventional spaces. The applicant will use AB 2011 and the State Density Bonus Law to achieve the proposed height and density.

The Project also includes an exterior boardwalk that allows the public pedestrian access from the intersection of Second and Irwin to and along San Rafael Canal.

Construction will involve the excavation of 1,200 cubic yards of soil.

The Project will comply with the applicable affordable housing requirements. Pursuant to San Rafael Muni. Code § 14.16.030 and Resolution No. 14890, projects with 15 or more units must comply with primary and secondary affordable housing requirements, consisting of 10% on-site units at low-income, 15% on-site units with 5% low income and 10% moderate income, or 5% on-site plus an in-lieu fee equivalent to 5% of the total proposed units (not including density bonus units). The Project will comply with the primary and secondary affordable housing requirements by providing 15% of the base project units (15 units) at very low income levels and 15% of the base project units at moderate income levels.