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INNOVATION PROPERTIES GROUP

14427-14451
San Pablo Ave

RARE
Development
Opportunity

San Pablo Ave
San Pablo, CA

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

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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](#)

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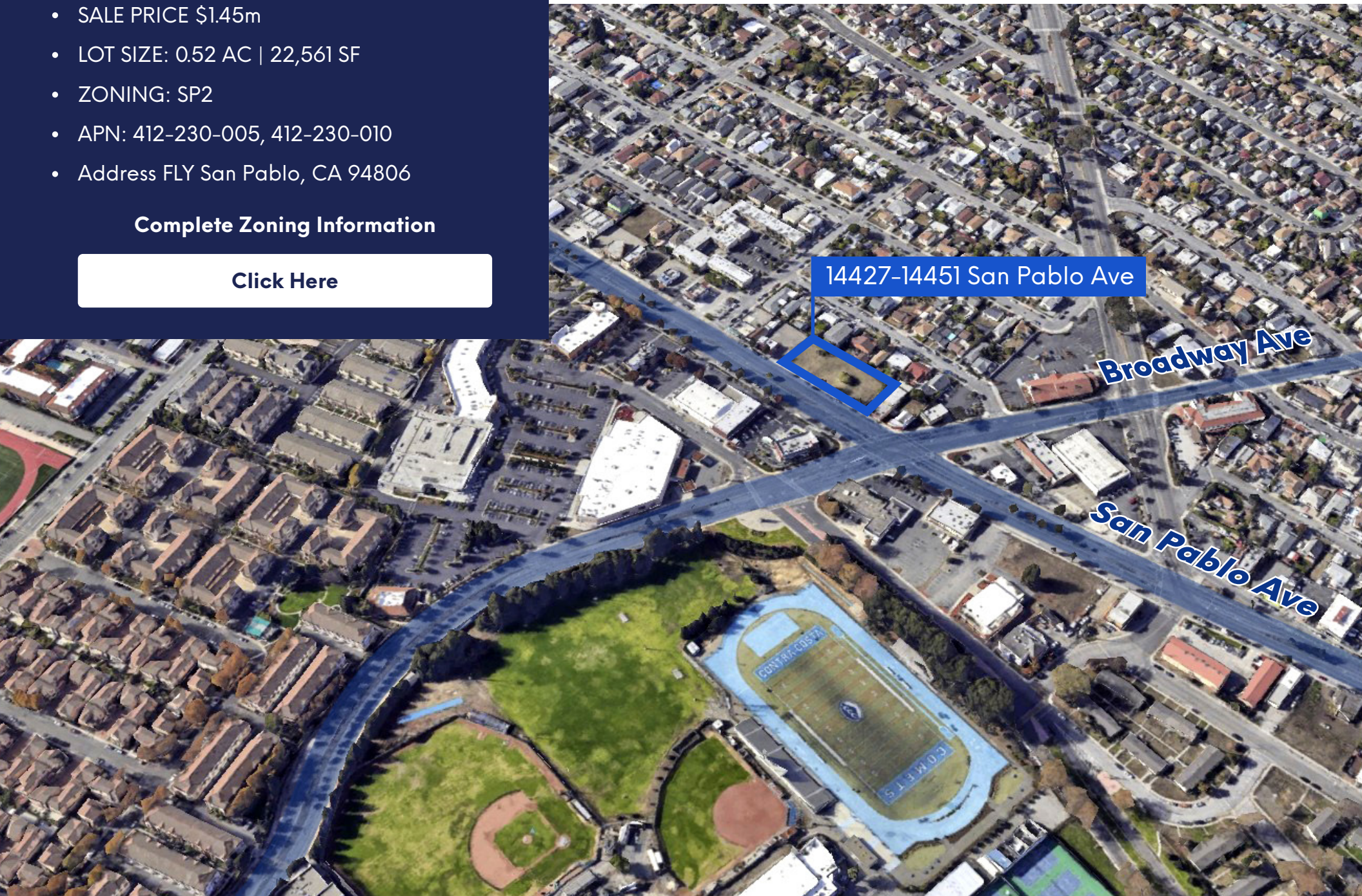


TABLE 4-1 DEVELOPMENT STANDARDS BY LAND USE

	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' frontage width				
Front Setback	5-10' on San Pablo Avenue, Arterials or Avenues; and 15' minimum on Local roads	0-5' for commercial and mixed uses; 5-10' for residential			
Sidyard, Street Facing	5' min.	None; 10' minimum when abutting a conforming residential use			
Side Yard, Interior Street or Alleyway	0', 10' 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' for medium density; 45' for high density	40'	60'	40'	30'; 60' 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' in length and must be separated from adjacent buildings by 30'	n/a	The portion of a building above 45' from finish grade shall not exceed 125' in length and must be separated from adjacent buildings by 30'
Building Stepback	n/a	Minimum 5' for portions above 20'			
Projections into Required Yards	Porches, stairs, balconies, bay windows, and awnings may project up to 6' into required setbacks				
Ground Floor Floor-to-Ceiling Height	12' min.	12' min. for residential, 15' min. for office, and 18' min. for retail		15' min. for office, 18' min. for retail	

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Ground Floor Finish Floor Elevation Relative to Adjacent Public Sidewalk	3' max. above adjacent public sidewalk or public ROW	2' max. above adjacent sidewalk or public ROW			
Maximum Overhang	5' into right of way at a minimum height of 8'				
Building Entry Frequency	Minimum one entry every 50'		Minimum one entry every 75'		
Building Entry Depth	n/a	Incorporate a recess or projection of a minimum 40 square feet, with a minimum depth of 5' for residential, hotel, and office entries			
Blank Wall	Limited to 30% of linear frontage or 20', whichever is less				Limited to 30% of linear frontage or 20', whichever is less. For buildings over 25,000 square feet, maximum 50'; anything over 30' 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' and 8' above sidewalk shall be of clear, transparent, and non-reflective glass			
Depth for Ground Floor Commercial Space	Minimum 25' depth, if commercial use is permitted	75' typical; 60' minimum. Maximum 2 small tenant spaces with minimum 25' 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' 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				



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Area Map



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