



**STARBOARD CRE**  
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# For Sale

## **Lots 59–60 Clayton St** San Rafael, CA 94901

### **Michael Simler**

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415.689.6427



STARBOARDCRE.COM  
49 POWELL STREET, SAN FRANCISCO, CA 94102

<b>Building:</b>	Lots 59-60 Clayton St, San Rafael, CA 94901
<b>Type:</b>	residential development
<b>APN's:</b>	012-141-059 and 012-141-060
<b>Sale Price:</b>	\$450k
<b>Zoning:</b>	R7.5 - H

### Highlights

- Rare opportunity to build new custom homes from the ground-Up in Marin County
- Located in the coveted Gerstle Park neighborhood
- Sale includes two parcels for a total of ~10,000 sq ft
- Seller has developed plans for two Single Family Homes and 3 ADU's !
- Seller will consider carrying with 10% down

Welcome to these new residences, a premier development opportunity located at Lots 59 and 60 on Clayton Street. This opportunity offers thoughtfully designed homes, perfectly blending contemporary aesthetics with the charm of Gerstle Park in San Rafael. Access will need to be developed. Buyer to perform necessary due diligence.

# LOTS 59-60 CLAYTON STREET

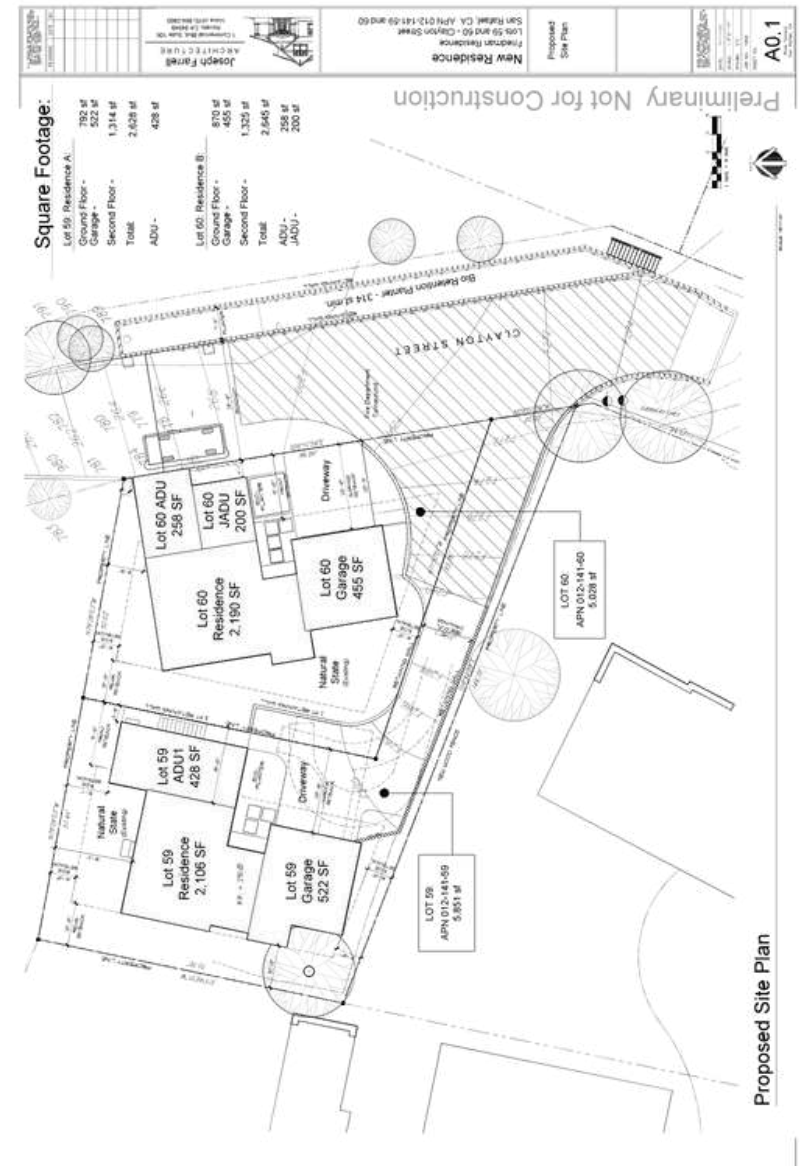
# For Sale

## LOT 59: RESIDENCE A

<b>Ground Floor:</b>	792 sq ft
<b>Garage:</b>	522 sq ft
<b>Second Floor:</b>	1,314 sq ft
<b>Total:</b>	2,628 sq ft
<b>ADU:</b>	428 sq ft

## LOT 60: RESIDENCE B

<b>Ground Floor:</b>	870 sq ft
<b>Garage:</b>	455 sq ft
<b>Second Floor:</b>	1,325 sq ft
<b>Total:</b>	2,645 sq ft
<b>ADU:</b>	258 sq ft
<b>JADU:</b>	200 sq ft



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# LOTS 59-60 CLAYTON STREET

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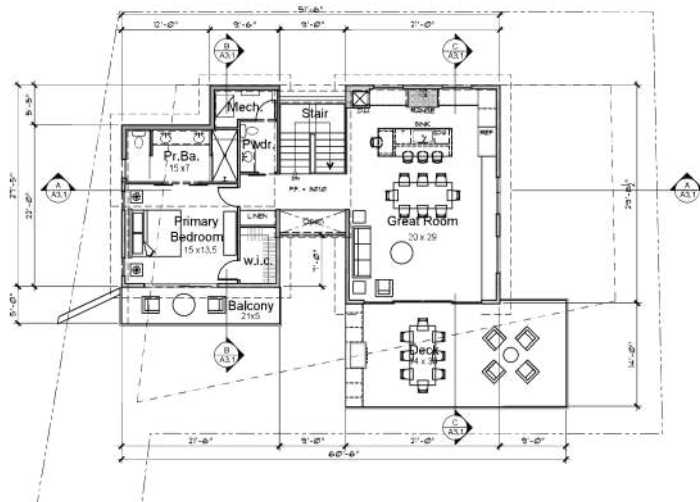
## LOT 59 – PROPOSED SECOND FLOOR PLAN

**Second Floor Area:** 1,314 sq ft

## LOT 59 – PROPOSED GROUND FLOOR PLAN

**Ground Floor Area:** 1,314 sq ft (including 522 sq ft for the garage)

**ADU:** 428 sq ft



Lot 59 - Proposed Second Floor Plan

1,314 sf

SCALE: 1/8" = 1'-0"





# LOTS 59-60 CLAYTON STREET

For Sale

## LOT 60 – PROPOSED SECOND FLOOR PLAN

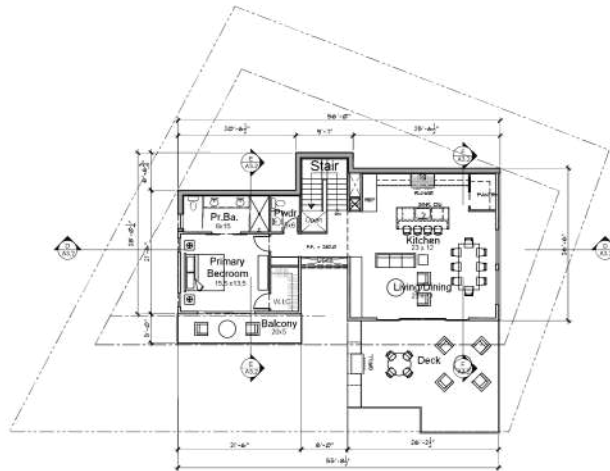
**Second Floor Area:** 1,325 sq ft

## LOT 60 – PROPOSED GROUND FLOOR PLAN

**Ground Floor Area:** 1,320 sq ft (including 454 sq ft for the garage)

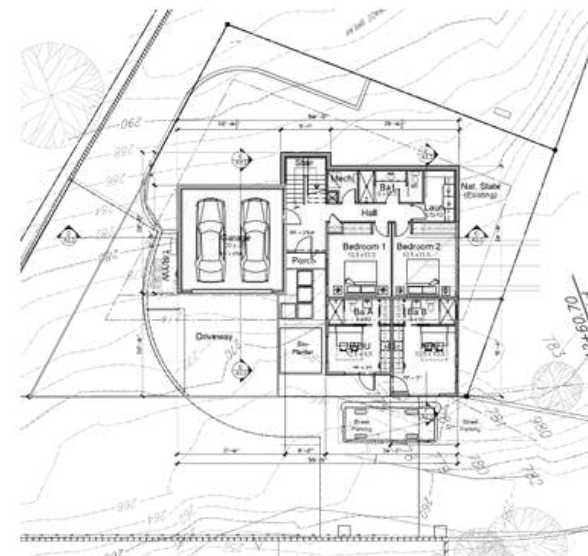
**JADU:** 200 sq ft

**ADU:** 258 sq ft



Lot 60 - Proposed Second Floor Plan

1,325 sf



Lot 60 - Proposed Ground Floor Plan

1,320 sf (454 sf Garage)  
JADU: 200 sf  
ADU: 258 sf

### Natural State Calculation:

NS = 5,028 sf x (40.3% + 25%)  
= 3,283 sf required  
DRB rec. = 67%  
= 3,283 x 0.67 = 2,200 sf required

Lot 60:	Required	Proposed
Lot Size:	7,500 sf	5,028 sf
Max. FAR:	3,003 sf	3,103 sf
Natural State:	2,200 sf	1,570 sf

### Setbacks:

Front:	15 ft	0'-0"
Side:	6 ft	6'-0"
Side:	6 ft	1'-11"
Rear:	10 ft	10'-0"
Garage:	20 ft	20'-5"

Preliminary Not for Construction

**Joseph Farrell**  
ARCHITECTURE  
1 Commercial Way, Suite 100  
Hayward, CA 94541  
Phone: (925) 881-1111

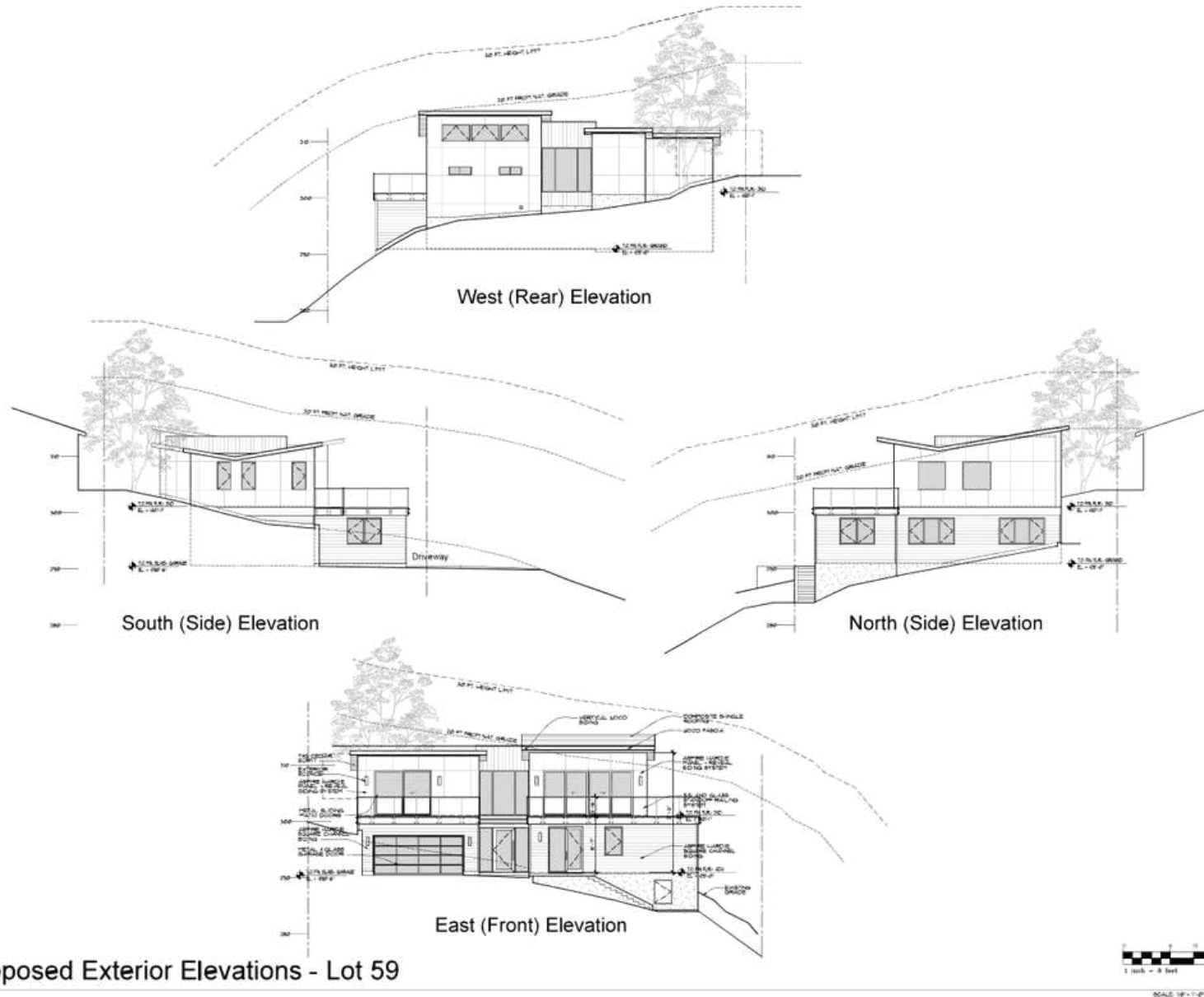
**New Residence**  
Freeman Residence  
100 Clayton Street  
San Rafael, CA 94901  
APN 013-141-09 and 60

Proposed  
Floor Plans  
LOT 60

**A1.2**

# LOTS 59-60 CLAYTON STREET

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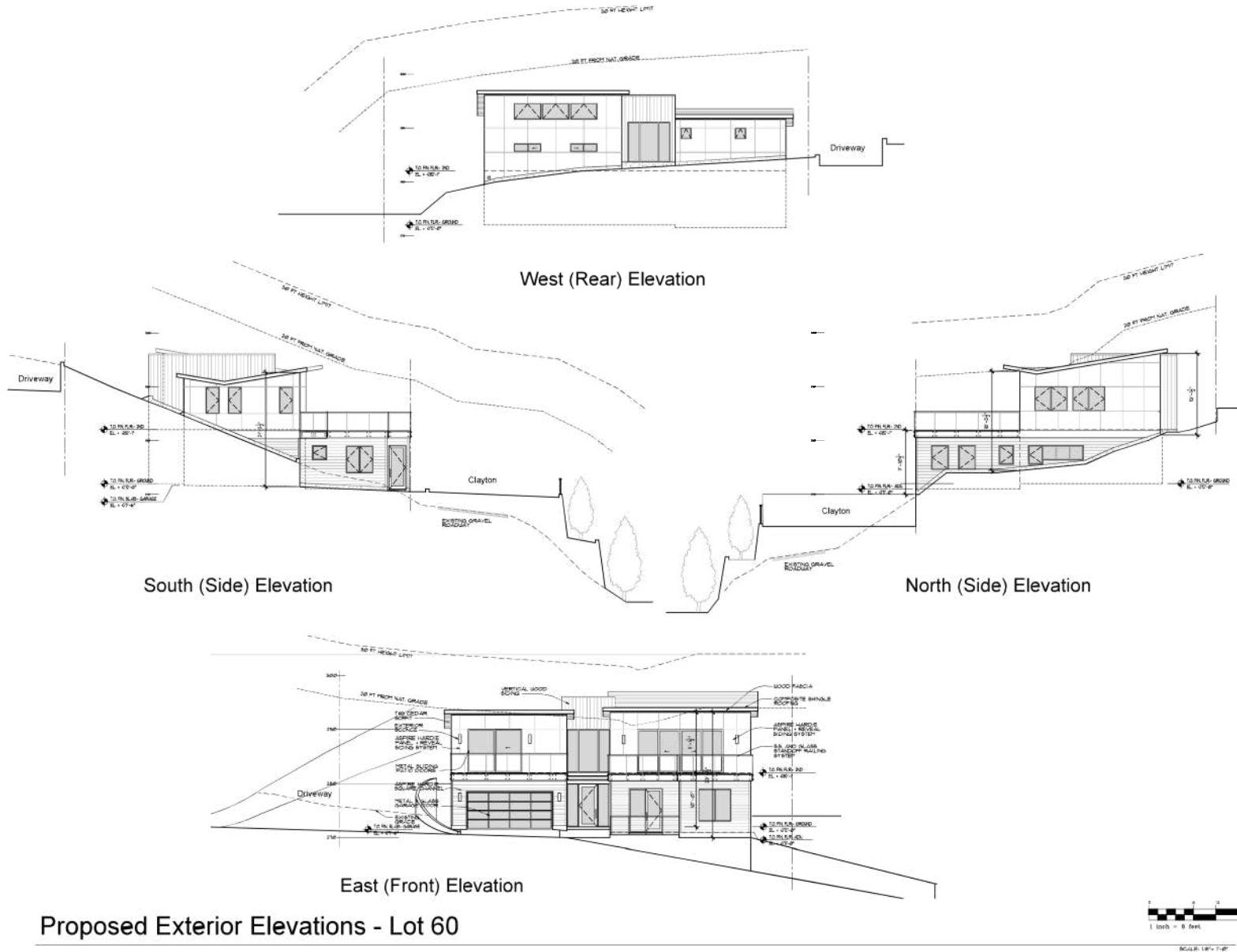


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# LOTS 59-60 CLAYTON STREET

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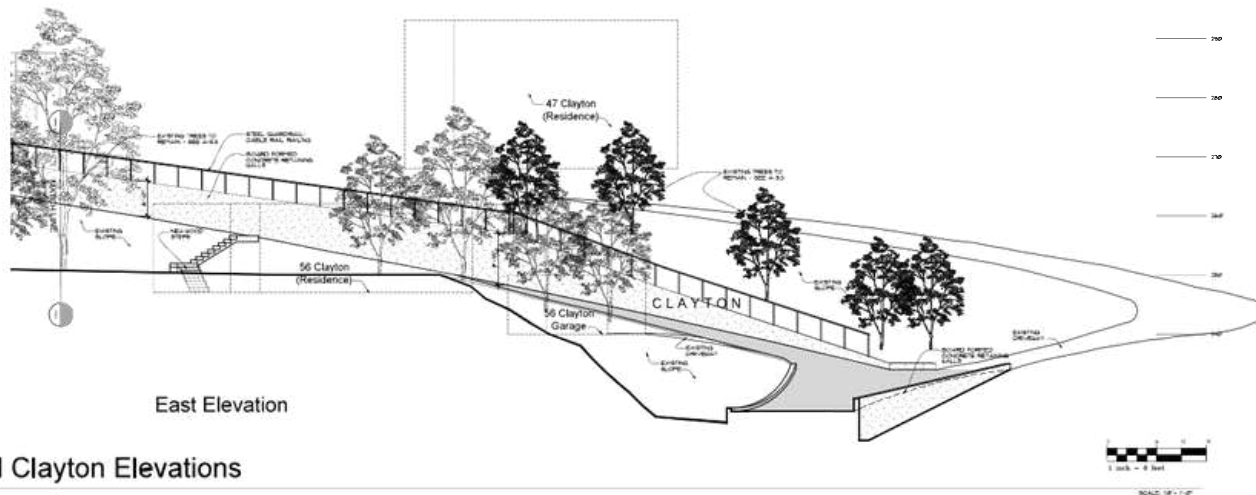
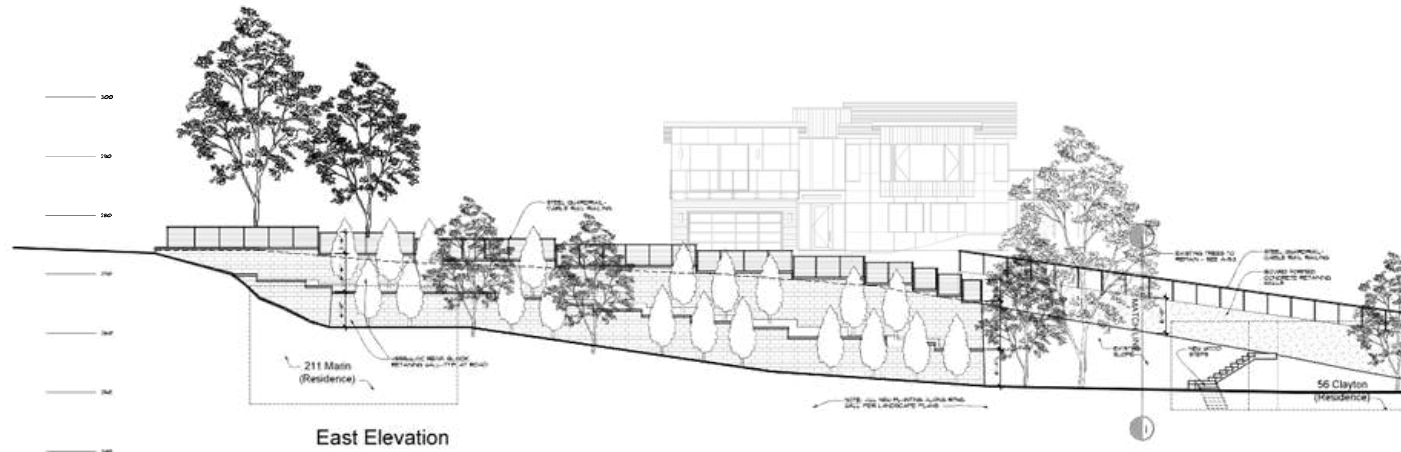
Proposed Exterior Elevations - Lot 60

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# LOTS 59-60 CLAYTON STREET

# For Sale



## Proposed Clayton Elevations

Preliminary Not for Construction

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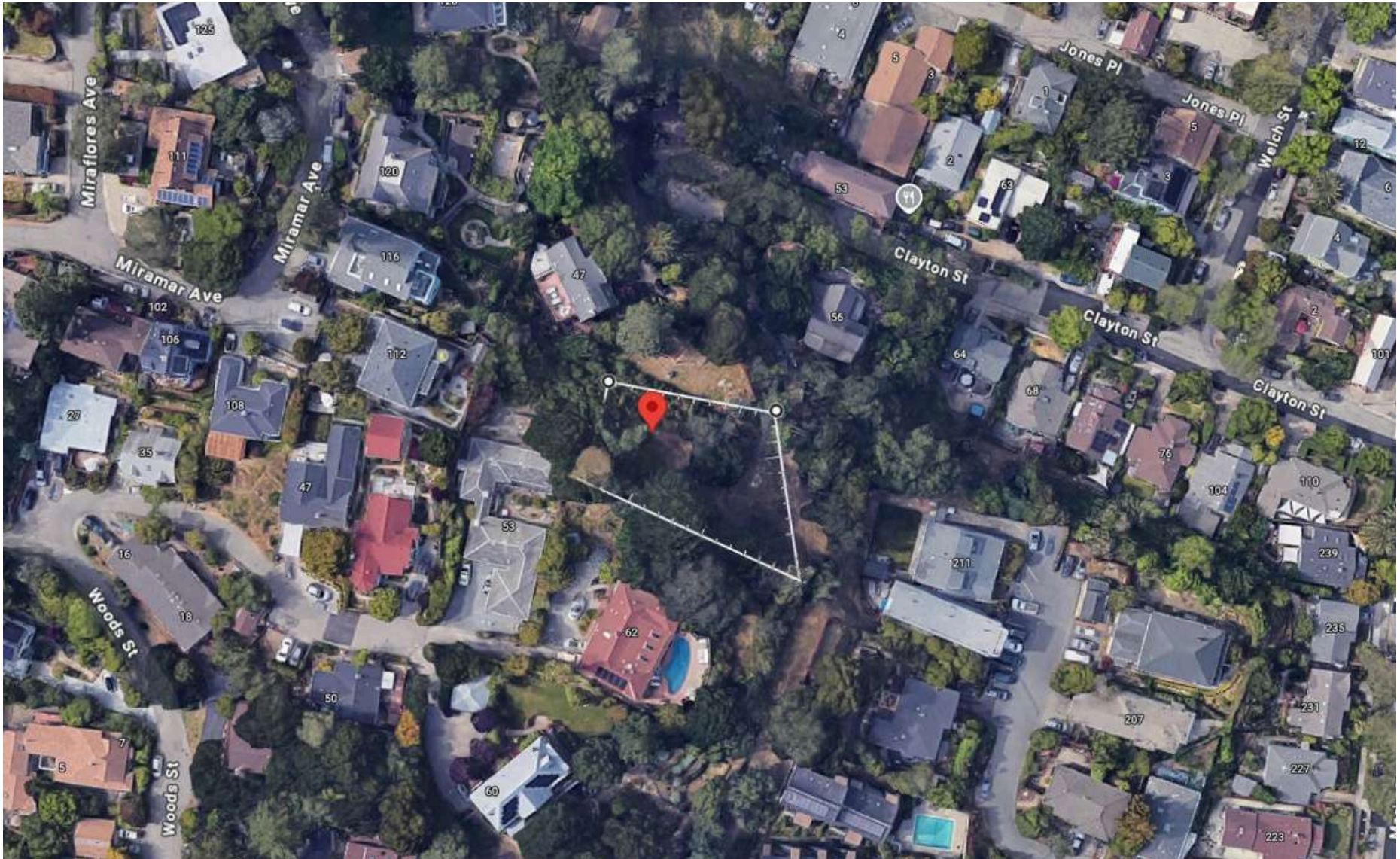
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# PROJECT SITE

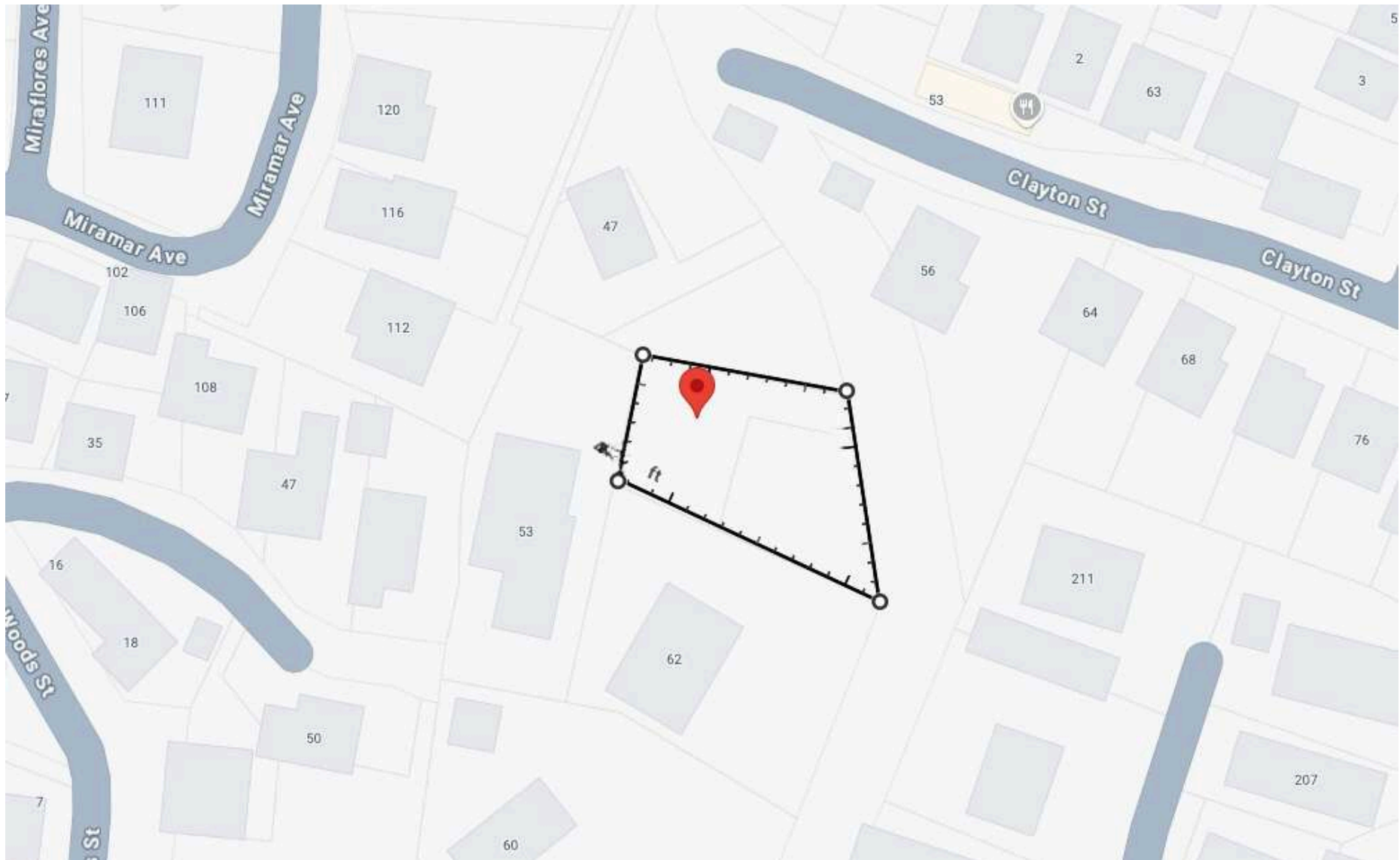
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