

---

## Appendix C: Sites Inventory

### Suitability of Nonvacant Sites

The County's RHNA for the 6<sup>th</sup> cycle Housing Element is accommodated primarily on nonvacant sites. Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a "ripeness" for private redevelopment.

In identifying appropriate nonvacant sites that are considered underutilized with the potential for recycling into higher intensity residential uses, the County utilized the following criteria:

#### Residential Underutilized Sites

- **Existing Land Use:** one single-unit dwelling
- **Size:** lot size of one acre or larger
- **Property Improvements:** Building-to-land value ratio of less than 2.00
- **Building Age:** main residential building built prior to 1980 (40+ years old)

#### Nonresidential Underutilized Sites

- **Existing Land Use:** commercial center, office, nursery, parking lots
- **Size:** half acre or larger
- **Property Improvements:** Building-to-land value ratio of less than 2.00
- **Building Age:** main building built prior to 1980 (40+ years old)

For large commercial shopping center, sites have been identified by selecting areas that have the potential for housing development. Large parking areas or commercial buildings with vacancies were identified for redevelopment. Based on the developable areas, these sites were reduced in capacity by 15% to 85%. This reduction allows for commercial uses to remain under mixed use development. Reduction capacity vary by each commercial center based on available developable areas. These criteria are established based on recent trends of redevelopment in the County. **Table C- 1** provides examples of recent redevelopment.

**Table C- 1: Recent Development Trends**

Project Name	Zoning	Parcel Acreage	Income Level Distribution (Units)				Units per Acre	Previous Uses	Project Description
			Lower	Moderate	Above Moderate	Total			
190 Mill Street	CCI/O – Core Canal Industrial/Office District	0.3	32	0	0	32	99	Homeward Bound of Marin – Shelter and Housing Program (non-profit)	Multifamily apartments
Oakmont Senior Living	R1-7.5 – Low Density Residential	1.1	5	0	45	50	71	Vacant	Multifamily senior apartments
Project Homekey	C-3 Highway Commercial	0.3	18	0	0	18	64	America’s Best Value Inn	Hotel conversion to affordable housing
Atherton Place	PD Planned District	3.6	0	0	50	50	14	Vacant	Single-family attached unit (owner)
Lincoln Park Residential Project	C3 Commercial District	0.3	2	0	14	16	50	Vacant	Multifamily apartments
Victory Senior Village	UR-7 Upland Residential (7ac/du)	2.0	15	38	1	54	27	Christ Lutheran Church and Cascade Canyon School	Senior renter housing
First and Grant Mixed use	CDR Downtown Core Retail	0.7	6	26	0	32	26	Pini Hardware	Mixed use apartments
754 Sir Francis Drake Residential Project	SPD Specific Planned Development	0.5	2	0	10	12	26	Commercial Office/Retail Building	Multifamily apartments
801 State Access Senior Apartments	PD Planned District	1.6	5	4	39	48	30	Commissary Triangle Planning area at Hamilton Field.; Vacant	Senior apartments
HenHouse	CDR Downtown Core Retail	0.5	0	0	3	3	20	Office	2-, 3-, and 4-plex renter units per structure
Landing Court	CG General Commercial	2.0	4	3	25	32	20	RV, boat and trailer storage	32 condos (owner); affordable units
Hamilton Village	PD Planned Development	4.7	8	7	60	99	16	Commissary Triangle Planning area at Hamilton Field.; Vacant	75 townhome style condos (owner); affordable units
Atherton Place	PD Planned District	3.6	0	0	0	50	14	Vacant	Single-family attached unit
School Street Live/Work Units	PDD Planned Development District	1.9	0	9	3	12	6.25	School Street Plaza – Business Center	Live/work apartment units
Walnut Place	RMP <sup>1</sup>	1.5	25	0	0	25	15	Vacant	Disabled/special needs senior housing

## Large and Small Sites

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this appendix is made up predominately of sites between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. Individual parcels under 0.5 acres in size are included only if they are part of a larger site based on common ownership.

Five sites over 10 acres in size are included in the inventory. In Marin County, development of lower income affordable housing on large sites is achievable and there is an interest in redeveloping larger sites. In San Rafael, the Northgate Mall is currently undergoing entitlements to overhaul the mall to include 1,320 residences on a 45-acre site. Nearly 10 percent of the housing units will be devoted to affordable housing.

- **Marin County Juvenile Hall.** The Marin County Juvenile Hall site consists of 33 acres and includes existing Probation Department facilities, Marin County offices, and an open recreational area. Marin County owns the site and facilities and will pursue affordable housing on a maximum of 10 acres of land on the site, while preserving recreational areas.
- **Nicasio Corporation Yard.** The Nicasio Corporation Yard is approximately 13.9 acres. As a County-owned site, the County recognizes the important of adding affordable housing within the inlands areas of the County and will pursue such housing on this site.
- **Marin Gateway Center.** Marin Gateway Center is located along Highway 101 near the Donahue Street/Bridge Boulevard and Bridgeway on/off ramps. The site, consisting of 15 acres, includes existing commercial and retail uses. An approximately 1.5-acre portion of parking area and potentially vacant retail spaces can accommodate housing on the site.
- **San Domenico School.** The majority of the San Domenico School campus, over 522 acres, consists of school facilities and steep hillside terrain. There are a few areas of the school, each over 1 acre and less than 10 acres, that could allow for housing opportunities.
- **St. Vincent's School for Boys.** This site consists of three properties totaling over 315 acres of land. Large swaths of the property are constrained by sea-level rise and a floodplain along Miller Creek. The existing Catholic Charities facilities, setbacks from Highway 101, and surrounding hillside terrain also limit the developable areas on this site significantly. Approximately 40 acres of the site may be available for housing development and other uses. The Built Environment Element of the Countywide Plan includes policy and requirements to provide for affordable housing on this site.

## Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements.

- **Commercial Center Sites.** For large commercial center sites, the average realistic capacity of 45 percent was based on identifying developable areas of the site. These areas will allow for residential development from 30 to 45 dwelling units per acre.
- **Vacant Sites.** For many vacant sites, realistic capacity was determined by subtracting areas that are affected by natural resources, including wetlands and stream conservation

areas, and as well as environmental constraints, including flooding, sea level rise, and steep terrain. For sites with steep terrain, the developable areas or flatter portions of the site were identified. On average, vacant site realistic capacity was calculated at 50 percent. The realistic capacity trend for building on steep terrain in Marin County is also 50 percent.

- **Religious Sites.** Religious institutions sites are sites with churches or other religious institutions, with excess vacant property or large parking lots, that could accommodate residential development. Only the portion of the vacant or parking area is used as a candidate housing site. All religious properties were reviewed. Sites with largest parking areas or surrounding vacant areas were selected or that could yield at least a half an acre when half of the property was calculated. In rural and inland areas, vacant lots appear to be used as parking areas. Half of the parking lot or vacant area (50 percent) were calculated toward housing units. Vacant areas with terrain constraints were either excluded or not selected from the analysis.
- **School Sites.** School sites with underutilized or unused areas or sites considered surplus by the school district that could accommodate residential development. Only the portion of the site considered underutilized or unused, or the entire “surplus” site, is considered a candidate housing site. Additionally, some school sites include buildings or recreational amenities that could or are currently being used as neighborhood amenities. These buildings and facilities were removed from the housing calculation analysis. Some school sites have development potential limited by environmental constraints such as flooding, sea level rise, and steep terrain. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 50 percent and vary by each site.
- **Underutilized Nonresidential Sites.** For underutilized nonresidential sites, a realistic capacity of 75 percent was applied to sites based on the maximum allowed density based on recent trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout.

## Densities to Accommodate the Lower Income Housing

Sites within the City Center and Baylands Corridors use residential densities at 30 dwelling units per acre or higher and are credited toward lower-income housing sites. The City Centered and Baylands Corridors are generally located along Highway 101 and adjoining incorporated cities where employment, public services, and infrastructure is generally more available.

Sites within the Rural and Inland Corridors use residential densities at 20 dwelling units per acre and are credited toward lower-income housing sites. Due to limited infrastructure and wide use of septic tanks, development over a density of 20 dwelling units per acres is generally restrictive due to spacing requirements for drain or leach fields. Assembly Bill 1537 lowered Marin County’s default density to 20 units per acre.

## Parcel Listing of Sites

Table C- 3 shows a listing of the sites inventory by parcel broken down by unincorporated communities consistent with the level of analysis throughout the Housing Element.

Unincorporated communities are made up by census designated places (CDPs) as delineated by the U.S. Census. Table C- 2 shows the CDPs included in each unincorporated community.

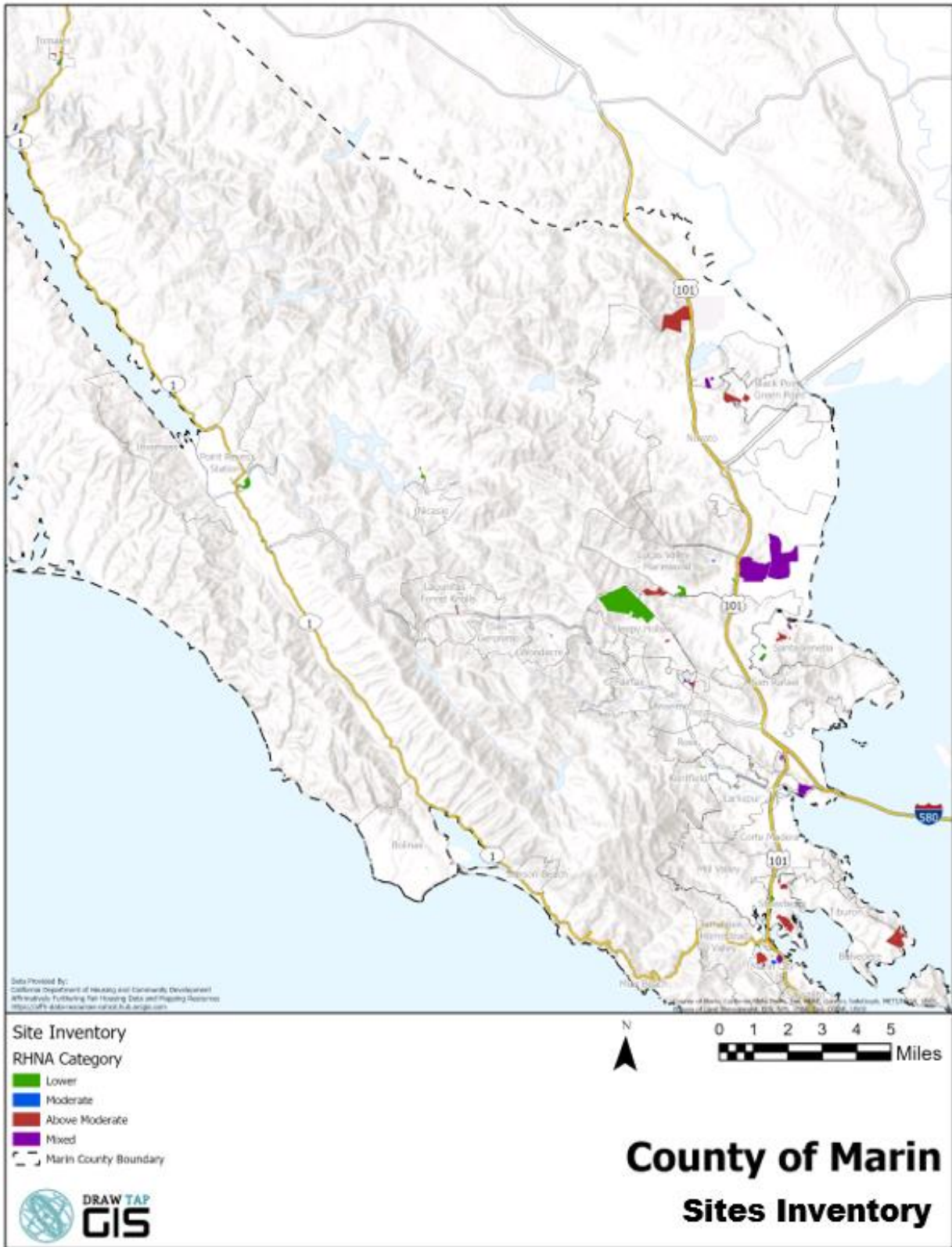
Some sites do not fall within the boundaries of a CDP within an unincorporated community but fall within the larger County Communities (North Marin, West Marin, Central Marin, Southern Marin). These sites are categorized under an “Other” heading in Table C- 3. The location of sites across the County is shown in Figure C- 1.

**Table C- 2: Unincorporated County CDPs by Community**

Community Name	CDPs Included
<b>North Marin</b>	
Black Point-Green Point	Black Point – Green Point
Marinwood/ Lucas Valley	Lucas Valley-Marinwood
<b>West Marin</b>	
Northern Costal West Marin	Dillon Beach, Tomales
Central Coastal West Marin	Point Reyes Station, Inverness
The San Geronimo Valley	Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls
Southern Coastal West Marin	Stinson Beach, Bolinas, Muir Beach
<b>Central Marin</b>	
Santa Venetia/ Los Ranchitos	Santa Venetia
Kentfield/Greenbrae	Kentfield
<b>Southern Marin</b>	
Strawberry	Strawberry
Tam Valley	Tamalpais-Homestead Valley
Marin City	Marin City

A parcel-by-parcel analysis of lower income non-vacant sites follows the residential sites inventory by community table ([Table C- 3: Residential Sites Inventory by Community](#) Table C- 3).

Figure C- 1: Sites Inventory



**Table C- 3: Residential Sites Inventory by Community**

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
<b>North Marin</b>												
<b>Black Point-Green Point</b>												
<b>Vacant Sites</b>												
Vacant Black Point (Olive Ave)	143-110-31	55.2	300 Olive Ave, Black Point	SF3/ARP-2	N/A	4	No	0	0	58	58	Existing Use - Vacant; Building-to-Land Value - 0.00
<b>Underutilized Sites</b>												
Greenpoint Nursery	153-190-24	19.6	275 Olive Ave, Black Point	AG1/ARP-60	N/A	16	No	0	0	53	53	Existing Use - Wetlands/Vacant with nursery on corner; Building-to-Land Value - 0.00
<b>Marinwood/Lucas Valley</b>												
<b>Commercial Center Mixed Use</b>												
Marinwood Plaza  Miller Creek School District Properties (Marinwood Plaza adjacent)	164-471-64	0.4	121 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	7	0	0	7	Existing Use - Large format standalone commercial; GP Housing Overlay
	164-471-65	1.9	155 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	35	0	0	35	Existing Use - Grocery store, built 1959; GP Housing Overlay; Building-to-Land Value - 3.91
	164-471-69	1.1	175 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	20	0	0	20	Existing Use - Office park low, built 1962; GP Housing Overlay; Building-to-Land Value - 3.22
	164-471-70	1.5	197 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	28	0	0	28	Existing Use - Large format standalone commercial; GP Housing Overlay; Building-to-Land Value - 1.54
	164-471-71	0.2	Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	0	4	0	4	Existing Use - Storage facility; GP Housing Overlay
	164-471-72	0.3	Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	0	6	0	6	Existing Use - Storage facility; GP Housing Overlay

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Office Building	164-481-10	2.4	7 Mt Lassen Dr, Lucas Valley	GC/CP	N/A	30	No	58	0	0	58	Existing Use - Office park low, built 1979; Building-to-Land Value - 1.45
<b>Public Sites</b>												
Marin County Juvenile Hall	164-640-01	33.0	2 Jeannette Prandi Way, Lucas Valley	PF/PF	N/A	30	No	80	0	0	80	Existing Use - County juvenile hall facility, offices, and open field.
<b>Religious Sites</b>												
Carmelite Monastery of the Mother of God	164-290-80	3.2	530 Blackstone Dr, Santa Venetia	PR/RMP-0.1	N/A	20	No	0	32	0	32	Existing Use - Religious center, built 1965; Building-to-Land Value - 6.37
<b>Other<sup>1</sup> - North Marin</b>												
<b>Vacant Sites</b>												
Buck Center Vacant Property	125-180-79	97.3	Redwood Hwy, Black Point	AG1/A60	N/A	1	No	0	0	24	24	
	125-180-85	136.5	Redwood Hwy, Black Point	AG1/A60	N/A	20	No	0	0	225	225	
<b>Underutilized Sites</b>												
Atherton Corridor	143-101-35	1.0	761 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	0	4	0	4	Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	30	8	0	38	Existing Use - Rural residential lot SF detached, built 1932; Building-to-Land Value - 0.21
Atherton Corridor	143-101-20	4.8	791 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	37	13	0	50	Existing Use - Rural residential lot SF detached, built 1926; Building-to-Land Value - 0.54
Atherton Corridor	143-101-17	5.6	805 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	42	13	0	55	Existing Use - Rural residential lot SF detached, built 1939; Building-to-Land Value - 0.04

<sup>1</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in North Marin (Black Point – Green Point or Marinwood- Lucas Valley) but are located in North Marin.



Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
<b>West Marin</b>												
Northern Coastal West Marin (Dillon Beach, Tomales)												
<b>Vacant Sites</b>												
Vacant Tomales	102-075-06	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	6	6	
	102-075-07	0.1	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	2	2	
Vacant Tomales	102-062-01	0.7	Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	N/A	7	No	0	0	4	4	
Vacant Tomales	102-075-02	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	5	5	
Vacant Tomales	102-041-44	4.8	290 Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	N/A	7	No	0	0	13	13	
<b>Religious Sites</b>												
Tomales Catholic Church	102-080-23	1.3	26825 State Route 1, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	13	0	13	Existing Use - Religious center; Building-to-Land Value - 0.62
<b>Underutilized Sites</b>												
Tomales Nursery	102-051-09	0.3	27235 State Route 1	C-NC/C-VCR-B1	N/A	20	No	0	0	3	3	Existing Use - Low intensity strip commercial; Building-to-Land Value - 0.16
	102-051-08	0.3	27235 State Route 1	C-NC/C-VCR-B1	N/A	20	No	0	0	3	3	Existing Use - Estate lot SF detached, built 1931; Building-to-Land Value - 0.59
Tomales	102-051-07	0.6	200 Valley Ave, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	6	6	Existing Use - Rural residential lot SF detached, built 1990; Building-to-Land Value - 0.59
Tomales	102-075-09	0.5	29 John St, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	5	5	Existing Use - Rural residential lot SF detached, built 1924; Building-to-Land Value - 0.22

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
<b>Central Coastal West Marin (Point Reyes Station, Inverness)</b>												
<b>Underutilized Sites</b>												
Inverness Underutilized Residential	112-143-04	0.2	30 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached
	112-143-05	0.2	40 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached, built 1904; Building-to-Land Value - 0.73
	112-143-06	0.2	50 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached
Inverness Underutilized Residential	112-143-03	0.2	20 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached, built 1913; Building-to-Land Value - 0.25
Inverness Underutilized Residential	112-144-28	0.3	55 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1988; Building-to-Land Value - 0.75
Inverness Underutilized Residential	112-143-07	0.4	60 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1983; Building-to-Land Value - 7.41
Inverness Underutilized Residential	112-144-25	0.3	75 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1909; Building-to-Land Value - 0.87
Pt. Reyes Village (5th St)	119-222-08	1.0	60 Fifth St, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	17	0	0	17	Existing Use - Low intensity strip commercial, built 1953; Building-to-Land Value - 0.68
Pt. Reyes Village Red/Green Barn	119-198-05	1.5	510 Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	24	0	0	24	Existing Use - Barn; Building-to-Land Value - 0.82
<b>Public Sites</b>												
Inverness County Site	112-220-08	0.1	Sir Francis Drake Blvd, Inverness	C-SF3/C-RSP-0.33		20	No	0	0	0	0	Existing Use - Vacant public property
	112-220-09	0.9	Sir Francis Drake Blvd, Inverness	C-SF3/C-RSP-0.33		20	No	0	0	13	13	Existing Use - Vacant public property
Pt. Reyes County Vacant Site	119-260-03	2.0	9 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC		20	No	32	0	0	32	Existing Use - Vacant county site

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-270-12	0.3	10 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC		20	No	5	0	0	5	Existing Use - Vacant county site
	119-240-73	31.4	100 Commodore Webster Dr, Pt. Reyes Station	C-OA/C-OA	N/A	0	No	50	0	0	50	Existing Use - Military
<b>Rehabilitation Sites</b>												
Grandi Building/Site	119-234-01	2.5	54 B ST, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	4th & 5th	25	0	0	25	Existing Use - Large format standalone commercial, built 1914; Building-to-Land Value - 4.01
<b>Religious Sites</b>												
Presbytery of the Redwoods	119-202-05	0.3	11445 State Route 1, Pt. Reyes Station	C-SF4/C-RA-B3		20	No	0	3	0	3	Existing Use - Religious center; Building-to-Land Value - 6.22
<b>Vacant Sites</b>												
Vacant Pt. Reyes Station	119-203-01	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	0	0	2	2	
	119-203-03	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2		20	No	0	0	2	2	
<b>The San Geronimo Valley (Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls)</b>												
<b>Rehabilitation Sites</b>												
Office - Forest Knolls (Upper Floors)	168-141-12	0.1	6900 Sir Francis Drake Blvd, Forest Knolls	NC/VCR	N/A	20	No	0	0	2	2	Existing Use - Low intensity strip commercial, built 1938; Building-to-Land Value - 0.65
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	0.9	7120 Sir Francis Drake Blvd, Lagunitas	GC/H1	N/A	20	No	16	0	0	16	Existing Use - Large format standalone commercial; Building-to-Land Value - 1.71
Office - Lagunitas (Upper Floors and Rear Prop)	168-192-28	1.3	7282 Sir Francis Drake Blvd, Lagunitas	GC/CP	N/A	20	No	0	10	4	14	Existing Use - Commercial recreation facility, built 1925; Building-to-Land Value - 0.90
<b>Religious Sites</b>												
Saint Cecilia Church	168-183-04	0.9	428 W. Cintura, Lagunitas	SF4/R1-B3	N/A	30	No	16	0	0	16	Existing Use - Religious center; Building-to-Land Value - 11.72

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Presbyterian Church San Geronimo	169-101-21	0.8	6001 Sir Francis Drake Blvd, San Geronimo	SF5/R1-B2	N/A	20	No	0	15	0	15	Existing Use - Religious center; Building-to-Land Value - 11.72
<b>Underutilized Sites</b>												
Residential next to Forest Knolls Trailer Park	168-131-04	6.5	6760 Sir Francis Drake Boulevard, Forest Knolls	SF3/RA-B4	N/A	20	No	0	0	8	8	Existing Use - Rural residential lot sf detached, built 1953; Building-to-Land Value - 1.25
<b>Public Sites</b>												
Nicasio Corporation Yard - Marin County	121-050-34	13.9	5600 Nicasio Valley Road, Nicasio	AG1/ARP-60	N/A	20	No	16	0	0	16	Existing Use – vacant portion of County corporation yard
Woodacre Fire Station	172-111-01	0.4	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	10	0	10	Existing Use - Fire station, built 1940s
	172-111-02	0.8	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	0	0	0	Existing Use - Fire station, built 1940s (facilities to remain)
	172-104-02	1.4	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	0	0	0	Existing Use - Fire station facility (access road to remain)
<b>Vacant Sites</b>												
Vacant Nicasio	121-080-05	0.2	4449 Nicasio Valley Rd, Nicasio	NC/RMPC-1	N/A	20	No	0	0	4	4	
<b>Southern Coastal West Marin (Stinson Beach, Bolinas, Muir Beach)</b>												
<b>Credit</b>												
Aspen Lots	192-102-22	0.2	430 Aspen Rd, Bolinas	C-SF5/C-RA-B2	N/A	0	No	2	0	0	2	Existing Use - Estate Lot SF detached, built 1971; Building-to-Land Value - 0.61
Downtown Project	193-061-03	1.8	31 Wharf Rd, Bolinas	C-SF5/C-RA-B2	N/A	0	No	9	0	0	9	Existing Use - Residential common area; Building-to-Land Value - 0.00
Overlook Lots	192-061-14	0.5	530 Overlook Dr, Bolinas	C-SF5/C-RA-B2	N/A	0	No	2	0	0	2	Building-to-Land Value - 0.00
<b>Underutilized Sites</b>												
Stinson Beach Underutilized Residential	195-193-15	0.3	128 Calle Del Mar, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	2	2	Existing Use - Small lot sf detached, built 1922; Building-to-Land Value - 0.55

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Stinson Beach Commercial	195-193-18	0.0	129 Calle Del Mar, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	1	1	Existing Use - Very small lot sf detached, built 1922; Building-to-Land Value - 0.50
	195-193-35	0.3	3422 State Route 1, Stinson Beach	C-NC/C-VCR	N/A	20	No	0	0	5	5	Existing Use - Non urban civic
<b>Vacant Sites</b>												
Stinson Beach Community Center - Vacant	195-211-05	0.9	10 Willow Ave, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	5	5	
<b>Other <sup>2</sup>- West Marin</b>												
<b>School Sites</b>												
Shoreline Unified School District	102-080-19	2.1	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6		20	No	35	0	0	35	Existing Use - Vacant school property
	102-080-20	0.4	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6		20	No	9	0	0	9	Existing Use - Vacant school property
Tomales Joint Union High School District	102-080-10	0.7	State Route 1, Tomales	C-SF3/C-RSP-1.6		20	No	0	14	0	14	Existing Use - Vacant school property
<b>Religious Sites</b>												
Olema Catholic Church	166-181-01	2.4	10189 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	24	0	0	24	Existing Use - Religious center; Building-to-Land Value - 11.45
<b>Underutilized Sites</b>												
Olema Commercial	166-202-01	1.0	10002 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	10	0	10	Existing Use -Low intensity strip commercial, built 1881; Building-to-Land Value - 0.96
Olema Commercial	166-213-01	0.5	9870 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	0	5	5	Existing Use -Low intensity strip commercial, built 1900; Building-to-Land Value - 0.80

<sup>2</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in West Marin (Northern Coastal West Marin, Central Coastal West Marin, The Valley, or Southern Coastal West Marin) but are located in West Marin.

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Olema Commercial	166-213-02	1.0	9840 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	10	0	10	Existing Use -Rural residential lot SF detached, built 1915; Building-to-Land Value - 0.29
Olema Commercial	166-202-04	1.1	9950 Sir Francis Drake Blvd, Olema	C-NC/C-VCR	N/A	20	No	0	11	0	11	Existing Use -Low intensity strip commercial
<b>Central Marin</b>												
Santa Venetia/Los Ranchitos												
<b>Religious Sites</b>												
St. Vincent's School for Boys *	155-011-29	20.2	St. Vincent Dr, Marinwood	PD/A2	N/A	20	4th & 5th	0	0	0	0	Existing Use - Religious center
	155-011-28	74.0	St. Vincent Dr, Marinwood	PD/A2	N/A	20	4th & 5th	0	0	0	0	Vacant/Agricultural
	155-011-30	221.0	St. Vincent Dr, Marinwood	PD/A2	N/A	20	4th & 5th	440	0	240	680	Vacant/Agricultural
Church of Jesus Christ	180-272-03	3.5	220 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	35	0	0	35	Existing Use - Religious center
Congregation Rodef Shalom Marin	180-281-34	2.0	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	0	13	0	13	Existing Use - Religious center
<b>School Sites</b>												
Bernard Osher Marin Jewish Community Center	180-281-35	1.2	180 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	10	0	0	10	Existing Use - Religious center
	180-281-21	1.6	200 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	13	0	0	13	Existing Use - Religious center, built 2006
	180-281-25	0.9	210 N San Pedro Rd, Santa Venetia	OC/AP	N/A	20	No	13	0	0	13	Existing Use - Religious center, built 1972
McPhail School	180-151-18	4.3	1565 Vendola Dr, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	26	26	Existing Use - Closed school
	180-161-09	1.0	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	2	2	Existing Use - Closed school
	180-161-10	4.3	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	5	5	Existing Use - Closed school

\*This site will be moved under the Marinwood/Lucas Valley community in the next iteration.

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Old Gallinas Children Center	180-123-01	7.7	251 N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-5.8	N/A	30	No	50	0	0	50	Existing Use - Closed school and a childcare center (with ball field to remain)
<b>Vacant</b>												
Vacant Santa Venetia	180-171-32	1.1	180-171-32 (N San Pedro Rd), Santa Venetia	SF5/A2-B2	N/A	4	No	0	0	2	2	
Outnumbered2, LLC	180-261-10	27.9	Oxford Drive, Santa Venetia	SF5/A2-B2	N/A	4	No	0	0	28	28	
Vacant Santa Venetia	179-332-19	1.0	179-332-19 (Edgehill Way), Santa Venetia	SF6/R1	N/A	7	No	0	0	3	3	
Vacant Bayhills Drive	180-333-01	1.5	Bayhills Drive, Santa Venetia	PR/RMP-1	N/A	8	No	0	0	5	5	
<b>Kentfield/Greenbrae</b>												
<b>School Sites</b>												
College of Marin Parking Lot	071-132-11	0.8	Sir Francis Drake Blvd, Kentfield	PF/PF	N/A	30	No	21	0	0	21	Existing Use - Parking lot; Combined with College of Marin (Commercial Frontage) site below.
	071-132-12	0.3		PF/PF	N/A	30	No	7	0	0	7	
College of Marin Parking Lot	074-092-11	0.2	139 Kent Ave, Kentfield	PF/PF	N/A	20	No	3	0	0	3	
	074-181-18	2.7		PF/PF	N/A	20	No	48	0	0	48	
	074-092-17	0.2		PF/PF	N/A	20	No	2	0	0	2	
<b>Underutilized Sites</b>												
College of Marin (Commercial Frontage)	074-031-56	0.2	937 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	10	0	10	Existing Use - Low intensity strip commercial, built 1943; Building-to-Land Value - 0.00
	074-031-58	0.1	941 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1954; Building-to-Land Value - 0.00

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-60	0.1	939 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	10	0	10	Existing Use - Low intensity strip commercial, built 1951; Building-to-Land Value - 0.00
	074-031-54	0.1	923 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	4	0	4	Existing Use - Low intensity strip commercial, built 1913; Building-to-Land Value - 1.92
	074-031-65	0.3	921 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	6	0	6	Existing Use - Low intensity strip commercial; Building-to-Land Value - 0.32
Kentfield Commercial Underutilized	074-031-68	0.2	935 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1950; Building-to-Land Value - 1.00
	074-031-69	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	3	0	3	Existing Use - Large format standalone commercial
Sloat Garden Center	071-191-47	1.1	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	N/A	30	No	26	0	0	26	Existing Use - Large format standalone commercial, built 1946; Building-to-Land Value - 0.17
	071-191-48	0.2	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	N/A	30	No	5	0	0	5	Existing Use - Large format standalone commercial
Kentfield Commercial Underutilized	074-031-39	0.3	929 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	8	0	8	Existing Use - Low intensity strip commercial, built 1979; Building-to-Land Value - 2.96
Kentfield Commercial Underutilized	074-031-45	0.2	907 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1975; Building-to-Land Value - 1.89
Kentfield Commercial Underutilized	074-031-61	0.3	913 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	7	0	7	Existing Use - Low intensity strip commercial, built 1957; Building-to-Land Value - 1.29
Kentfield Commercial Underutilized	074-031-63	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	4	0	4	Existing Use - Low intensity strip commercial
Kentfield Commercial Underutilized	074-031-74	0.2	943 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	0	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1976; Building-to-Land Value - 1.09



Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-75	0.7	901 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	18	0	0	18	Existing Use - Low intensity strip commercial; Building-to-Land Value - 1.66
Kentfield Commercial Underutilized	074-031-77	0.2	911 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	6	0	6	Existing Use - Low intensity strip commercial; Building-to-Land Value - 1.00
25 Bayfield (Kentfield)	022-071-01	0.4	25 Bayview Rd, Kentfield	MF3/RMP-6	N/A	10	No	0	0	3	3	Existing Use - Estate lot sf detached, built 1910; Building-to-Land Value - 0.29
<b>Religious Sites</b>												
Kentfield Catholic Church	022-010-21	1.4	215 Bon Air Rd, Kentfield	PF-SF5/R1-B2	N/A	30	No	0	14	0	14	Existing Use - Religious center; Building-to-Land Value - 2.17
<b>Other-<sup>3</sup> Central Marin</b>												
<b>Credit</b>												
Albion Monolith	018-087-13	0.5	33 Albion St, California Park	MF3/RMP-9	N/A	0	No	1	0	8	9	Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value - 0.34
	018-087-14	1.2	37 Albion St, California Park	MF3/RMP-9	N/A	0	No					Existing Use - Rural residential lot SF detached, built 1930; Building-to-Land Value - 0.16
San Quentin Adjacent Vacant Property	018-152-12	55.2	E Sir Francis Drake Blvd, San Quentin	PF/A2-B2		0	No	115	115	0	230	Existing Use - Non urban civic
<b>Vacant Sites</b>												
Cal Park	018-086-17	0.2	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	4	4	GP Housing Overlay
	018-086-18	0.7	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	17	17	GP Housing Overlay
	018-075-28	0.9	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	20	20	GP Housing Overlay

<sup>3</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in Central Marin (Santa Venetia/ Los Ranchitos or Kentfield/Greenbrae) but are in the Central Marin area.

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Lucas Valley Environs Vacant	018-074-16	0.8	Woodland Ave, California Park	MF2/RSP-4	N/A	30	No	30	0	0	30	
	018-081-04	0.4	Auburn St, California Park	MF2/RSP-4		30	No	0	0	24	24	
	018-083-01	0.1	Auburn St, California Park	MF2/RSP-4		8	No	0	0	1	1	
	018-085-23	0.4	Auburn St, California Park	MF2/RSP-4		8	No	0	0	17	17	
	018-083-09	0.1	Auburn St, California Park	MF2/RSP-4		8	No	0	0	2	2	
	018-082-13	0.5	Auburn St, California Park	MF2/RSP-4		8	No	0	0	3	3	
	018-084-12	1.0	Auburn St, California Park	MF2/RSP-4		8	No	0	0	2	2	
Karuna	164-280-35	54.2	1501 Lucas Valley Road, Lucas Valley Environs	AG1/A60		7	No	0	0	26	26	
	177-220-10	10.8	1 Sacramento Ave, Sleepy Hollow	MF2/RMP-1.0		1	No	0	0	10	10	
<b>Underutilized Sites</b>												
Sacramento/San Anselmo Properties (one ownership)	177-203-03	0.7	4 Sacramento Ave, Sleepy Hollow	SF6/R1		30	No	16	0	0	16	Existing Use - Apartment; Building-to-Land Value - 1.53
	177-203-04	0.8	404 San Francisco Blvd, Sleepy Hollow	SF6/R1		30	No	18	0	0	18	Existing Use – Multiple SF detached units; Building-to-Land Value - 1.16
	177-220-41	0.3	San Francisco Blvd, Sleepy Hollow	SF6/R1		30	No	7	0	0	7	Vacant
Sacramento/San Anselmo Properties	177-203-09	0.6	60 Sacramento Ave, Sleepy Hollow	SF6/R1		30	No	15	8	0	23	Existing Use - Rural residential lot SF detached, built 1925; Building-to-Land Value - 0.58
<b>Religious Sites</b>												
Subud California	177-202-08	2.6	100 Sacramento Ave, Sleepy Hollow	PR/RMP-0.1		20	No	0	4	0	4	Existing Use - Religious center; Building-to-Land Value - 1.07

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
<b>Commercial Mixed Use Sites</b>												
Oak Manor Commercial Center	174-011-33	1.1	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	N/A	30	4th & 5th	25	0	0	25	Existing Use - Low intensity strip mall, built 1965; Building-to-Land Value - 1.13
	174-011-36	0.5	2400 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	N/A	30	4th & 5th	11	0	0	11	Existing Use - Low intensity strip mall; Building-to-Land Value - 0.38
<b>School Sites</b>												
Hidden Valley Elementary School Vacant Area	177-011-13	0.6	Fawn Dr, Sleepy Hollow	PF-SF4/PF-RSP-2	N/A	8	No	0	0	5	5	Existing Use - Vacant school property
San Domenico School	176-300-30	522.4	1500 Butterfield Rd, Sleepy Hollow	PR/RMP-0.1	N/A	30	No	50	0	0	50	Existing Use - School, built 1964; Building-to-Land Value - 9.79
<b>Southern Marin</b>												
<b>Strawberry</b>												
<b>Vacant Sites</b>												
North Knoll Rd/Saint Thomas Dr	034-012-26	5.9	Knoll Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	23	23	
	034-061-09	0.6	Knoll Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	3	3	
<b>Credit</b>												
North Coast Seminary	043-261-25	48.4	201 Seminary Dr, Strawberry	MF2/RMP-2.47	N/A	0	4th	0	0	89	89	Existing Use - Non closed seminary college , built 1959; Building-to-Land Value - 0.04
	043-261-26	25.1	300 Storer Dr, Strawberry	MF2/RMP-2.47	N/A	0	4th					Existing Use - Non urban civic; Building-to-Land Value - 0.28
<b>Underutilized Sites</b>												

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Strawberry Commercial (one owner)	043-151-03	0.2	670 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	6	6	Existing Use - Office park low, built 1939; Building-to-Land Value - 0.86
	043-151-09	0.3	680 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	7	7	Existing Use - Motel, built 1944; Building-to-Land Value - 0.91
Strawberry Commercial (one owner)	043-151-02	0.3	664 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	9	9	Existing Use - Motel, built 1977; Building-to-Land Value - 0.51
	043-151-31	1.5	690 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	38	38	Existing Use -Low intensity strip commercial, built 1997; Building-to-Land Value - 0.07
<b>Commercial Center Mixed Use Sites</b>												
Strawberry Village Center (North of Belvedere Dr)	043-321-03	9.1	800 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	N/A	30	No	28	0	0	28	Existing Use - Grocery store, built 2005 (potential housing to be located in available parking area); GP Housing Overlay
Strawberry Village Center (South of Belvedere Dr)	043-321-02	3.9	110 E Strawberry Dr, Strawberry	GC/RMPC	N/A	30	No	72	0	0	72	Existing Use – Commercial center (excludes In-N-Out); built 1983; Building-to-Land Value - 0.38
<b>Public Sites</b>												
Strawberry Recreation District Site	043-361-54	3.1	Redwood Hwy Frontage Rd, Strawberry	MF4/RMP-12.1	N/A	30	No	46	0	0	46	Existing Use - Vacant public property
<b>Tam Valley (Tamalpais-Homestead Valley)</b>												
<b>Underutilized Sites</b>												
Jack Krystal Hotel Parcel Site	052-227-09	1.5	260 Redwood Hwy Frontage Rd, Almonte	RC/BFC-RCR	N/A	30	No	0	0	36	36	Existing Use -Low intensity strip commercial; Building-to-Land Value - 0.01
<b>Credit</b>												
150 Shoreline	052-371-03	0.5	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th	0	0	10	10	Existing Use -Commercial office building

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
	052-371-04	0.9	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1971; Building-to-Land Value 2.37
	052-371-06	0.3	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1974; Building-to-Land Value 2.0
	052-371-07	0.3	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1975; Building-to-Land Value 3.35
<b>Public Sites</b>												
Tam Junction State Vacant Lot	052-041-27	0.5	Shoreline Hwy, Tamalpais	MF4.5/RMP-12.45		30	4th	0	12	0	12	Existing Use - Vacant State property
<b>Marin City</b>												
<b>Religious Sites</b>												
Peace Lutheran Church	052-062-05	2.7	205 Tennessee Valley Rd, Tamalpais	SF6/RA-B1		20	No	20	0	0	20	Existing Use - Religious center, built 1959; Building-to-Land Value - 8.55
Cornerstone Community Church of God	052-140-38	0.4	626 Drake Ave, Marin City	NC/RMPC		20	No	0	4	0	4	Existing Use - Religious center, built 1988; Building-to-Land Value - 81.05
<b>Commercial Center Mixed Use Sites</b>												
Marin Gateway Center	052-490-08	4.2	190 Donahue St, Marin City	GC/CP		30	No	0	50	50	100	Existing Use - Low intensity strip commercial; GP Housing Overlay; Building-to-Land Value - 1.67
<b>Credit</b>												
825 Drake	052-112-03	1.0	825 Drake Ave, Marin City	MF4.5/RMP-34	N/A	0	No	74	0	0	74	Existing Use - Large format standalone commercial, built 1967
<b>Vacant Sites</b>												
Donahue Highlands (formerly LiBao)	052-140-33	49.2	Off Donahue St., Marin City	PR/RMP-0.5		25	No	0	0	25	25	
<b>School Sites</b>												

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
MLK Academy School Site	052-140-39	8.4	610 Drake Ave, Marin City	PF/PF		20	No	0	63	0	63	Elementary School
<b>Other<sup>4</sup> - Southern Marin</b>												
<b>Vacant Sites</b>												
Pan Pac Ocean Site	034-012-21	1.6	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	3	3	
	034-012-27	8.4	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	17	17	
	034-012-28	1.2	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	2	2	
	034-012-29	5.0	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	10	10	

- A60 = Agriculture and Conservation
- A2 = Agriculture Limited
- A2-B2 = Agriculture Limited
- AP = Administrative and Professional
- R1 = Residential Single Family
- RMP-1 = Residential Multiple Planned
- RSP-4 = Residential Single Family Planned
- RMP-0.2 = Residential Multiple Planned
- RMP-0.1 = Residential Multiple Planned
- RMP-0.5 = Residential Multiple Planned
- C-R1 = Residential Single Family
- RMPC-1 = Residential Commercial Multiple Planned
- C-VCR-B2 = Village Commercial Residential
- C-RSP-7.26 = Residential Single Family Planned
- C-VCR-B1 = Village Commercial Residential
- ARP-2 = Agriculture Residential Planned

<sup>4</sup> Sites that did not fall within the boundaries of CDPs within unincorporated communities in Southern Marin (Strawberry, Tam Valley, Marin City) but are in the Southern Marin area.

RMP = Residential Multiple Planned  
RMP-6 = Residential Multiple Planned  
BFC-RCR = Resort and Commercial Recreation  
H1 = Limited Roadside Business  
VCR = Village Commercial Residential  
VCR-B2 = Village Commercial Residential  
C-VCR = Village Commercial Residential  
CP = Planned Commercial  
PF = Public Facilities  
PF-RSP-4.36 = Residential Single Family Planned  
PF-RSP-5.8 = Residential Single Family Planned

### Non-Vacant Affordable Housing Income Assumptions

Site selection to meet the lower-income RHNA includes both vacant sites and underutilized sites. The sites on the following pages identify in detail the site description for non-vacant affordable housing sites only. All sites chosen are significantly underutilized given their size and location.

Key sites with existing uses that are ripe for redevelopment typically contain older structures and are underutilized given the development potential afforded by the mixed-use development standards. Examples of existing uses include small-scale commercial uses, shopping center parking lots, auto repair shops, underutilized school or public sites, and religious institutions with surface parking lots. Some sites with existing residential uses provide the opportunity for significant capacity increases. The following criteria was used to identify underutilized parcels in mixed-use zones:

- Building-to-land value ration less than 2.00
- Structure built prior to 1980 (and therefore over 42 years of age or older)
- General characteristics such as declining uses or underutilized parking areas

Housing sites that could accommodate the lower income ranges were applied a minimum 30 dwelling unit per acre residential density within the Baylands and City-Centered Corridors. These corridor areas are accessible to community facilities, transit, highways, employment areas, and water and sewer infrastructure. Lower income housing sites within the Inland Rural and Coastal Corridors are located in areas that are serviced by private domestic water wells and on-site septic systems. Housing developments that require septic tanks also require larger land areas for the septic tank drainage fields. Thus, affordable housing sites within the Inland Rural and Coastal areas were applied a 20 dwelling unit per acre residential density to recognize the need of more land for on-site infrastructure services. For example, the Walnut Place affordable housing project, located in Point Reyes Station, includes 24 units built on 1.5-acre property (built density is 17 dwelling units per acre). . A portion of the property land area is devoted to the septic drain field.

Corridors	Residential Density for Lower Income Housing du/ac = dwelling unit per acre
Baylands and City Centered	30 du/ac
Inland Rural and Coastal	20 du/ac



# Atherton Corridor (North Novato)

## Site Description

This site includes three single-family large lots along Atherton Avenue with each lot ranging in size from four to five acres. Each site includes one single-family home, equestrian facilities, and other accessory structures. Several lots include expansive vacant areas. The properties are surrounded by residential properties.



## Site Features

- Large single-family sites
- Some mature trees/vegetation
- Large vacant areas
- Equestrian facilities
- Property slopes to the south minimally

## Parcel Size Calculation

The physical constraints to development are minimal due to sloping terrain (five percent slope) on the southern portion of the property, while the front or northern portion of property is generally flat. There are no environmentally sensitive areas on these sites. Therefore, the parcel’s net acreage equals the full gross acreage.

<b>APN(S)</b>	143-101-37 143-101-20 143-101-17	<b>Constraints</b>	Sloping lot toward on southern portion averaging five percent slope. Remainder of lot is generally flat under two percent slope.
<b>Parcel Acres (Net/Gross)</b>	4.0/4.0 4.8/4.8 5.6/5.6		
<b>Existing Use</b>	Single-family		
<b>General Plan</b>	SF3	<b>Infrastructure</b>	There are sewer capacity restrictions. Further studies are needed to determine potential impacts to sewer capacity and mitigations needed.
<b>Zoning</b>	A2-B4		
<b>Maximum Density</b>	30		
<b>Unit Capacity</b>	109		

## Bernard Osher Marin Jewish Community Center (Santa Venetia)

### Site Description

This site utilizes parking areas for Bernard Osher Marin Jewish Community Center along San Pedro Road, to calculate potential housing units. The site is across the street from Venetia Valley School.

### Site Features

- Parking area
- Mature trees/vegetation

### Parcel Size Calculation

Only half (50%) of the parking lots was calculated for the net area of the site.

Religious facilities were excluded from the analysis.



APN(S)	180-281-21 180-281-25 180-281-35	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	0.9/1.7 0.9/2.5 0.7/2.0		
Existing Use	Religious institution parking lot	Infrastructure	This site has access to existing water and sewer service.
General Plan	OC, SF6		
Zoning	AP, RA		
Maximum Density	30		
Unit Capacity	36		

# Church of Jesus Christ of Latter-Day Saints (Santa Venetia)

## Site Description

This site contains parking areas for the Church of Jesus Christ along San Pedro Road, just south of Woodoaks Drive.

## Site Features

- Parking area wrapping around structure
- Some mature trees and vegetation along parking lot and street edge

## Parcel Size Calculation

Only half (50%) of the parking lots was calculated for net area of the site. Religious facilities were excluded from the analysis.



APN(S)	180-272-03	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	3.5/5.3		
Existing Use	Religious institution parking lot	Infrastructure	This site has access to existing water and sewer service.
General Plan	SF5		
Zoning	A2-B2		
Maximum Density	30		
Unit Capacity	35		

## College of Marin - Kent Avenue Site (Kentfield)

### Site Description

This three-acre parking lot is located across the street of the College of Marin with access to Kent Avenue. The site is primarily surface parking area with some vegetation and trees on the westernmost portion of the site. The College has expressed interest in building workforce housing for staff.

### Site Features

- Parking area
- Adjacent to residential uses
- Mature trees along edges

### Parcel Size Calculation

There are no on-site physical constraints, so the majority of the parcel acreage was counted.



<b>APN(S)</b>	074-092-11 074-181-18 074-092-17	<b>Constraints</b>	There are no physical constraints.
<b>Parcel Acres (Net/Gross)</b>	3.1/3.1	<b>Infrastructure</b>	The site has access to existing water and sewer service. Sewer capacity study likely needed to determine capacity impacts and potential mitigations.
<b>Existing Use</b>	College parking lot		
<b>General Plan</b>	PF		
<b>Zoning</b>	PF		
<b>Maximum Density</b>	30		
<b>Unit Capacity</b>	53		

# College of Marin - Sir Francis Drake Boulevard Site (Kentfield)

## Site Description

This one-acre parking lot is located across the street of the College of Marin with access to Sir Francis Drake Boulevard. The College has expressed interest in building workforce housing for staff.

## Site Features

- Parking area
- Adjacent to residential uses

## Parcel Size Calculation

There are no on-site physical constraints, so the majority of the parcel acreage was counted.



APN(S)	071-132-11 071-132-12	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	1.1/1.1		
Existing Use	College parking lot	Infrastructure	The site has access to existing water and sewer service. determine capacity impacts and potential mitigations.
General Plan	PF		
Zoning	PF		
Maximum Density	30		
Unit Capacity	28		

## Marin County Juvenile Hall (Lucas Valley)

### Site Description

This site, nearly 33 acres in size, is owned by the County of Marin and hosts the Juvenile Hall and Marin County facilities. There are nearly 10 acres on the southern site that are vacant, but is recognized as a recreational amenity by the community. The site is located at the northeast corner of Lucas Valley Road and Lassen Drive.



### Site Features

- Juvenile Hall facility
- Jeanette Prandi Children’s Center
- Magnolia Park School
- County offices
- Passive recreation field and walking trail
- Miller Creek

### Parcel Size Calculation

Miller Creek traverses through the southern portion of the site but has been excluded from the site acres identified for potential housing development. The County will allocate approximately 10 acres for affordable housing development by reorganizing existing or underutilized facilities.

APN(S)	164-640-01	Constraints	Miller Creek traverses a portion of the southern site, and the northern sites has minimal slope conditions where no development is anticipated.
Parcel Acres (Net/Gross)	9.9/33.0		
Existing Use	County government facilities and recreational passive field	Infrastructure	The site has access to existing water and sewer service. Potential upgrades may be needed for the sewer system.
General Plan	PF		
Zoning	PF		
Maximum Density	20		
Unit Capacity	80		

## Grandi Building/Site (Point Reyes Station)

### Site Description

This 2.5-acre site includes the vacant Grandi Building (built in 1915), older commercial and industrial structures, and vacant areas. The commercial and industrial buildings were built in the early 1900s.



### Site Features

- Grandi Building
  
- Commercial/industrial buildings
- Retail nursery
- Vacant area
- Industrial Storage

### Parcel Size Calculation

Only 50 percent of the site was calculated toward housing development, with the intent of rehabilitating upper floor of the Grandi Building for affordable housing. It was assumed that the commercial buildings will remain.

APN(S)	119-234-01	Constraints	There are no physical constraints. The Grandi Building is over 100 years old and will require rehabilitation to accommodate residential units on the upper floor.
Parcel Acres (Net/Gross)	1.3/2.5		
Existing Use	Vacant building and commercial businesses	Infrastructure	There may be a deficiency of acreage on site to support septic drain field for 25 units.
General Plan	C-NC		
Zoning	C-VCR-B2		
Maximum Density	20		
Unit Capacity	25		

## Kentfield Commercial Underutilized Site (Kentfield)

### Site Description

This site is located along Sir Francis Drake Boulevard on a slightly sloping property. Each two-story building is built on two different flat areas of the property. The buildings have a building-to-land value ratio (BLVR) of 1.7, and are in good condition but are showing signs of age. The low BLVR indicates no recent reinvestments to the property.



### Site Features

- Two office buildings
- Rear of property adjoins the Corte Madera Creek.
- Mature trees along creek
- Site is adjacent to multi-family units

### Parcel Size Calculation

The existing buildings could be rehabilitated and converted to affordable housing. Or the existing buildings can be demolished, and the new affordable housing could be built on the existing footprints to take in account the slight terrain various on site. The site has a six percent slope measured from the center to rear of the property.

APN(S)	074-031-75	Constraints	Minimal slope conditions.
Parcel Acres (Net/Gross)	0.7/0.7		
Existing Use	Office buildings	Infrastructure	The site has access to existing water and sewer service.
General Plan	NC		
Zoning	RMPC		
Maximum Density	30		
Unit Capacity	18		



## Marinwood Plaza (Marinwood)

### Site Description

Marinwood Plaza is an existing shopping center located at Marinwood Avenue and Miller Creek Road. The center consists of two vacant areas, an operating grocery store, and vacant commercial tenant spaces. A dry-cleaning business operating between 1974 and 2005 contaminated the soil and groundwater around the area. The vacant portion of the building has a building-to-land value ratio of 1.6 and was built in the 1960s. The building is showing signs of age and lack of investment, with numerous vacancies of the small retail spaces.



### Site Features

- Grocery store; vacant commercial/retail tenant spaces
- Two vacant areas
- Contamination (soil and groundwater)
- Mature trees throughout parking lot

### Parcel Size Calculation

The site acres for housing development includes the entire site, except for the grocery store and adjacent parking area. The assumption is that the grocery could remain and continue to serve the community. Of the five-acre site, three acres were identified for housing development.

<b>APN(S)</b>	164-417-70 164-471-64 164-471-69	<b>Constraints</b>	Groundwater and soil contamination.
<b>Parcel Acres (Net/Gross)</b>	3.0/4.9	<b>Infrastructure</b>	Sewer study indicates no existing capacity restrictions in vicinity, however, as typical for developments, capacity study will likely be needed to determine potential impacts and mitigations.
<b>Existing Use</b>	Commercial shopping center		
<b>General Plan</b>	GC		
<b>Zoning</b>	CP		
<b>Maximum Density</b>	30		
<b>Unit Capacity</b>	80		

## Nicasio Corp Yard (Nicasio)

### Site Description

The Nicasio Corp Yard, located along Nicasio Valley Road, is owned by the County of Marin, and houses the Public Works Department’s facilities and equipment. The site consists of several structures, including a steel warehouse building to store equipment. The site also includes fleet vehicles storage and vacant areas. The site is surrounded by open hillside and creeks and natural drainages.



### Site Features

- Vehicle and equipment storage
- Facility structures
- Mature trees along the periphery
- Streams
- Vacant areas

### Parcel Size Calculation

The entire site is nearly 14 acres, but the property includes the street, vacant land to the south, and irregular shaped areas to the north, only the most developable areas of the site were included, yielding less than one acre.

<b>APN(S)</b>	121-050-34	<b>Constraints</b>	Adjacent creeks
<b>Parcel Acres (Net/Gross)</b>	0.8/13.9	<b>Infrastructure</b>	Well investigation needed. Septic investigation needed to confirm whether existing field has capacity or can be expanded and its condition. Streams and potential groundwater and proximity to Nicasio Reservoir will affect where septic can be expanded to. Stream conservation areas will probably cut off the northern area of the parcel from development. Stream conservation area will affect constructable area in the southern area of the property.
<b>Existing Use</b>	County Public Works Storage and Maintenance yard		
<b>General Plan</b>	AG1		
<b>Zoning</b>	ARP-60		
<b>Maximum Density</b>	20		
<b>Unit Capacity</b>	16		

# Oak Manor Shopping Center (Unincorporated Fairfax)

## Site Description

The Oak Manor Shopping Center consists of a retail center built in 1965 with a building-to-land value ratio of 1.1. The auto repair structure has a building to land value ratio of 0.4. These buildings have not been improved for many years. The uses include a convenience store (7-11), restaurant, and a coin laundromat.



## Site Features

- Convenience store
- Vacant commercial/retail tenant spaces
- Two vacant areas
- Contaminated
- Mature trees throughout parking lot

## Parcel Size Calculation

Since there are no physical constraints, the entire site acreage was used to calculate housing.

<b>APN(S)</b>	174-011-33 174-011-36	<b>Constraints</b>	No physical constraints.
<b>Parcel Acres (Net/Gross)</b>	1.6/1.6	<b>Infrastructure</b>	The site has access to existing water and sewer service. Sewer capacity impact study likely will be needed.
<b>Existing Use</b>	Commercial shopping center and automobile repair station		
<b>General Plan</b>	GC		
<b>Zoning</b>	C1		
<b>Maximum Density</b>	30		
<b>Unit Capacity</b>	36		

## Lagunitas Upper-Floor Office Conversion (Lagunitas) 7282 Sir Francis Drake Boulevard

### Site Description

Located on 7120 Sir Francis Drake Boulevard in Lagunitas, the site includes a two-story building with commercial tenants on the first floor and offices on the second floor. The upper floor could accommodate three small units. Surface parking fronts the street.



### Site Features

- Two-story commercial and office building
- Post office
- Vacant land

### Parcel Size Calculation

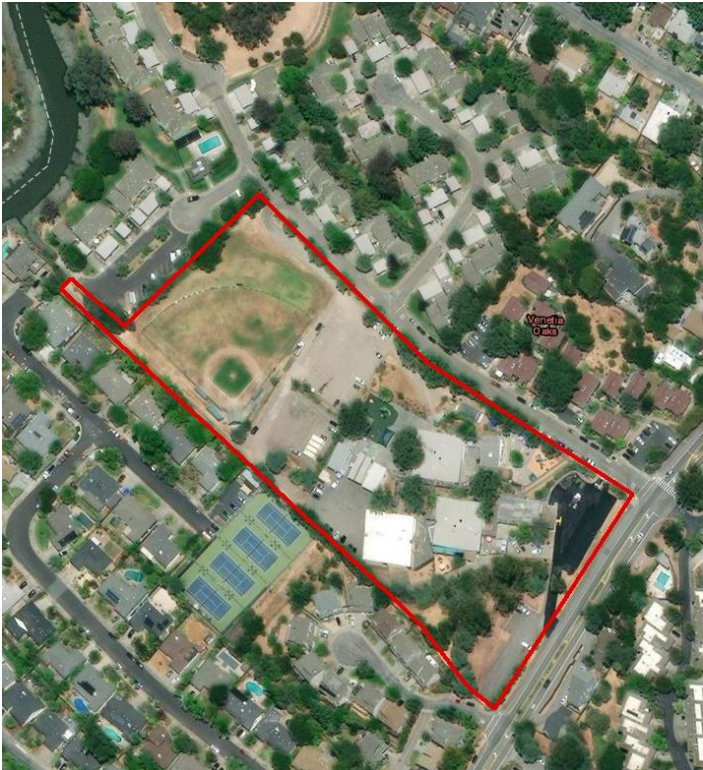
In addition to the building, only a portion of the surrounding site was used to accommodate housing units.

APN(S)	168-192-28	Constraints	Slope along the rear of the property
Parcel Acres (Net/Gross)	0.8/1.0	Infrastructure	Septic investigation needed to confirm capacity, condition and expansion of existing septic. Septic field location might limit being able to provide 16 housing units.
Existing Use	Religious institution		
General Plan	C-NC		
Zoning	C-VCR		
Maximum Density	20		
Unit Capacity	16		

# Old Gallinas Children’s Center (Santa Venetia)

## Site Description

The site, located at San Pedro Road and Schmidt Lane, is a former elementary school surrounded by residential uses and the San Rafael Tennis Center. The back portion of the property consists of a baseball field and has been identified as a community amenity. The school buildings house a childcare facility.



## Site Features

- Childcare buildings (former elementary school buildings)
- Baseball field
- Vacant area
- Playground for childcare facilities

## Parcel Size Calculation

The entire site area is 7.7 acres. However, the net acres exclude the ball field and childcare buildings, and only 1.7 acres were used to calculate 50 units on the site at a density of 30 dwelling units per acre.

<b>APN(S)</b>	180-123-01	<b>Constraints</b>	No physical constraints.
<b>Parcel Acres (Net/Gross)</b>	1.6/7.7	<b>Infrastructure</b>	The site has access to existing water and sewer service.
<b>Existing Use</b>	Former element school with childcare center and baseball field		
<b>General Plan</b>	PF-SF6		
<b>Zoning</b>	PF-RSP-5.8		
<b>Maximum Density</b>	30		
<b>Unit Capacity</b>	50		

## Creekside Center Office Complex (Lucas Valley)

### Site Description

Creekside Center is located at the northwest corner of Lassen Drive and Lucas Valley Road. The center includes two office buildings that are two story each. The site is adjacent to Miller Creek and includes numerous mature trees throughout the site and parking area. The office buildings have a building-to-land value ratio of 1.4 indicating limited reinvestments to the property. Built in 1979, there no recent physical façade improvements to the buildings. The site is surrounded by single-family homes.



### Site Features

- Two, two-story office buildings
- Adjacent to Miller Creek

### Parcel Size Calculation

The majority of the site was used to calculate housing units, excluding set back requirements areas along the Miller Creek.

APN(S)	164-481-10	Constraints	Miller Creek setback requirements.
Parcel Acres (Net/Gross)	2.4	Infrastructure	The site has access to existing water and sewer service. Even though there are no existing capacity restrictions indicated downstream for sanitary sewer, further analysis will most likely be required.
Existing Use	Office buildings		
General Plan	GC		
Zoning	CP		
Maximum Density	30		
Unit Capacity	58		

## Sacred Heart Catholic Church (Olema)

### Site Description

Sacred Heart Church in Olema is located along Sir Francis Drake Boulevard in Olema. The 3.3-acre site includes a cathedral, parking area, open fields, and several buildings. The site is adjacent to Olema Campground and a post office.



### Site Features

- Cathedral building
- Mature trees along property edge
- Parking areas
- Open fields
- Accessory housing and support structures

### Parcel Size Calculation

Only 50 percent of the open fields and parking lot were used in identifying area for potential housing development. The entire site, including the cathedral and existing buildings were not used in calculating acres for potential housing development.

<b>APN(S)</b>	166-181-01	<b>Constraints</b>	A portion of the site is within the Olema Creek floodplain.
<b>Parcel Acres (Net/Gross)</b>	1.2/3.6	<b>Infrastructure</b>	There may be a deficiency of acreage on site to support septic drain field for 24 units.
<b>Existing Use</b>	Religious institution		
<b>General Plan</b>	C-NC		
<b>Zoning</b>	C-VCR		
<b>Maximum Density</b>	20		
<b>Unit Capacity</b>	24		

## Peace Lutheran Church (Tam Valley)

### Site Description

Peace Lutheran Church is located near the intersection of Shoreline Highway and Tennessee Valley Road. The church facilities are terraced into the hillside.



### Site Features

- Church building
- Housing
- Parking areas
- Open fields

### Parcel Size Calculation

Only 50 percent of the open fields and parking lot were used in identifying area for potential housing development. The entire site was not used in calculating acres as church buildings and steeper terrain were excluded from the calculation.

APN(S)	052-062-05	Constraints	Slope constraints
Parcel Acres (Net/Gross)	1.6/3.7	Infrastructure	The site has access to existing water and sewer service. Sewer capacity study may be needed.
Existing Use	Religious institution		
General Plan	SF6		
Zoning	RA-B1		
Maximum Density	30		
Unit Capacity	20		



## Saint Cecilia Church (Lagunitas)

### Site Description

Saint Cecilia Church in Lagunitas is located along Sir Francis Drake Boulevard. The one-acre site includes a church building, parking area, and an open field. The site is adjacent to single family homes and vacant lots.



### Site Features

- Church building
- Mature trees
- Parking areas
- Small open field
- Accessory housing and support structures

### Parcel Size Calculation

Only 50 percent of the open fields and parking lot were used in identifying area for potential housing development. The entire site was not used in calculating acres.

APN(S)	168-183-04	Constraints	Sloping property
Parcel Acres (Net/Gross)	0.5/1.0	Infrastructure	Septic investigation needed to confirm capacity, condition, and expansion of existing septic.
Existing Use	Religious institution		
General Plan	SF4		
Zoning	R1-B3		
Maximum Density	20		
Unit Capacity	16		

## Sloat Garden Center (Kentfield)

### Site Description

Sloat Garden Center is located in Kentfield at the northwest corner of Sir Francis Drake Boulevard and Wolfe Grade. The site includes a retail nursery center with outdoor plant sales area and building for indoor sales. There are two parking lots. The building was built in 1946 and has a building-to-land value ratio of 0.17. This very low number indicates relatively no recorded improvements to the building in many years.



### Site Features

- Nursery building
- Two parking lots
- Retail plant area

### Parcel Size Calculation

The site is relatively flat, so all of the acreage of the site was used in calculating units.

APN(S)	071-191-47 074-191-48	Constraints	No constraints
Parcel Acres (Net/Gross)	1.3/1.3	Infrastructure	This site has access to existing water and sewer service.
Existing Use	Retail Nursery		
General Plan	SF6		
Zoning	R1		
Maximum Density	30		
Unit Capacity	31		

# Strawberry Village Shopping Center (Strawberry)

## Site Description

The Strawberry Village Center is located off of Highway 101 near the Tiburon Boulevard ramp along Belvedere Drive. This site includes two shopping centers under one ownership, the main shopping center with numerous retail stores, restaurants, and a Safeway grocery store, and a second center to the south of Belvedere Drive within an In-N-Out Burger restaurant, offices, health, banks, and fitness commercial services. The rear portion of the center is heavily constrained by topography. The main building on the southern site was built in 1983 and has building-to-land value ratio of 0.4.

## Site Features

- Retail shopping center
- Large surface parking lot

## Parcel Size Calculation

For the main Strawberry Village Shopping Center, only a portion of the surface parking lot near Safeway, an 0.74-acre area, was identified for housing while the remaining center was not utilized for housing capacity. The second shopping center, the In-N-Out restaurant and steep terrain was excluded in calculating the potential developable area.



<b>APN(S)</b>	071-191-47 074-191-48	<b>Constraints</b>	Slope constraints on southern site
<b>Parcel Acres (Net/Gross)</b>	0.7/10.3 3.9/4.5	<b>Infrastructure</b>	This site has access to existing water and sewer service and appears feasible.
<b>Existing Use</b>	Retail shopping center		
<b>General Plan</b>	GC		
<b>Zoning</b>	RMPC		
<b>Maximum Density</b>	30		
<b>Unit Capacity</b>	Two sites: 100		

## Sacramento/San Anselmo Properties (Sleepy Hollow)

### Site Description

This site consists of four properties with three of the four properties under one ownership. The one ownership site along Sacramento Avenue, consists of two single-family homes with a large vacant rear yard with several mature trees and an accessory structure. One of the homes was built in 1925 with a 0.6 building-to-land value ratio. The three sites along San Francisco Boulevard consists of several single-family homes and a multi-family development, as well as a large vacant area.



### Site Features

- Existing underutilized residential uses
- Vacant land area

<b>APN(S)</b>	077-203-09 177-203-03 077-203-04 177-220-41	<b>Constraints</b>	There are no physical constraints
<b>Parcel Acres (Net/Gross)</b>	2.4/2.4	<b>Infrastructure</b>	This site has access to existing water and sewer service and appears feasible. A study may need to be done to confirm whether there is waste flow from 16 units above flows generated by existing buildings. And if any, would the added flow impact the capacity of sewer that parcels tie in to.
<b>Existing Use</b>	Residential uses		
<b>General Plan</b>	SF6		
<b>Zoning</b>	R1		
<b>Maximum Density</b>	30		
<b>Unit Capacity</b>	56		

# Point Reyes Village Barn (Point Reyes Station)

## Site Description

The Point Reyes Village Barn consist of a large barn, dirt parking lot, storage area, and a small office building that houses the Marin County Farm Bureau.

## Site Features

- Existing underutilized residential uses
- Vacant land area

## Parcel Size Calculation

The large barn was excluded in calculating potential housing units. The large vacant dirt field and underutilized office was included in the analysis to yield potential housing.



<b>APN(S)</b>	119-198-05 119-098-04	<b>Constraints</b>	There are no physical constraints
<b>Parcel Acres (Net/Gross)</b>	1.5/2.1	<b>Infrastructure</b>	Septic investigation needed to confirm capacity, condition, and expansion of existing septic,
<b>Existing Use</b>	Vacant barn, storage area, and office		
<b>General Plan</b>	C-NC		
<b>Zoning</b>	C-VCR-B2		
<b>Maximum Density</b>	20		
<b>Unit Capacity</b>	24		

## Point Reyes Village (Point Reyes Station)

### Site Description

This site, within the block in Point Reyes Village between 5<sup>th</sup> Street, B Street, 4<sup>th</sup> Street, and A Street consists of vacant land used as storage and a commercial building fronting 4<sup>th</sup> Street. This commercial building was built in 1953 with a 0.7 building-to-land value ratio.



### Site Features

- Storage area on dirt area
- Long linear commercial building

### Parcel Size Calculation

The entire site was used to calculate units.

<b>APN(S)</b>	119-222-08	<b>Constraints</b>	There are no physical constraints
<b>Parcel Acres (Net/Gross)</b>	1.0/1.0	<b>Infrastructure</b>	Septic investigation needed to confirm capacity, condition, and expansion of existing septic,
<b>Existing Use</b>	Vacant barn, storage area, and office		
<b>General Plan</b>	C-NC		
<b>Zoning</b>	C-VCR-B2		
<b>Maximum Density</b>	20		
<b>Unit Capacity</b>	17		

# Point Reyes Coast Guard Station (Point Reyes Station)

## Site Description

The County of Marin has the purchased the 31-acre site former U.S. Coast Guard property at 100 Commodore Webster Drive, formerly home to Coast Guard personnel and their families. No one has lived on the site since the Coast Guard designated it as surplus in 2014. There are 36 townhomes, a 24-room barracks, a dining hall, a kitchen, and several ancillary buildings at the property, which is a half mile east of downtown Point Reyes Station. An affordable housing developer is working on an application for renovation of the existing homes.



## Site Features

- 36 townhomes
- 24-room barracks
- Open fields

## Parcel Size Calculation

A portion of the gross 31.4 acres were uses to calculate housing units.

APN(S)	119-240-73	Constraints	Lagunitas creek floodway.
Parcel Acres (Gross)	31.4	Infrastructure	Septic investigation completed and confirmed an area large enough is available. Setbacks needed from Lagunitas Creek for septic.
Existing Use	Former U.S. Coast Guard housing		
General Plan	C-OS		
Zoning	C-OA		
Maximum Density	20		
Unit Capacity	50		

## San Domenico School (San Anselmo)

### Site Description

Most of the 522-acre San Domenico School campus consists of school facilities and steep hillside terrain with natural vegetation. There are a few areas of the school, each over one acre and less than 10 acres, that could allow for housing opportunities. The school adjoins protected open spaces.



### Site Features

- School campus facilities and structures
- Mature trees
- Large hillside terrain
- Small vacant areas

### Parcel Size Calculation

Several acres within the large campus were used to identify potential housing opportunities. These areas consists of a large overflow surface parking lot and vacant land near the main entrance to the school.

APN(S)	176-300-30	Constraints	A large portion of the 500 acres consists of steep terrain and school facilities
Parcel Acres (Net/Gross)	2.0/522.4	Infrastructure	This site has access to existing water and sewer service and appears feasible. A study may need to be done to confirm whether there is waste flow from 50 units above anticipated flows generated by the school. And if any, would the added flow impact the capacity of sewer that the parcel ties in to.
Existing Use	Private school		
General Plan	PR		
Zoning	RMP-0.1		
Maximum Density	30		
Unit Capacity	50		



# Shoreline Unified School District (Tomales)

## Site Description

These two properties are owned by the Shoreline Unified School District off of Main Street in Tomales. The site is vacant with a small area of storage equipment. The site is adjacent to open land and the Tomales Regional History Center, school district bus storage area, and the Catholic Church of the Assumption.

## Site Features

- Vacant land area
- Mature tree on edge of property

## Parcel Size Calculation

The entire was used in the calculation of housing units.



<b>APN(S)</b>	102-080-19 102-080-20	<b>Constraints</b>	There are no physical constraints
<b>Parcel Acres (Net/Gross)</b>	2.5/2.5	<b>Infrastructure</b>	Infrastructure feasible for housing development. Well investigation needed.
<b>Existing Use</b>	Vacant land		
<b>General Plan</b>	C-SF3		
<b>Zoning</b>	C-RSP-1.6		
<b>Maximum Density</b>	20		
<b>Unit Capacity</b>	44		

## Definitions and Acronyms

### Definitions

**Net Acres.** The net acreage for each candidate site was calculated based on the gross acreage (for all parcels included in the site) minus the acreage deemed partially or completely undevelopable based on existing steep slopes and known environmental constraints. Environmental constraints were determined based on known site information for the parcels where that information was available and other sources.

**Gross Acres.** Total parcel acreage.

**Building-to-Land Value Ratio.** The percentage of how much a structure is valued (assessed value) compared to the total land parcel value (asses) on which it is located. It is the total building value as a percentage of the total land value. Lower building-to-land value ratio typically indicates that property has not undergone recent physical improvements recorded by the building department. Higher building-to-land value ratio typically indicates typically indicates recent investments to the physical property.

**Density.** The number of dwelling units on one acre of net or gross land area.

**Existing Use.** The use at the time the site was analyzed or viewed.

**Non-Vacant Parcel:** Non-vacant parcels are all sites which HCD does not consider to be vacant. They include underutilized or developed parcels and sites containing existing structures or established uses. These may include temporary structures associated with an active use (i.e., agricultural greenhouses) or other uses currently operating on the site.

### Land Use Categories Acronyms

SF1 = Single-Family 1

SF2 = Single-Family 2

SF3 = Single-Family 3

SF4 = Single-Family 4

PR = Planned Residential

SF5 = Single-Family 5

SF6 = Single-Family 6

MF-2=Multi-Family 2

MF-3=Multi-Family 3

MF-3.5=Multi-Family 3.5

MF-4=Multi-Family 4

MF-4.5=Multi-Family 4.5

GC/MU=General Commercial/Mixed Use

OC/MU=Office Commercial/Mixed Use

MC/MU=Neighborhood Commercial/Mixed Use

RC=Recreational Commercial

I=Industrial

### Zoning Acronyms

A60 = Agriculture and Conservation

A2 = Agriculture Limited  
A2-B2 = Agriculture Limited  
AP = Administrative and Professional  
R1 = Residential Single Family  
RMP-1 = Residential Multiple Planned  
RSP-4 = Residential Single Family Planned  
RMP-0.2 = Residential Multiple Planned  
RMP-0.1 = Residential Multiple Planned  
RMP-0.5 = Residential Multiple Planned  
C-R1 = Residential Single Family  
RMPC-1 = Residential Commercial Multiple Planned  
C-VCR-B2 = Village Commercial Residential  
C-RSP-7.26 = Residential Single Family Planned  
C-VCR-B1 = Village Commercial Residential  
ARP-2 = Agriculture Residential Planned  
RMP = Residential Multiple Planned  
RMP-6 = Residential Multiple Planned  
BFC-RCR = Resort and Commercial Recreation  
H1 = Limited Roadside Business  
VCR = Village Commercial Residential  
VCR-B2 = Village Commercial Residential  
C-VCR = Village Commercial Residential  
CP = Planned Commercial  
PF = Public Facilities  
PF-RSP-4.36 = Residential Single Family Planned  
PF-RSP-5.8 = Residential Single Family Planned