

Appendix C: Sites Inventory

A. Introduction

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. The County has available residential development opportunities with sufficient capacity to meet and exceed the identified housing need.

The following sections provide details on the County’s 2023-2031 Housing Element sites inventory. The opportunity areas consist of proposed developments, vacant sites, and underutilized sites to accommodate the RHNA. The identified areas involve sites that can realistically be redeveloped with residential units during the planning period. The sites chosen are significantly underutilized given their size and location. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the County can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized.

Sites to Meet the RHNA

Site selection to meet the RHNA includes underutilized, vacant, and non-vacant sites.

Underutilized Sites

Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners and thus the ability to realize economic gain.

For large commercial shopping centers, 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 to approximately 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.

Vacant and Non-Vacant Sites

Site vacancy is a criterion used in identifying sites with potential for new development or recycling opportunities. The following section describes the criteria used in determining the suitability of vacant/non-vacant sites.

Methodology in Identifying Sites

The County’s RHNA for the 6th cycle Housing Element is accommodated primarily on non-vacant sites. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a “ripeness” for private redevelopment. Key sites with existing uses that are “ripe” for redevelopment typically contain older structures and are underutilized given the development potential afforded. Examples of existing uses include vacant commercial, office, and industrial buildings, and storage lots. Some sites with existing lower-density residential uses provide the opportunity for significant capacity increases.

Suitability of Sites

Underutilized sites included in this inventory have been chosen based on observable and well-established redevelopment trends of properties. As is demonstrated in Table C-1 below, the trends illustrate the potential capacity increase available to property owners and the owners actions to redevelop to take advantage of the underused capacity. Vacant lands sites are selected based on the limitation of environmental constraints. Underutilized sites consists of existing uses that are older or show signs of disinvestment or deferred maintenance, indicating a “ripeness” for private redevelopment. The current trends involving redevelopment of such sites are documented in Table C-1 and C-2 below and the comprehensive sites inventory table is included in this appendix.

Table C-1 below presents recent developments in the county to identify land uses that have recently been recycled for development and other development trends. Recently recycled land uses include industrial, commercial, office, storage, and residential uses. Other key metrics used to evaluate recent development projects include floor area ratio (FAR) as a proxy for building intensity, the building-to-land (BLV) ratio, and age of existing structures. In addition to the above metrics, developer/property owner interest to redevelop the site and parcel ownership were also taken into consideration when determining the suitability of sites. To ensure that appropriate sites have been chosen, properties that show recent investments or updates are not included, which tend to have a very high BLV ratio of 2.0 or higher.

Table C-1 on the following pages documents projects in Marin County that have recently been completed or entitled, on residentially zoned sites, and on sites that permit 100 percent commercial uses. Recent development projects show that development occurred on parcels with a FAR between 0.00–0.75, BLV ratio between 0.08–2.80 and building age between 28–122 years old; averages of the above metrics are 0.32, 1.17, and 68 respectively. The final metrics for determining the suitability of sites uses 75th percentile values to reduce the effect of outliers and account for a greater majority of available sites. These values are 0.40 FAR, 1.54 BLV, and buildings aged 50 years and above (year built \geq 1972).

All aforementioned considerations were then coded in Table C-4 (Detailed Site Inventory) to provide substantial evidence that existing land uses do not constitute an impediment for additional residential use on the sites (pursuant to Assembly Bill 1397). These criteria are:

Developer/Owner Interest or Limited Improvements on Site

- 1. **Interest:** Developer interest or property owner interest to redevelop site.
- 2. **Vacant/Minimal Improvements:** Vacant lots, Vacant lot, parking lots, or open storage that includes only minimal-to-no existing improvements on site.
- 3. **Public Ownership:** Property under county or state ownership

Characteristics of Existing Uses

- 4. **Existing Use:** Existing uses that are similar to uses that have been recycled (Industrial; Commercial; Office; Storages; Residential)
- 5. **Age:** Buildings 50 years and older (\geq 1972)
- 6. **Building Intensity** (Floor Area Ratio, FAR)¹: Low existing FAR; 0.35 and under.
- 7. **Building/Land Value (BLV)² Ratio:** 1.54 and under

Sites that meet criteria **#1, #2, or #3**, or sites that meet two or more of the remaining four criteria (**#4 through #7**) are included in the sites inventory. There are no properties that meet all four of these remaining criteria on characteristics of existing uses on site.

These criteria have been applied across all income categories not just non-vacant sites identified to accommodate the lower-income RHNA. The information presented demonstrates that projects have been and will be built in all zones under a variety of conditions. Table C-4 indicates the factors that contributed to site redevelopment from the list above. These same factors are shown for each site in the sites inventory to justify its inclusion based on either similarities to approved/built projects, developer/property owner interest, or because a site is vacant.

Realistic Capacity

To determine realistic capacity assumptions for the county, recent development trends and their respective capacities were surveyed and the average calculated. Table C-2 presents the recent development projects surveyed with each project’s theoretical and realistic capacity, as well as unit distributions per income level. The average realistic capacity for recent development projects is 85 percent of the theoretical capacity.

Many sites have been designated a Housing Overlay Designation (HOD) combining district zoning under the Marin County Development Code. The HOD combining district allows housing

¹ FAR = Floor-area ratio (building area/land area)
² BLV = assessed improvement value/assessed land value

development at a density reflective of recent development projects. The combining district is supplemental to the underlying zoning, which will remain unchanged. This approach allows for standalone housing development projects.

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must also 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.

The inventory includes sites that allow 100 percent nonresidential uses. The rationale for using such sites is threefold: 1) reduced demand for retail space due to internet sales, 2) decline in demand for office space due to COVID-19 impacts, and 3) a clearly increased observable demand for housing on all sites. The development applications and recently approved projects presented in Table C-2 illustrate a clear and overwhelming interest of commercial property owners to tear down all types of commercial buildings—various offices, hotels, furniture store, strip commercial centers, downtown retail buildings, and even a bowling alley—and replace them with housing of all types, including 100 percent affordable projects (e.g., Eden Housing in San Rafael). There are many examples of the trend of converting sites that allow 100 percent commercial and office to residential use are described in Table C-2 below.

As the discussion above indicates, of the 12 applications identified in Table C-2, six of them propose conversion of sites currently developed with a commercial use to high-density residential and mixed-use development. Moreover, of the 744 approved units shown in Table C-2, approximately 80 percent of those units are being built on properties that allow 100 percent commercial uses, with the remainder consisting of properties zoned high density residential (converting from lower-density or vacant land to higher-density developments). These data clearly

indicate trends of higher-density residential and mixed-use projects replacing existing commercial and office developments.

Table C-1 Recent Development Trends

APN	Project Name and Description	Zoning	Parcel Acreage	Existing FAR	Existing BLV	Year Built	Proposed Unit Distribution				Existing Use
							Lower	Mod	Above Mod	Total	
Novato											
141-282-07	First and Grant Mixed Use 1107 Grant Ave	CDR Downtown Core Retail	0.70	<u>0.75</u>	<u>2.80</u>	1907	6	26	0	32	Vacant industrial building; former Pini Hardware site
153-162-70	Landing Court Townhomes 101 Landing Court	CG General Commercial	2.00	<u>0.0</u>	<u>0.08</u>	1962	3	29	0	32	<u>Recreational vehicle storage</u>
San Rafael											
014-192-12	190 Mill St Homeward Bound of Marin (Non-Profit Shelter and Housing Program)	CCI/O – Core Canal Industrial/Office District	0.30	<u>0.44</u>	<u>N/A</u>	1900	32	0	0	32	Office building;
011-245-40	104 Shaver St	T4 Neighborhood 40/50	0.14	<u>0.21</u>	<u>0.33</u>	1948	1	0	6	7	Single-family unit
012-073-04	1309 Second St	T4 Neighborhood 40/50	0.08	0.35	0.66	1966	0	0	3	3	Single-family unit
179-064-01	Oakmont of San Rafael 3773 Redwood Highway Assisted Living Facility	GC General Commercial	1.29	<u>0.38</u>	<u>0.88</u>	<u>1971</u>	0	0	89	89	<u>Commercial/ warehouse building (interior design)</u>
011-232-10	21 G St	T4 Neighborhood 30/40	0.26	<u>0.10</u>	<u>1.99</u>	<u>1947</u>	1	0	7	8	<u>Single-family unit</u>
007-284-08	45 Ross Ave	R-3	0.40	<u>0.35</u>	<u>0.44</u>	<u>1974</u>	0	0	5	5	Single-family unit with detached garage and storage structure
007-211-20	16 Tamalpais Ave	P	0.17	<u>0.23</u>	<u>1.42</u>	<u>1956</u>	0	0	2	2	Single-family unit
006-091-39	754 Sir Francis Drake Blvd	C-L Limited Commercial	0.43	<u>0.43</u>	<u>N/A</u>	<u>1994</u>	2	0	14	16	Retail shopping center
025-182-13	Project Homekey 1591 Casa Buena Dr Permanent Supportive Housing	C-3 Highway Commercial	0.30	<u>0.39</u>	<u>N/A</u>	<u>1948</u>	18	0	0	18	Motel
002-112-13	6, 8, 10, 12 School Street Live/Work Units	Proposed: PDD Planned Development	1.90	<u>0.22</u>	<u>1.92</u>	<u>1983</u>	6	4	2	12	<u>Retail shopping center</u>
Range				<u>0.00 – 0.75</u>	<u>0.08 – 2.80</u>	<u>1900 – 1994</u>					
Average				<u>0.32</u>	<u>1.17</u>	<u>1954</u>					
Criteria (75th Percentile)				<u>0.40</u>	<u>1.54</u>	<u>1972</u>					

Table C-2 **Realistic Capacity Trends**

APN	Project Name/Address	GP	Zoning	Existing Use	Parcel Acreage	Density (du/ac)	Theoretical Capacity	Proposed Unit Distribution			Realistic Capacity	Entitled Density (du/ac)	
								Lower	Mod	Above Mod			
San Rafael													
165-220-06 165-220-07	Los Gamos Road Terra Linda Apartments	Neighborhood Commercial MU	PD	Vacant	10.24	24.2	247	23	0	169	192	19	79%
008-082-52	3301 Kerner Eden Housing	Community Commercial MU	CCIO	Former Office Building	0.94	43.5	40	44	0	0	44	47	108%
008-092-02	88 Vivian Street	Neighborhood Commercial MU	NC	Bowling Alley	2.40	24.2	58	7	0	63	70	29	120%
179-041-27 179-041-28	350 Merrydale Road	Community Commercial MU	GC	Former Furniture Store	2.28	43.5	99	2	0	43	45	20	46%
178-240-21 178-240-17	Northgate Walk (1005/1010 Northgate Drive)	High Density Residential and Office	HR1	Hotel UPS Store	6.94 0.6	43.5	301	14	0	122	136	18	41%
011-245-40	104 Shaver Street	Downtown Mixed Use	T4N 40/50	SF House	0.14	43	6	1	0	6	7	50	116%
011-074-05 011-074-04	Between 1550 and 1554 Lincoln Avenue	High Density Residential	HR-1	Vacant	0.26	43.5	5	1	0	9	10	38.5	89%
Novato													
141-281-03	1301 Grant Avenue	Downtown Core	Downtown Core Retail	Office	0.15	23	3.45	0	0	3	3	20	87%
125-580-16 125-580-17	Verandah at Valley Oaks 7711 Redwood Blvd	Business & Professional Office; Affordable Housing Opportunity Overlay	Planned District; Affordable Housing Opportunity Overlay	Vacant	4.00	23	92	16	0	64	80	20	87%
125-600-51 125-600-52	Atherton Place 7533/7537 Redwood Blvd	Mixed Use	Planned District	Vacant	3.60	0.80 (FAR)	2.88 ac	0	0	50	50	0.59 (FAR) 13.9 du/ac	74%
141-282-07 141-282-04	First and Grant 1107 Grant Avenue	Downtown Core	Downtown Core Retail Downtown Novato Specific Plan Overlay	Vacant Downtown Retail Building and Parking Lot	0.85	2.00 (FAR)	1.7 ac	6		26	32	1.66 (FAR)	98%
157-970-03	Hamilton Village 802 State Access Road	Community Facilities	Planned District	Vacant	4.70	20	94	8	7	60	75	15.9	80%

Accommodating Lower Income Sites

Density

Sites within the County Center and Baylands Corridors use residential densities at 30 dwelling units per acre or higher and are credited toward lower-income housing sites. The County 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.

County Center and Baylands Corridors publicly owned sites use residential densities at 30 dwelling units per acre. Rural and Inland Corridors publicly owned sites use residential densities at 20 dwelling units per acre. A review was conducted on publicly owned sites to ensure development can occur during the planning period, and as such those sites were added the sites inventory. For example, some of the publicly owned sites only used the vacant area, such as Nicasio Corporation Yard. Sites that were deemed undevelopable or too environmentally constrained were removed entirely from the sites inventory.

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 interest in redeveloping larger sites. Zoning amendments, including the designation of a HOD combining district zoning under Program 1 (Adequate Sites for RHNA and Monitoring of No Net Loss), have been applied to each larger property, limiting the residential development within the most developable areas of the properties due to constraints or other factors. In many cases, the limited developable area is under 10 acres. 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.

A HOD combining district zoning was applied to the property allowing for 20 dwelling units per acre limited to 2.7 acres only.

- **Nicasio Corporation Yard.** The Nicasio Corporation Yard is approximately 13.9 acres. As a County-owned site, the County recognizes the importance of adding affordable housing within the inland areas of the County and will pursue such housing on this site. A HOD combining district zoning was applied to the property allowing for 20 dwelling units per acre limited to 0.8 acres only.
- **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. A HOD combining district zoning was applied to the property allowing for 20 dwelling units per acre limited to 5.0 acres only.
- **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. A HOD combining district zoning was applied to the property allowing for 20 dwelling units per acre limited to 1.7 acres only.
- **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 affordable housing on this site. A HOD combining district zoning was applied to the property allowing for 20 dwelling units per acre limited to 34.0 acres only.

Accommodating Moderate and Above Moderate Income Sites

- AB 725 requires a jurisdiction to plan for at least 25 percent of moderate income units to be located in areas zoned for at least four units per parcel (but not more than 100 units per acre) and at least 25 percent of above moderate income units to be located in areas zoned for at least four units per parcel. This law is designed to accommodate more "missing middle" or medium density housing units.
- A large majority of the sites in the Sites Inventory are in areas zoned for at least four units of housing per parcel, complying with AB 725. The General Plan land use allows for densities of at least 7-30 du/ac, which would allow more than four units on each site. The General Plan does allow for lower residential densities (e.g., 1-4 du/ac) within rural, hillside, and environmentally constrained areas, but those sites consist of a very small percentage of the total sites. The highest density permitted is 30 du/ac.

Parcel Listing of Sites

The sites inventory is shown in **Table C-4**. **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. 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-4**.

Table C-3: Unincorporated County CDPs by Community

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

Table C-4: Residential Sites Inventory by Community (FINAL ADJUSTMENTS **to Unit Counts**)

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
North Marin											
Blackpoint-Greenpoint											
Vacant Sites											
Vacant Blackpoint (Olive Ave)	143-110-31	<u>55.1</u> (14.5)	300 Olive Ave, Blackpoint	SF3/ARP-2	<u>4</u>	No	0	0	58	58	Meets Criteria #2, 7 Existing Use - Vacant; Building-to- Land Value Ratio: 0.00
Underutilized Sites											
Greenpoint Nursery	153-190-24	<u>15.4</u> (3.5)	275 Olive Ave, Blackpoint	AG1/ARP-60	<u>15</u>	No	0	0	53	53	Meets Criteria #2, 7 Existing Use - Wetlands/Vacant with nursery on corner; Building-to- Land Value Ratio: 0.00
Marinwood/Lucas Valley											
Commercial Center Mixed Use											
Marinwood Plaza	164-471-64	0.4	121 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	16	0	0	16	Meets Criteria #4, 6, 7 Existing Use - Large format standalone commercial; GP Housing Overlay; Floor Area Ratio: 0.00; Building-to-Land Value Ratio: 0.00
	164-471-65	1.9	155 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	<u>10</u>	<u>10</u>	0	<u>20</u>	Meets Criteria #4, 5 Existing Use - Grocery store, built 1959; GP Housing Overlay; Building-to-Land Value Ratio: 3.91
	164-471-69	1.1	175 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	<u>43</u>	0	0	<u>43</u>	Meets Criteria #4, 5 Existing Use - Office park low, GP Housing Overlay; built 1962
	164-471-70	1.5	197 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	<u>46</u>	0	0	<u>46</u>	Meets Criteria #4, 6, 7 Existing Use - Large format standalone commercial; GP Housing Overlay; Floor Area Ratio: 0.00; Building-to-Land Value Ratio: 1.54

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Miller Creek District Properties (Marinwood Plaza adjacent)	164-471-71	0.2	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	<u>0</u>	<u>4</u>	0	<u>4</u>	Meets Criteria #2, 4 Existing Use - Storage facility; GP Housing Overlay
	164-471-72	0.3	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	<u>0</u>	<u>6</u>	0	<u>6</u>	Meets Criteria #2, 4 Existing Use - Storage facility; GP Housing Overlay
Office Building <u>(across from Juvenile Hall)</u>	164-481-10	2.4	7 Mt Lassen Dr, Lucas Valley	GC/CP	<u>25</u>	No	58	0	0	58	Meets Criteria #4, 6, 7 Existing Use – Office Park, Low; Floor Area Ratio: 0.310; Building-to-Land Value Ratio: 1.45
Public Sites											
Marin County Juvenile Hall	164-640-01	33.0 (10.0)	2 Jeannette Prandi Way, Lucas Valley	PF/PF	30	No	80	0	0	80	Meets Criteria #2, 3 Existing Use - County juvenile hall facility, offices, and open field.
Other³ - North Marin											
Vacant Sites											
Buck Center Vacant Property	125-180-79	97.3 (24.3)	Redwood Hwy, <u>North Novato</u>	AG1/A60	1	No	0	0	<u>0</u>	<u>0</u>	Meets Criteria #2
	125-180-85	136.5 (12.2)	Redwood Hwy, <u>North Novato</u>	AG1/A60	20	No	<u>0</u>	<u>0</u>	<u>249</u>	<u>249</u>	Meets Criteria #2
Underutilized Sites											
Atherton Corridor	143-101-35	1.0	761 Atherton Ave, North Novato	SF3/A2-B4	20	No	0	4	0	4	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value Ratio - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave, North Novato	SF3/A2-B4	20	No	30	8	0	38	Meets Criteria # 4, 5, 7 Existing Use - Rural residential lot, SF detached; built 1932; Building-to-Land Value Ratio: 0.21
Atherton Corridor	143-101-20	4.8	791 Atherton Ave, North Novato	SF3/A2-B4	20	No	37	13	0	50	Meets Criteria #4, 6, 7 Existing Use - Rural residential lot, SF detached; built 1926; Building-to-Land Value Ratio: 0.54

³ 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	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Atherton Corridor	143-101-17	5.6	805 Atherton Ave, North Novato	SF3/A2-B4	20	No	42	13	0	55	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot, SF detached; built 1939; Building- to-Land Value Ratio: 0.04
West Marin											
Northern Coastal West Marin (Dillon Beach, Tomales)											
Vacant Sites											
Vacant Tomales	102-075-06	0.3	Shoreline Hwy, Tomales	C-NC/C- VCR-B1	20	No	0	0	6	6	Meets Criteria #2
	102-075-07	0.1	Shoreline Hwy, Tomales	C-NC/C- VCR-B1	20	No	0	0	2	2	Meets Criteria #2
Vacant Tomales	102-062-03 <u>102-062-04</u>	0.7	Dillon Beach Rd, Tomales	C-SF6/C- RSP-7.26	7	No	0	0	4	4	Meets Criteria #2
Vacant Tomales	102-075-02	0.3	Shoreline Hwy, Tomales	C-NC/C- VCR-B1	20	No	0	0	5	5	Meets Criteria #2
Vacant Tomales	102-041-44	4.8	290 Dillon Beach Rd, Tomales	C-SF6/C- RSP-7.26	<u>3</u>	No	0	0	13	13	Meets Criteria #2
Religious Sites											
Tomales Catholic Church	102-080-23	<u>2.0</u>	26825 State Route 1, Tomales	C-NC/C- VCR-B1	<u>7</u>	No	0	13	0	13	Meets Criteria #2, 7 Existing Use – Religious center (Parking Lot); Building-to-Land Value Ratio: 0.62
Underutilized Sites											
Tomales Nursery	102-051-09	0.3	27235 State Route 1	C-NC/C- VCR-B1	<u>10</u>	No	0	0	3	3	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 0.16
	102-051-08	0.3	27235 State Route 1	C-NC/C- VCR-B1	<u>10</u>	No	0	0	3	3	Meets Criteria #5, 7 Existing Use - Estate lot SF detached, built 1931; Building-to- Land Value Ratio: 0.59
Tomales <u>Underutilized</u>	102-051-07	0.6	200 Valley Ave, Tomales	C-NC/C- VCR-B1	<u>10</u>	No	0	0	6	6	Meets Criteria #4, 7

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
											Existing Use - Rural residential lot SF detached, built 1990; Building-to-Land Value Ratio: 0.59
Tomales <u>Underutilized</u>	102-075-09	0.5	29 John St, Tomales	C-NC/C-VCR-B1	<u>10</u>	No	0	0	5	5	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached, built 1924; Building-to-Land Value Ratio: 0.22
Central Coastal West Marin (Point Reyes Station, Inverness)											
Underutilized Sites											
Pt. Reyes Village (5th St)	119-222-08	1.0	60 Fifth St, Pt. Reyes Station	C-SF3/C-RSP-1	20	No	17	0	0	17	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial; built 1953; Building-to-Land Value Ratio: 0.68
Pt. Reyes Village Red/Green Barn	119-198-05 <u>119-198-04</u>	1.5	510 Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	20	No	24	0	0	24	Meets Criteria #2, 7 Existing Use – Barn; Building-to-Land Value Ratio: 0.82
Public Sites											
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	Meets Criteria #2, 3 Existing Use – Vacant County site
	119-270-12	0.3	10 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC	20	No	5	0	0	5	Meets Criteria #2, 3 Existing Use – Vacant County site
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	31.4	100 Commodore Webster Dr, Pt. Reyes Station	C-OA/C-OA	0	No	50	0	0	50	Meets Criteria #2, 3 Existing Use - Military
Rehabilitation Sites											
Grandi Building/Site	119-234-01	2.5	54 B ST, Pt. Reyes Station	C-NC/C-VCR-B2	20	4th & 5th	<u>21</u>	0	0	<u>21</u>	Meets Criteria #4, 5 Existing Use - Large format standalone commercial (vacant); built 1914; Potential rehabilitation of historic building

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Religious Sites											
Presbytery of the Redwoods	119-202-05	0.6	11445 State Route 1, Pt. Reyes Station	C-SF4/C-RA- B3	15	No	0	3	0	3	Meets Criteria #2 Existing Use - Religious center (parking lot only)
Vacant Sites											
Vacant Pt. Reyes Station	119-203-01	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C- VCR-B2	20	No	0	0	2	2	Meets Criteria #2
	119-203-03	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C- VCR-B2	20	No	0	0	2	2	Meets Criteria #2
The Valley (Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls)											
Rehabilitation Sites											
Office - Forest Knolls (Upper Floors)	168-141-12	0.1	6900 Sir Francis Drake Blvd, Forest Knolls	NC/VCR	20	No	0	0	2	2	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1938; Building-to- Land Value Ratio: 0.65
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	0.9	7120 Sir Francis Drake Blvd, Lagunitas	GC/H1	20	No	16	0	0	16	Meets Criteria #4, 6 Existing Use - Large format standalone commercial; Floor Area Ratio: 0.18
Office - Lagunitas (Upper Floors and Rear Prop)	168-192-28	1.3	7282 Sir Francis Drake Blvd, Lagunitas	GC/CP	20	No	0	10	4	14	Meets Criteria #4, 5, 7 Existing Use - Commercial recreation facility; built 1925; Building-to-Land Value Ratio: 0.90
Religious Sites											
Saint Cecilia Church	168-183-04	0.9	428 W. Cintura, Lagunitas	SF4/R1-B3	20	No	16	0	0	16	Meets Criteria #2 Existing Use - Religious center (Parking Lot Only)
Presbyterian Church San Geronimo	169-101-21	1.2	6001 Sir Francis Drake Blvd, San Geronimo	SF5/R1-B2	13	No	0	15	0	15	Meets Criteria #2 Existing Use - Religious center (parking lot only)
Underutilized Sites											
Residential next to Forest Knolls Trailer Park	168-131-04	6.5	6760 Sir Francis Drake	SF3/RA-B4	11	No	0	0	8	8	Meets Criteria #4, 5, 7

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
			Boulevard, Forest Knolls								Existing Use - Rural residential lot sf detached, built 1953; Building- to-Land Value Ratio: 1.25
Public Sites											
Nicasio Corporation Yard - Marin County	121-050-34	13.9 (2.2)	5600 Nicasio Valley Road, Nicasio	AG1/ARP-60	20	No	16	0	0	16	Meets Criteria #2, 3 Existing Use – vacant portion of County corporation yard Pre-development study already underway
Woodacre Fire Station	172-111-01	0.4	33 Castle Rock, Woodacre	SF5/R1-B2	<u>4</u>	No	0	10	0	10	Meets Criteria #3, 5 Existing Use - Fire station, built 1940s
	172-111-02	0.8	33 Castle Rock, Woodacre	SF5/R1-B2	<u>4</u>	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	<u>4</u>	No	0	0	0	0	Existing Use - Fire station facility (access road to remain)
Southern Coastal West Marin (Stinson Beach, Bolinas, Muir Beach)											
Credit											
Aspen Lots	192-102-22	0.2	430 Aspen Rd, Bolinas	C-SF5/C-RA- B2	0	No	2	0	0	2	Meets Criteria #4, 5, 7 Existing Use - Estate Lot SF, detached; built 1971; Building-to- Land Value Ratio: 0.61
Downtown Project	193-061-03	1.8	31 Wharf Rd, Bolinas	C-SF5/C-RA- B2	0	No	<u>9</u>	0	<u>0</u>	<u>9</u>	Meets Criteria #4, 7 Existing Use - Residential common area; Building-to-Land Value Ratio: 0.00
Overlook Lots	192-061-14	0.5	530 Overlook Dr, Bolinas	C-SF5/C-RA- B2	0	No	2	0	0	2	Meets Criteria #2, 7 Existing Use – Vacant Building-to-Land Value Ratio: 0.00

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Underutilized Sites											
Stinson Beach Underutilized Residential	195-193-15	0.3	128 Calle Del Mar, Stinson Beach	C-SF6/C-R1	7	No	0	0	2	2	Meets Criteria #4, 5, 7 Existing Use - Small lot sf detached, built 1922; Building-to-Land Value Ratio: 0.55
	195-193-18	0.04	129 Calle Del Mar, Stinson Beach	C-SF6/C-R1	7	No	0	0	1	1	Meets Criteria #4, 5, 7 Existing Use - Very small lot sf detached, built 1922; Building-to-Land Value Ratio: 0.50
Stinson Beach Commercial	195-193-35	0.3	3422 State Route 1, Stinson Beach	C-NC/C-VCR	16	No	0	0	5	5	Meets Criteria #3, 4 Existing Use - Non urban civic
Vacant Sites											
Stinson Beach Community Center - Vacant	195-211-05	0.9	10 Willow Ave, Stinson Beach	C-SF6/C-R1	10	No	0	0	5	5	Meets Criteria #2
Other ⁴ - West Marin											
School Sites											
Shoreline Unified School District	102-080-19	2.1	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6	20	No	35	0	0	35	Meets Criteria #2 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	Meets Criteria #2 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	Meets Criteria #2 Existing Use - Vacant school property

⁴ Sites that did not fall within the boundaries of CDPs within unincorporated communities in West Marin (Northern Costal West Marin, Central Coastal West Marin, The Valley, or Southern Coastal West Marin) but are located in West Marin.

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Religious Sites											
Olema Catholic Church	166-181-01	3.6	10189 State Route 1, Olema	C-NC/C-VCR	20	No	20	0	0	20	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
Underutilized Sites											
Olema Underutilized	166-202-01	1.0	10002 State Route 1, Olema	C-NC/C-VCR	10	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial, built 1881; Building-to-Land Value Ratio: 0.96
Olema Underutilized	166-213-01	0.5	9870 State Route 1, Olema	C-NC/C-VCR	10	No	0	0	5	5	Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial, built 1900; Building-to-Land Value Ratio: 0.80
Olema Underutilized	166-213-02	1.0	9840 State Route 1, Olema	C-NC/C-VCR	10	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use -Rural residential lot SF detached, built 1915; Building-to-Land Value Ratio: 0.29
Olema Underutilized	166-202-04	1.1	9950 Sir Francis Drake Blvd, Olema	C-NC/C-VCR	10	No	0	11	0	11	Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial; built 1881; Building-to-Land Value Ratio: 0.96
Central Marin											
Santa Venetia/Los Ranchitos											
Religious Sites											
St. Vincent's School for Boys	155-011-29	20.2	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	Meets Criteria #1, 2 Developer/Property Owner Interest Existing Use – Vacant/Agricultural
	155-011-28	74.0	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	
	155-011-30	221.0 (34.0)	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	440	0	240	680	

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Church of Jesus Christ	180-272-03	<u>5.4 (1.2)</u>	220 N San Pedro Rd, Santa Venetia	SF5/A2-B2	<u>30</u>	No	35	0	0	35	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
Congregation Rodef Shalom Marin	180-281-34	<u>2.9</u>	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	0	13	0	13	Meets Criteria #2 Existing Use - Religious center (parking lot only)
School Sites											
Bernard Osher Marin Jewish Community Center	180-281-35	<u>1.9</u>	180 N San Pedro Rd, Santa Venetia	SF5/A2-B2	<u>30</u>	No	10	0	0	10	Meets Criteria #2 Existing Use – Religious center (Parking Lot only)
	180-281-21	<u>2.5</u>	200 N San Pedro Rd, Santa Venetia	SF5/A2-B2	<u>30</u>	No	13	0	0	13	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
	180-281-25	<u>1.7</u>	210 N San Pedro Rd, Santa Venetia	OC/AP	<u>30</u>	No	13	0	0	13	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
	<u>180-281-34</u>	<u>2.9</u>	<u>170 N San Pedro Rd, Santa Venetia</u>	<u>SF5/A2-B2</u>	<u>30</u>	<u>No</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>13</u>	<u>Meets Criteria #2</u> <u>Existing Use - Religious center (parking lot only)</u>
McPhail School	180-151-18	4.3	1565 Vendola Dr, Santa Venetia	PF-SF6/PF-RSP-4.36	<u>30</u>	No	0	0	33	33	Meets Criteria #1 Property Owner Interest Existing Use - Closed School
	180-161-09	1.0	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
	180-161-10	4.3	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
Old Gallinas Children Center	180-123-01	7.7	251 N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	30	No	50	0	0	50	Meets Criteria #2, 3 Existing Use - Closed school (with ball field to remain)
Vacant											
Vacant Santa Venetia	180-171-32	1.1	180-171-32 (N San Pedro Rd), Santa Venetia	SF5/A2-B2	<u>2</u>	No	0	0	2	2	Meets Criteria #2
Outnumbered2, LLC	180-261-10	27.9	Oxford Drive, Santa Venetia	SF5/A2-B2	4	No	0	0	<u>4</u>	<u>4</u>	Meets Criteria #1

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Vacant Santa Venetia	179-332-19	1.0	179-332-19 (Edgehill Way), Santa Venetia	SF6/R1	<u>3</u>	No	0	0	3	3	Meets Criteria #2
Vacant Bayhills Drive	180-333-01	1.5	Bayhills Drive, Santa Venetia	PR/RMP-1	<u>4</u>	No	0	0	5	5	Meets Criteria #2
Kentfield/Greenbrae											
School Sites											
College of Marin Parking Lot	071-132-11	0.8	Sir Francis Drake Blvd, Kentfield	PF/PF	30	No	21	0	0	21	Meets Criteria #1, 2 Developer/Property Owner Interest Existing Use–Parking Lot; combined with College of Marin Commercial Frontage site below
	071-132-12	0.3		PF/PF	30	No	7	0	0	7	
	074-092-11	0.2		PF/PF	20	No	3	0	0	3	
College of Marin Parking Lot	074-181-18	2.7	139 Kent Ave, Kentfield	PF/PF	20	No	48	0	0	48	
	074-092-17	0.2		PF/PF	20	No	2	0	0	2	
Underutilized Sites											
College of Marin (Commercial Frontage)	074-031-56	0.2	937 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1943; Building-to- Land Value Ratio: 0.00
	074-031-58	0.1	941 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1954; Building-to- Land Value Ratio: 0.00
	074-031-60	0.1	939 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1951; Building-to- Land Value Ratio: 0.00
Kentfield Commercial Underutilized	074-031-54	0.1	923 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	4	0	4	Meets Criteria #4, 5 Existing Use - Low intensity strip commercial, built 1913

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
	074-031-65	0.3	921 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	6	0	6	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 0.32
Kentfield Commercial Underutilized	074-031-68	0.2	935 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1950; Building-to- Land Value Ratio: 1.00
	074-031-69	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	3	0	3	Meets Criteria #4, 7 Existing Use - Large format standalone commercial; Building- to-Land Value Ratio: 0.00
Sloat Garden Center	071-191-47	1.1	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	30	No	26	0	0	26	Meets Criteria #4, 5, 7 Existing Use - Large format standalone commercial; built 1946 Building-to-Land Value Ratio: 0.17
	071-191-48	0.2	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	30	No	5	0	0	5	Meets Criteria #4, 7 Existing Use - Large format standalone commercial; Building- to-Land Value Ratio: 0.00
Kentfield Commercial Underutilized	074-031-39	0.3	929 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	8	0	8	Meets Criteria #4 Existing Use - Low intensity strip commercial, built 1979; Building-to- Land Value - 2.96; Floor Area Ratio: 0.80
Kentfield Commercial Underutilized	074-031-45	0.2	907 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	Meets Criteria #4 Existing Use - Low intensity strip commercial, built 1975; Building-to- Land Value - 1.89; Floor Area Ratio: 0.58
Kentfield Commercial Underutilized	074-031-61	0.3	913 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	7	0	7	Meets Criteria #4, 5, 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	30	No	0	4	0	4	Meets Criteria #2, 4 Vacant; Existing Use - Low intensity strip commercial

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-74	0.2	943 Sir Francis Drake Blvd, Kentfield	NC/RMPC	0	No	0	5	0	5	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial, built 1976; Building-to-Land Value Ratio: 1.09
Kentfield Commercial Underutilized	074-031-75	0.7	901 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	18	0	0	18	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 1.66
Kentfield Commercial Underutilized	074-031-77	0.2	911 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	6	0	6	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 1.00
25 Bayview (Kentfield)	022-071-01	0.4	25 Bayview Rd, Kentfield	MF3/RMP-6	8	No	0	0	3	3	Meets Criteria #4, 5, 7 Existing Use - Estate lot sf detached, built 1910; Building-to-Land Value Ratio: 0.29
Religious Sites											
St. Sebastian Church (Kentfield Catholic Church)	022-010-21	2.4	215 Bon Air Rd, Kentfield	PF-SF5/R1-B2	10	No	0	14	0	14	Meets Criteria #2 Existing Use – Religious center (parking lot only)
Other-⁵ Central Marin											
Credit											
Albion Monolith	018-087-13	0.5	33 Albion St, California Park	MF3/RMP-9	0	No	0	0	0	0	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached; built 1938; Building-to-Land Value Ratio:0.34
	018-087-14	1.2	37 Albion St, California Park	MF3/RMP-9	0	No	1	0	8	9	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached; built 1930; Building-to-Land Value Ratio: 0.16

⁵ 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.

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
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	Meets Criteria #2 Existing Use - Non-urban civic, vacant
Vacant Sites											
Cal Park	018-086-17	0.2	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	4	4	Meets Criteria #2 GP Housing Overlay
	018-086-18	0.7	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	17	17	Meets Criteria #2 GP Housing Overlay
	018-075-28	0.9	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	<u>15</u>	<u>15</u>	Meets Criteria #2 GP Housing Overlay
	018-074-16	<u>1.9</u>	Woodland Ave, California Park	MF2/RSP-4	30	No	<u>25</u>	0	0	<u>25</u>	Meets Criteria #2
	018-081-04	<u>1.3</u>	Auburn St, California Park	MF2/RSP-4	30	No	0	0	24	24	Meets Criteria #2
	018-083-01	0.1	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	1	1	Meets Criteria #2
	018-085-23	<u>1.0</u>	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	17	17	Meets Criteria #2
	018-083-09	<u>0.4</u>	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	2	2	Meets Criteria #2
	018-082-13	0.5	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	3	3	Meets Criteria #2
	018-084-12	<u>01.2</u>	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	2	2	Meets Criteria #2
Lucas Valley Environs Vacant	164-280-35	<u>54.2</u> (<u>1.7</u>)	1501 Lucas Valley Road, Lucas Valley Environs	AG1/A60	<u>15</u>	No	0	0	26	26	Meets Criteria #2
Karuna	177-220-10	10.8	1 Sacramento Ave, Sleepy Hollow	MF2/RMP- 1.0	1	No	0	0	10	10	Meets Criteria #2
Underutilized Sites											

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Sacramento/San Anselmo Properties	177-203-03	0.7	68 Sacramento Ave, San Anselmo	SF6/R1	30	No	<u>0</u>	0	<u>16</u>	16	Meets Criteria #4, 7 Existing Use – Apartment; Building-to-Land Value Ratio: 1.53
	177-203-04	0.8	404 San Francisco Blvd, San Anselmo	SF6/R1	30	No	<u>13</u>	0	<u>5</u>	18	Meets Criteria #4, 7 Existing Use – Multiple SF detached units; Building-to-Land Value Ratio: 1.16
	177-220-41	0.3	San Francisco Blvd, San Anselmo	SF6/R1	30	No	7	0	0	7	Meets Criteria #2 Existing Use – Vacant
Sacramento/San Anselmo Properties	177-203-09	0.6	60 Sacramento Ave, San Anselmo	SF6/R1	30	No	<u>0</u>	<u>0</u>	<u>23</u>	23	Meets Criteria #4, 5, 7 Existing Use – Rural residential lot SF detached; built 1925; Building-to-Land Value Ratio: 0.58
Religious Sites											
Subud California	177-202-08	<u>3.0</u>	100 Sacramento Ave, Sleepy Hollow	PR/RMP-0.1	<u>2</u>	No	0	4	0	4	Meets Criteria #2, 7 Existing Use - Religious center (parking lot only); Building-to-Land Value Ratio: 1.07
Commercial Mixed Use Sites											
Oak Manor Commercial Center	174-011-33	1.1	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	<u>23</u>	4th & 5th	25	0	0	25	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip mall; built 1965; Building-to-Land Value Ratio: 1.13
	174-011-36	0.5	2400 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	23	4th & 5th	11	0	0	11	Meets Criteria #4, 7 Existing Use - Low intensity strip mall; Building-to-Land Value Ratio: 0.38
School Sites											
San Domenico School	176-300-30	522.4 (2.4)	1500 Butterfield Rd, Sleepy Hollow	PR/RMP-0.1	30	No	50	0	0	50	Meets Criteria #1, 7 Property owner interest; built 1964

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Southern Marin											
Strawberry											
Vacant Sites											
North Knoll Rd/Saint Thomas Dr	034-012-26	5.9	Knoll Rd, Strawberry	PR/RMP-0.2	16	No	0	<u>8</u>	<u>48</u>	<u>56</u>	Meets Criteria #2
	034-061-09	0.6	Knoll Rd, Strawberry	PR/RMP-0.2	16	No	0	0	3	3	Meets Criteria #2
Credit											
North Coast Seminary	043-261-25	48.4	201 Seminary Dr, Strawberry	MF2/RMP- 2.47	0	4th	0	0	<u>49</u>	<u>49</u>	Meets Criteria #1, 5, 7 Existing Use - Non closed seminary college , built 1959; Building-to-Land Value Ratio: 0.04
	043-261-26	25.1	300 Storer Dr, Strawberry	MF2/RMP- 2.47	0	4th	0	0	<u>40</u>	<u>40</u>	Existing Use - Non urban civic; Building-to-Land Value Ratio: 0.28
Underutilized Sites											
Strawberry Commercial (one owner)	043-151-03	0.2	670 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	6	6	Meets Criteria #4, 5, 7 Existing Use - Office park low, built 1939; Building-to-Land Value Ratio: 0.86
	043-151-09	0.3	680 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	7	7	Meets Criteria #4, 5, 7 Existing Use - Motel, built 1944; Building-to-Land Value Ratio: 0.91
Strawberry Commercial (one owner)	043-151-02	0.3	664 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	9	9	Meets Criteria #4, 7 Existing Use - Motel, built 1977; Building-to-Land Value Ratio: 0.51
	043-151-31	1.5	690 Redwood Hwy Frontage Rd, Strawberry	GC/H1	30	No	0	0	38	38	Meets Criteria #4, 7 Existing Use -Low intensity strip commercial, built 1997; Building-to- Land Value Ratio: 0.07

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Commercial Center Mixed Use Sites											
Strawberry Village Center (North of Belvedere Dr)	043-321-03	9.2	800 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	30	No	28	0	0	28	Meets Criteria #2 Existing Use - Grocery store, parking area; GP Housing Overlay
Strawberry Village Center (South of Belvedere Dr)	043-151-30	3.9	750 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	30	No	72	0	0	72	Meets Criteria #4, 7 Existing Use – Commercial center (excludes In-N-Out); Building-to-Land Value Ratio: 0.38
Public Sites											
Strawberry Recreation District Site	043-361-54	3.1	Redwood Hwy Frontage Rd, Strawberry	MF4/RMP-12.1	20	No	0	0	46	46	Meets Criteria #2, 3 Existing Use - Vacant public property
Tam Valley (Tamalpais-Homestead Valley)											
Underutilized Sites											
Jack Krystal Hotel Parcel Site	052-227-09	2.2	260 Redwood Hwy Frontage Rd, Almonte	RC/BFC-RCR	30	No	0	0	36	36	Meets Criteria #4, 7 Existing Use -Low intensity strip commercial; Building-to-Land Value Ratio- 0.01
Credit											
150 Shoreline	052-371-03	0.5	150 Shoreline Hwy, Strawberry	GC/CP	0	4th	0	0	10	10	Meets Criteria #2 Existing Use -Vacant
	052-371-04	0.9	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					Meets Criteria #4, 5, 7 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	0	4th					Meets Criteria #4 Existing Use -Low intensity strip commercial
	052-371-07	0.3	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					Meets Criteria #4 Existing Use -Low intensity strip commercial, built 1975; Building-to-Land Value 3.35

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Underutilized Sites											
Holiday Inn Mill Valley	052-371-09	3.1	160 Shoreline Highway, Strawberry	GC/CP	30	No	72	0	0	72	Meets Criteria #4, 5, 7 Existing Use - Motel, built 1972; Building-to-Land Value Ratio: 0.62
Religious Sites											
Peace Lutheran Church	052-062-05	3.7	205 Tennessee Valley Rd, Tamalpais	SF6/RA-B1	20	No	20	0	0	20	Meets Criteria #2, 5 Existing Use – Religious center (parking lot only); built 1959
Public Sites											
Tam Junction State Vacant Lot	052-041-27	0.5	Shoreline Hwy, Tamalpais	MF4.5/RMP-12.45	30	4th	0	12	0	12	Meets Criteria #2, 3 Existing Use - Vacant State property
Marin City											
Religious Sites											
Cornerstone Community Church of God	052-140-38	0.8	626 Drake Ave, Marin City	NC/RMPC	5	No	0	4	0	4	Meets Criteria #2 Existing Use – Religious center (parking lot only), built 1988
Commercial Center Mixed Use Sites											
Marin Gateway Center	052-490-08	20.1 (5.0)	190 Donahue St, Marin City	GC/CP	20	No	0	50	50	100	Meets Criteria #4, 6 Existing Use – Low intensity strip commercial; GP Housing Overlay; Building-to-Land Value – 1.67; Floor Area Ratio: 0.20
Credit											
825 Drake	052-112-03	1.0	825 Drake Ave, Marin City	MF4.5/RMP-34	0	No	74	0	0	74	Meets Criteria #4, 5 Existing Use - Large format standalone commercial; built 1967
Vacant Sites											
Donahue Highlands (formerly LiBao)	052-140-33	49.2 (24.6)	Off Donahue St., Marin City	PR/RMP-0.5	1	No	0	0	25	25	Meets Criteria #2
School Sites											

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop- able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
MLK Academy School Site	052-140-39	8.4	610 Drake Ave, Marin City	PF/PF	<u>11</u>	No	0	63	0	63	Meets Criteria #3 Elementary School
Other ⁶ - Southern Marin											
Vacant Sites											
Pan Pac Ocean Site	034-012-21	1.6	Eagle Rock Rd, Strawberry	PR/RMP-0.2	<u>2</u>	No	0	0	3	3	Meets Criteria #2
	034-012-27	8.4	Eagle Rock Rd, Strawberry	PR/RMP-0.2	<u>2</u>	No	0	0	17	17	Meets Criteria #2
	034-012-28	1.2	Eagle Rock Rd, Strawberry	PR/RMP-0.2	<u>2</u>	No	0	0	2	2	Meets Criteria #2
	034-012-29	5.0	Eagle Rock Rd, Strawberry	PR/RMP-0.2	<u>2</u>	No	0	0	10	10	Meets Criteria #2
Credit											
									<u>0</u>	<u>0</u>	

Note: Due to constraints such as topography and use of septic, developable acreage and allowable density on some specific sites are adjusted downward.

⁶ 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.

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.

APN(S)	143-101-37 143-101-20 143-101-17	Constraints	Sloping lot toward on southern portion averaging five percent slope. Remainder of lot is generally flat under two percent slope.
Parcel Acres (Net/Gross)	4.0/4.0 4.8/4.8 5.6/5.6		
Existing Use	Single-family	Infrastructure	There are sewer capacity restrictions. Further studies are needed to determine potential impacts to sewer capacity and mitigations needed.
General Plan	SF3		
Zoning	A2-B4		
Maximum Density	<u>20</u>		
Unit Capacity	<u>147</u>		

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	<u>20</u>		
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.



APN(S)	074-092-11 074-181-18 074-092-17	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	3.1/3.1	Infrastructure	The site has access to existing water and sewer service. Sewer capacity study likely needed to determine capacity impacts and potential mitigations.
Existing Use	College parking lot		
General Plan	PF		
Zoning	PF		
Maximum Density	<u>20</u>		
Unit Capacity	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	<u>30</u>		
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	<u>21</u>		

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.

APN(S)	164-417-70 164-471-64 164-471-69	Constraints	Groundwater and soil contamination.
Parcel Acres (Net/Gross)	3.0/4.9	Infrastructure	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.
Existing Use	Commercial shopping center		
General Plan	GC		
Zoning	CP		
Maximum Density	30		
Unit Capacity	125		

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.



APN(S)	121-050-34	Constraints	Adjacent creeks
Parcel Acres (Net/Gross)	0.8/13.9	Infrastructure	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.
Existing Use	County Public Works Storage and Maintenance yard		
General Plan	AG1		
Zoning	ARP-60		
Maximum Density	20		
Unit Capacity	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.

APN(S)	174-011-33 174-011-36	Constraints	No physical constraints.
Parcel Acres (Net/Gross)	1.6/1.6	Infrastructure	The site has access to existing water and sewer service. Sewer capacity impact study likely will be needed.
Existing Use	Commercial shopping center and automobile repair station		
General Plan	GC		
Zoning	C1		
Maximum Density	<u>23</u>		
Unit Capacity	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	<u>14</u>		

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.

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

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

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	<u>20</u>		
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	<u>30</u>		
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.



APN(S)	043-321-03 043-151-30	Constraints	Slope constraints on southern site
Parcel Acres (Net/Gross)	0.7/10.3 3.9/4.5	Infrastructure	This site has access to existing water and sewer service and appears feasible.
Existing Use	Retail shopping center		
General Plan	GC		
Zoning	RMPC		
Maximum Density	30		
Unit Capacity	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 matures 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

APN(S)	177-203-09 177-203-03 177-203-04 177-220-41	Constraints	There are no physical constraints
Parcel Acres (Net/Gross)	2.4/2.4	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 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.
Existing Use	Residential uses		
General Plan	SF6		
Zoning	R1		
Maximum Density	30		
Unit Capacity	64		

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.



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

Point Reyes Village (Point Reyes Station)

Site Description

This site, within the block in Point Reyes Village between 5th Street, B Street, 4th Street, and A Street consists of vacant land used as storage and a commercial building fronting 4th 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

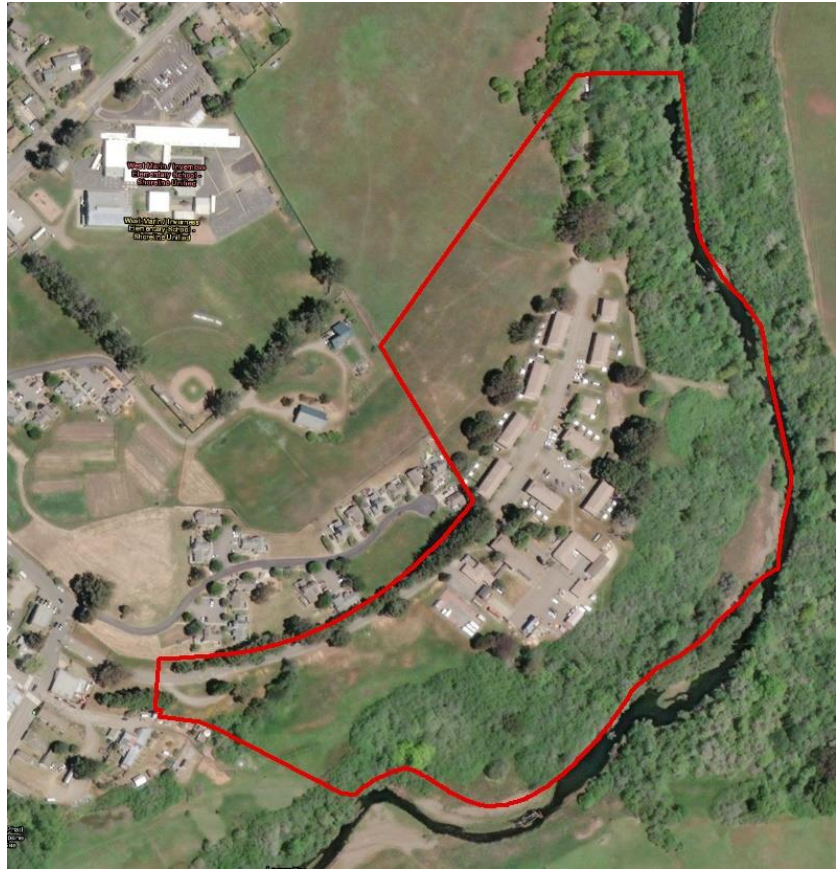
The entire site was used to calculate units.

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

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.



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