

APPENDIX C: SITES INVENTORY

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, all or portions of such 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

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.

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).

Table C-1 Recent Development Trends

| NOVATO | | | | | | | | | | | |
|--------------------------|---|--|----------------|--------------|---------------|------------|----------------------------|-----|-----------|-------|---|
| 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 | 0.7548443 | 2.8077778E-07 | 1907 | 6 | 26 | 0--0 | 32 | Vacant industrial building; former Pini Hardware site |
| 157-980-05 | C-Street Village 970 C-Street Co-Housing Project | PD-Planned-District | 2.68 | 0.0 | 8.62893E-076 | N/A | 10 | 28 | 0-- | 38 | Existing Use: Vacant commercial |
| 143-011-05 143-011-08 | Village at Novato 7530 Redwood Blvd Residential & Retail | Proposed: MU Mixed-Use | 5.90 | 0.00 | 0.02750591603 | N/A | 35 | 0-- | 143 | 178 | Existing Use: Vacant commercial |
| 153-162-70 | Landing Court Townhomes 101 Landing Court | CG General Commercial | 2.00 | 0.00 | 0.07490556708 | 1962 | 3 | 29 | 0 | 32 | Recreational vehicle storage |
| 125-600-51 125-600-52 | Atherton Place 7533/7537 Redwood Blvd Townhomes & Retail | PD-Planned-District | 3.60 | = | = | = | 0-- | 0-- | 50 | 50 | Existing Use: Vacant |
| 151-022-09 | Oakmont of Novato 1465 S Novato Blvd Assisted Living Facility | Proposed: PD-Planned District | 2.78 | = | = | N/A | = | = | = | 78 | Existing Use: Vacant |
| 157-970-04 | Novato Village 801 State Access Road Senior Apartments | PD-Planned-District | 1.65 | = | = | = | 9 | = | 39 | 48 | Existing Use: Warehouse |
| 141-281-03 | 1301 Grant Avenue Mixed Use | CDR Downtown Core Retail | 0.15 | = | = | = | = | = | = | 3 | Existing Use: Office |
| 157-970-03 | Hamilton Village 802 State Access Road Townhomes | PD-Planned-District | 4.7 | = | = | = | 8 | 7 | 60 | 75 | Existing Use: Vacant |
| PT. REYES STATION | | | | | | | | | | | |
| 119-198-20 | Walnut Place 600 A-Street Assisted Living Facility | C-RMP-6.5 Residential Multiple-Planned | 1.47 | = | = | = | 24 | = | = | 24 | |
| 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 | 0.00.44 | 2.91279E -06N/A | 1900 | 32 | 0 | 0 | 32 | Office building; |
| 011-245-40 | 104 Shaver St | T4 Neighborhood 40/50 | 0.14 | 0.209294 21 | 0.333333 333 | 1948 | 1 | 0 | 6 | 7 | Single-family unit |
| 012-073-04 | 1309 Second St | T4 Neighborhood 40/50 | 0.08 | 0.351704 | 0.666665 639 | 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 | N/A0.38 | 0.88 | 1971 | 0 | 0 | 89 | 89 | Commercial/ warehouse building (interior design) |
| 011-232-10 | 21 G St | T4 Neighborhood 30/40 | 0.0426 | 0.00.10 | 1.986994 46909 | 1947 | 1 | 0 | 7 | 8 | Single-family unit Residential |
| San Anselmo | | | | | | | | | | | |
| 007-284-08 | 45 Ross Ave | R-3 | 0.40 | 0.346606 35 | 0.443902 4712 | 1974 | 0 | 0 | 5 | 5 | Single-family home unit with detached garage and storage structure |
| 007-211-20 | 16 Tamalpais Ave | P | 0.17 | 0.2304 | 1.415423 68114 | 1956 | 0 | 0 | 2 | 2 | Residential Single-family unit |
| 006-254-12 006-254-46 | 1 Lincoln Park Senior Housing | Proposed: C-3 General Commercial | 0.63 | 0.0 | | | 2 | 0 | 14 | 16 | Existing Use: Vacant |
| 006-091-39 | 754 Sir Francis Drake Blvd | C-L Limited Commercial | 0.43 | 0.00.43 | N/A | 1994 | 2 | 0 | 14 | 16 | Commercial Retail shopping center |
| ROSS | | | | | | | | | | | |
| 072-023- 27 | 2 Crest Rd | R-1 Single Family Residential | 0.43 | 0.12831 2 | 0.66666 6667 | N/A | 1 | 0 | 1 | 2 | Existing Use: Residential |
| Corte Madera | | | | | | | | | | | |
| 025-182-13 | Project Homekey 1591 Casa Buena Dr Permanent Supportive Housing | C-3 Highway Commercial | 0.30 | N/A0.39 | N/A | 1948 | 18 | 0 | 0 | 18 | Motel |
| Fairfax | | | | | | | | | | | |
| 174-200- 03 | Victory Senior Village 2626 Sir Francis Drake Blvd Assisted Living Facility | UR-7 Upland Residential | 2.06 | N/A | | | 54 | 0 | 0 | 54 | Existing Use: School |
| 002-112-13 | 6, 8, 10, 12 School Street Live/Work Units | Proposed: PDD Planned Development | 1.90 | N/A0.22 | 1.92 | 1983 | 6 | 4 | 2 | 12 | Commercial Retail shopping center |

| | | | | | | | | |
|--|-----------------------------------|------------------------|------------------------|------------------------|--|--|--|--|
| | <u>Range</u> | <u>0.00 – 0.75</u> | <u>0.08 – 2.80</u> | <u>1900 – 1994</u> | | | | |
| | <u>Average</u> | <u>0.32</u> | <u>1.17</u> | <u>1954</u> | | | | |
| | <u>Criteria (75th Percentile)</u> | <u>0.40</u> | <u>1.54</u> | <u>1972</u> | | | | |

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. All aforementioned considerations were then coded in Table ~~C-4 XXX~~ (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:

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
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.
- 4.7. **Building/Land Value (BLV)² Ratio:** 1.54 and under

Sites that meet criteria #1, #2, or #3, or—and sites that meet two or more of the remaining four criteria (#4 through #7) are included in the sites inventory.

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.

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

¹ FAR = Floor-area ratio (building area/land area)

² BLV = assessed improvement value/assessed land value

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
-

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 | Realistic Entitled Density (du/ac) | |
|--|--|--|---|---------------------------------|-----------------|-----------------|----------------------|----------------------------|--------------|----------------|--------------------|------------------------------------|-----------------|
| | | | | | | | | Lower | Mod | Above Mod | | | |
| San Rafael | | | | | | | | | | | | | |
| 165-220-06 165-220-07 | Los Gamos | Neighborhood Commercial MXD | PD | Vacant | 10.24 | 24.2 | 247 | 23 | 0 | 169 | 192 | 19 | 79% |
| 011-278-01 011-278-02 | 703 3rd St | DMU | T6MS-70/90 | Commercial Buildings | 0.63 | 72 | 45 | 9 | 3 | 126 | 138 | 219 | 304% |
| 011-265-02 | 999 3rd St | DMU | T5N-50/70 | Former PG&E Yard | 0.34 | 72 | 24 | 67 | 0 | 0 | 67 | 197 | 274% |
| 008-082-52 | 3301 Kerner | Community Commercial MXD | CCIO | Former Office Building | 0.94 | 43.5 | 40 | 44 | 0 | 0 | 44 | 47 | 108% |
| 014-192-12 | 190 Mill | HDR | HR1 | Vacant | 0.33 | 43.5 | 44 | 32 | 0 | 0 | 32 | 97 | 223% |
| 008-092-02 | 88 Vivian | Neighborhood Commercial MXD | NC | Bowling Alley | 2.40 | 24.2 | 58 | 7 | 0 | 63 | 70 | 29 | 120% |
| 179-041-27 179-041-28 | 350 Merrydale | Community Commercial MXD | 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) | HDR and Office | HR1 | Hotel UPS Store | 6.94 0.6 | 43.5 | 301 | 14 | 0 | 122 | 136 | 18 | 41% |
| 011-245-40 | 104 Shaver | DMU | T4N 40/50 | SF House | 0.14 | 43 | 6 | 1 | 0 | 6 | 7 | 50 | 116% |
| 012-073-04 | 1309 2nd St | DMU | T4N 40/50 | SF House | 0.07 | 43 | 3 | 0 | 0 | 2 | 2 | 28.5 | 66% |
| 021-075-03 | 1215 2nd St | DMU | T4N 40/50 | Office | 0.11 | 43 | 4 | 0 | 0 | 3 | 3 | 27 | 63% |
| 011-074-05 011-074-04 | Between 1550 & 1554 Lincoln | HDR | HR-1 | Vacant | 0.26 | 43.5 | 5 | 1 | 0 | 9 | 10 | 38.5 | 89% |
| 010-291-67 | 10 East Crescent | HDR | HR-1.8 | Vacant | 0.23 | 43.5 | 10 | 0 | 0 | 4 | 4 | 17 | 39% |
| 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 Building and Parking Lot | 0.85 | 2.00 (FAR) | 1.7 ac | 6 | | 26 | 32 | 1.66 (FAR) | 98% |
| 157-970-03 | <u>Hamilton Village</u> 802 State Access Road | Community Facilities | Planned District | Vacant | 4.70 | 20 | 94 | 8 | 7 | 60 | 75 | 15.9 | 80% |
| | | | | | | | | | | | | Average | 85% |

Sites to Meet the RHNA

Site selection to meet the RHNA includes both underutilized and vacant sites. 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 residential uses provide the opportunity for significant capacity increases.

Underutilized Sites

Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners.

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 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.

Suitability of non-vacant sites

The County’s RHNA for the 6th-cycle Housing Element is accommodated primarily on nonvacant sites. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a “ripeness” for private redevelopment. The following criteria were used to determine the suitability of non-vacant sites:

2. **Interest:** Developer interest or property owner interest to redevelop site.
3. **Vacant/Minimal Improvements:** Vacant lots, vacant lot, parking lots, or open storage that includes only minimal to no existing improvements on site.
4. **Public Ownership:** Property under county or state ownership
5. **Existing Use:** Existing uses that are similar to uses that have been recycled (Industrial/industrial; Commercial/commercial; Office/office; Storage/storage; Residential/single family residential)
6. **Age:** Buildings 50-50 years and older (1972)
7. **Building Intensity (Floor Area Ratio, FAR)³:** Low existing FAR under 0.35-40.
8. **Building/Land Value (BLV) Ratio⁴:** Lower than 2.00-1.54

FAR = building area/land area

BLV = improvement value/land value

Sites that meet criteria #1 OR #2 OR #3 are included in the sites inventory; sites that meet two or more of the remaining four criteria (#4 through #7) are included due to trends exhibited in the region as shown in Table C-1.

³ FAR = Floor area ratio (building area/land area)

⁴ BLV = assessed improvement value/assessed land value

Pursuant to Assembly Bill 1307, Table xxx (detailed site inventory) describes substantial evidence that the existing use does not constitute an impediment for additional residential use on the site.

| Table C-1: Recent Development Trends Jurisdiction | APN | Address | Year Built | BLV | FAR | Application | Total Units Proposed | Notes |
|--|------------|-------------------|-----------------------|-------------|------------|--------------------|-------------------------------------|--|
| Novato | 141-282-07 | 1107 GRANT AVE | 1907 | 2.77778E-07 | 0.748413 | N/A | 32 | Existing Use: Industrial building (vacant) Proposed Development: -20% affordable -26 moderate; 3 low; 3 v low |
| Novato | 157-980-05 | 970 C STREET | N/A | 8.62893E-07 | 0 | N/A | 38 | Existing Use: Vacant commercial proposing alternate affordable 28 moderate; 10 low; |
| San Rafael | 014-192-12 | 190 MILL ST | 1900 | 2.91279E-06 | 0 | Approved | 32 | Existing Use: Office building Extremely low — approved by right after adoption of General Plan and Zoning Map amendments |
| Novato | 143-011-05 | 7530 REDWOOD BLVD | N/A | 0.027505916 | 0 | Approved | 178 | Existing Use: Vacant commercial 153 above moderate; 7 low; 18 v low |
| Novato | 153-162-70 | N/A | 1962 | 0.074905567 | 0 | N/A | 32 | Existing Use: RV storage subject to 20% affordable 29 moderate; 3 low |
| San Rafael | 011-245-40 | 104 SHAVER ST | 1948 | 0.333333333 | 0.209291 | Approved | 7 | Existing Use: Single family home 6 above moderate; 1 v low |
| San Anselmo | 007-284-08 | 45 ROSS AVE | 1974 | 0.439024712 | 0.346606 | Approved | 5 | Existing Use: Single family home with detached garage and storage structure 5 above moderate |
| San Rafael | 012-073-04 | 1309 SECOND ST | 1966 | 0.666665639 | 0.351701 | Approved | 3 | Existing Use: Residential 3 above moderate |
| Ross | 072-023-27 | 2 CREST RD | N/A | 0.666666667 | 0.128312 | Approved | 2 | Existing Use: Residential 1 above moderate; 1 v low |
| San Anselmo | 007-211-20 | 16 TAMALPAIS AVE | 1956 | 1.415368114 | 0.2304 | N/A | 2 | Existing Use: Residential 2 above moderate |
| San Rafael | 011-232-10 | 21 G ST | 1947 | 1.986446909 | 0 | Approved | 8 | Existing Use: Residential 7 above moderate; 1 low |
| | | | | | | | | |

| | | Average | 1953 | 0.5 | 0.33 | | | |
|--|--|---------|------|-----|------|--|--|--|
| | | | | | | | | |
| | | | | | | | | |

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 Center 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.

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. 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.

Parcel Listing of Sites

The sites inventory is shown in **Table C-43**. **Table C-23** 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-43**. The sites are also shown geographically in **Figure C-1**. The Site ID shows the potential for consolidation.

Table C-32: 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 Coastal 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 |

Figure C- 1: Sites Inventory

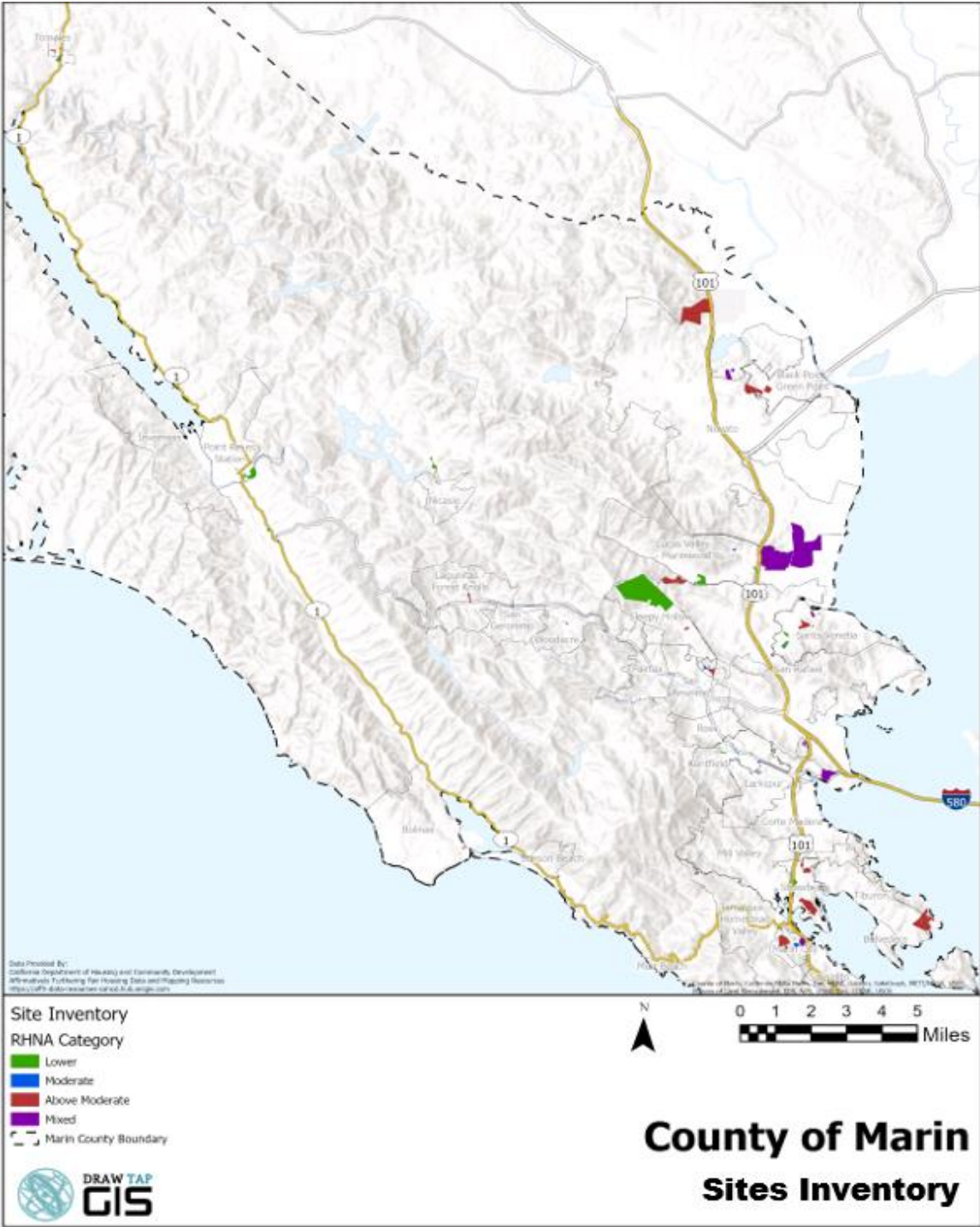


Table C-4-3: Residential Sites Inventory by Community

| Board of Supervisor District, Strategy, and Site Name | APN | Acres (<u>Developable</u>) | Address | Existing GP/Zoning | Density Allowance (du/ac) | Used in Previous HE? | Housing Units by RHNA Income Categories | | | | Criteria <u>and Status</u> |
|---|------------|---------------------------------|------------------------------|--------------------|---------------------------|----------------------|---|----------|----------------|-------|--|
| | | | | | | | Lower | Moderate | Above Moderate | Total | |
| North Marin | | | | | | | | | | | |
| Blackpoint-Greenpoint | | | | | | | | | | | |
| Vacant Sites | | | | | | | | | | | |
| Vacant Blackpoint (Olive Ave) | 143-110-31 | 55.2 (<u>19.0</u>) | 300 Olive Ave, Blackpoint | SF3/ARP-2 | 4 | No | 0 | 0 | 58 | 58 | Meets Criteria #2, 7 Existing Use - Vacant; Building-to-Land Value <u>Ratio: -0.00</u> |
| Underutilized Sites | | | | | | | | | | | |
| Greenpoint Nursery | 153-190-24 | 19.6 (<u>3.5</u>) | 275 Olive Ave, Blackpoint | AG1/ARP-60 | 16 | No | 0 | 0 | 53 | 53 | Meets Criteria #2, 7 Existing Use - Wetlands/Vacant with nursery on corner; Building-to-Land Value <u>Ratio: -0.00</u> |
| 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 BLV: 0.00 |
| | 164-471-65 | 1.9 | 155 Marinwood Ave, Marinwood | GC/CP | 30 | 4th & 5th | 0 | 0 | 0 | 0 | Meets Criteria #4, 5 Existing Use - Grocery store, built 1959; GP Housing Overlay; Building-to-Land Value <u>Ratio: -3.91</u> |
| | 164-471-69 | 1.1 | 175 Marinwood Ave, Marinwood | GC/CP | 30 | 4th & 5th | 34 | 0 | 0 | 34 | Meets Criteria #4, 5 Existing Use - Office park low, GP Housing Overlay; Age: built 60 years old (built 1962) |
| | 164-471-70 | 1.5 | 197 Marinwood Ave, Marinwood | GC/CP | 30 | 4th & 5th | 30 | 0 | 0 | 30 | Meets Criteria #4, 6, 7 Existing Use - Large format standalone commercial; GP Housing Overlay; |

| 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 | |
| | | | | | | | | | | | <p>————Floor Area Ratio: 0.00;</p> <p>- Building-to-Land Value Ratio:- 1.54</p> |
| Dixie School District Properties (Marinwood Plaza adjacent) | 164-471-71 | 0.2 | Marinwood Ave, Marinwood | GC/CP | 30 | 4th & 5th | 7 | 0 | 0 | 7 | <p>Meets Criteria #2, 4</p> <p>- Existing Use - Storage facility; GP Housing Overlay</p> |
| | 164-471-72 | 0.3 | Marinwood Ave, Marinwood | GC/CP | 30 | 4th & 5th | 13 | 0 | 0 | 13 | <p>Meets Criteria #2, 4</p> <p>- Existing Use - Storage facility; GP Housing Overlay</p> |
| Office Building | 164-481-10 | 2.4 | 7 Mt Lassen Dr, Lucas Valley | GC/CP | 30 | No | 58 | 0 | 0 | 58 | <p>Meets Criteria #4, 6, 7, 5, 6</p> <p>————Existing Use – Office Park, Low;</p> <p>————Floor Area Ratio: 0.310;</p> <p>————Building-to-Land Value Ratio</p> <p>- BLV: 1.45</p> |
| 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 | <p>Meets Criteria #2, 3</p> <p>- Existing Use - County juvenile hall facility, offices, and open field.</p> |
| Religious Sites | | | | | | | | | | | |
| Carmelite Monastery of the Mother of God | 164-290-80 | 3.2 | 530 Blackstone Dr, Santa Venetia | PR/RMP-0.1 | 20 | No | 0 | 32 | 0 | 32 | <p>Meets Criteria #2, 45</p> <p>————Existing Use - Religious center (parking lot only);</p> <p>- Age: 57 Years; b_uilt 1965</p> |
| Other⁵ - North Marin | | | | | | | | | | | |
| Vacant Sites | | | | | | | | | | | |
| Buck Center Vacant Property | 125-180-79 | 97.3 (XXX24.3) | Redwood Hwy, Blackpoint | AG1/A60 | 1 | No | 0 | 0 | 24 | 24 | <p>Meets Criteria #2</p> <p>XXXX</p> |
| | 125-180-85 | 136.5 (XXX12.2) | Redwood Hwy, Blackpoint | AG1/A60 | 20 | No | 0 | 0 | 225 | 225 | <p>Meets Criteria #2</p> <p>XXXX</p> |
| Underutilized Sites | | | | | | | | | | | |

⁵ 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 (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 | |
| 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 #3, 4, 6, 4, 5, 7 Existing Use - Rural residential lot, SF detached Age: 90 Years ; built 1932; Building-to-Land Value Ratio - BLV: 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, 3, 5, 6 Existing Use - Rural residential lot, SF detached Age: 96 Years ; built 1926; Building-to-Land Value Ratio - BLV: 0.54 |
| 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, 3, 4, 6 Existing Use - Rural residential lot, SF detached Age: 86 Years ; built 1939; Building-to-Land Value Ratio - BLV: 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 | 102-062-01 | 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 | 7 | No | 0 | 0 | 13 | 13 | Meets Criteria #2 |

| 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 | | | | | | | | | | | |
| Tomales Catholic Church | 102-080-23 | 1.3 | 26825 State Route 1, Tomales | C-NC/C-VCR-B1 | 20 | No | 0 | 13 | 0 | 13 | Meets Criteria #2, 7 Existing Use – Religious center (Parking Lot); <u>Building-to-Land Value Ratio</u> - <u>BLV</u> : 0.62 |
| Underutilized Sites | | | | | | | | | | | |
| Tomales Nursery | 102-051-09 | 0.3 | 27235 State Route 1 | C-NC/C-VCR-B1 | 20 | No | 0 | 0 | 3 | 3 | Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value <u>Ratio</u> : -0.16 |
| | 102-051-08 | 0.3 | 27235 State Route 1 | C-NC/C-VCR-B1 | 20 | No | 0 | 0 | 3 | 3 | Meets Criteria #5, 7 Existing Use - Estate lot SF detached, built 1931; Building-to-Land Value <u>Ratio</u> : -0.59 |
| Tomales | 102-051-07 | 0.6 | 200 Valley Ave, Tomales | C-NC/C-VCR-B1 | 20 | No | 0 | 0 | 6 | 6 | Meets Criteria #4, 7 Existing Use - Rural residential lot SF detached, built 1990; Building-to-Land Value <u>Ratio</u> : -0.59 |
| Tomales | 102-075-09 | 0.5 | 29 John St, Tomales | C-NC/C-VCR-B1 | 20 | No | 0 | 0 | 5 | 5 | Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached, built 1924; Building-to-Land Value <u>Ratio</u> : 0.22 |
| Central Coastal West Marin (Point Reyes Station, Inverness) | | | | | | | | | | | |
| Underutilized Sites | | | | | | | | | | | |
| Inverness Underutilized Residential | 112-143-04 | 0.2 | 30 Balmoral Way, Inverness | C-SF3/C-RSP-1 | 7 | No | 0 | 0 | 2 | 2 | Meets Criteria #2, 4, 5, 7 Existing Use - Large lot SF detached; <u>Building-to-Land Value Ratio</u> : 0.00; <u>Vacant</u> |
| | 112-143-05 | 0.2 | 40 Balmoral Way, Inverness | C-SF3/C-RSP-1 | 7 | No | 0 | 0 | 2 | 2 | Meets Criteria #4, 5, 7 Existing Use - Large lot SF detached, built 1904; Building-to-Land Value <u>Ratio</u> : 0.73 |
| | 112-143-06 | 0.2 | 50 Balmoral Way, Inverness | C-SF3/C-RSP-1 | 7 | No | 0 | 0 | 2 | 2 | Meets Criteria #2, 4, 5, 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 - Large lot SF detached; <u>Building-to-Land Value Ratio: 0.00; Vacant</u> |
| Inverness Underutilized Residential | 112-143-03 | 0.2 | 20 Balmoral Way, Inverness | C-SF3/C-RSP-1 | 7 | No | 0 | 0 | 2 | 2 | Meets Criteria #4, 5, 7 Existing Use - Large lot SF detached, built 1913; <u>Building-to-Land Value- Ratio: 0.25</u> |
| Inverness Underutilized Residential | 112-144-28 | 0.3 | 55 Balmoral Way, Inverness | C-SF3/C-RSP-1 | 7 | No | 0 | 0 | 2 | 2 | Meets Criteria #4, 7 Existing Use - Estate lot sf detached, built 1988; <u>Building-to-Land Value- Ratio: 0.75</u> |
| Inverness Underutilized Residential | 112-143-07 | 0.4 | 60 Balmoral Way, Inverness | C-SF3/C-RSP-1 | 7 | No | 0 | 0 | 2 | 2 | Meets Criteria #4, 67 Existing Use - Estate lot sf detached, <u>Floor Area Ratio: 0.01</u> built 1983; <u>Building-to-Land Value- 7.41</u> |
| Inverness Underutilized Residential | 112-144-25 | 0.3 | 75 Balmoral Way, Inverness | C-SF3/C-RSP-1 | 7 | No | 0 | 0 | 2 | 2 | Meets Criteria #4, 5, 7 Existing Use - Estate lot sf detached, built 1909; <u>Building-to-Land Value- Ratio: 0.87</u> |
| 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, 73, 4, 6 Existing Use - Low intensity strip commercial, Age: 69; built 1953; <u>Building-to-Land Value Ratio: - BLV: 0.68</u> |
| Pt. Reyes Village Red/Green Barn | 119-198-05 | 1.5 | 510 Mesa Rd, Pt. Reyes Station | C-NC/C-VCR-B2 | 20 | No | 24 | 0 | 0 | 24 | Meets Criteria #2, 67 Existing Use - Barn; <u>Building-to-Land Value Ratio: - BLV: 0.82</u> |
| Public Sites | | | | | | | | | | | |
| 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 | Meets Criteria #2, 3 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 | Meets Criteria #2, 3 Existing Use - Vacant public property |

| 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 | |
| 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 | 25 | 0 | 0 | 25 | Meets Criteria #3, 4, 5 - Existing Use - Large format standalone commercial (vacant) - Age: 108; built 1914; - Potential rehabilitation of historic building |
| Religious Sites | | | | | | | | | | | |
| 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 | 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– <u>Ratio</u> : 0.65 |

| 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 | |
| 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 #3, 64, 6 Existing Use - Large format standalone commercial; Floor Area Ratio: 0.18 - BLV: 1.71 |
| Office - Lagunitas (Upper Floors and Rear Prop) | 168-192-28 | 1.3 | 7282 Sir Francis Drake Blvd, Lagunitas | GC/CP | 20 | No | 10 | 0 | 4 | 14 | Meets Criteria #4, 5, 73, 4, 6 Existing Use - Commercial recreation facility Age: 97 Years; built 1925; Building-to-Land Value Ratio: - BLV: 0.90 |
| Religious Sites | | | | | | | | | | | |
| Saint Cecilia Church | 168-183-04 | 0.9 | 428 W. Cintura, Lagunitas | SF4/R1-B3 | 30 | No | 16 | 0 | 0 | 16 | Meets Criteria #2 Existing Use - Religious center (Parking Lot Only) |
| Presbyterian Church San Geronimo | 169-101-21 | 0.8 | 6001 Sir Francis Drake Blvd, San Geronimo | SF5/R1-B2 | 20 | No | 0 | 15 | 0 | 15 | Meets Criteria #2 Existing Use - Religious center (parking lot only); Building-to-Land Value - 11.72 |
| Underutilized Sites | | | | | | | | | | | |
| Residential next to Forest Knolls Trailer Park | 168-131-04 | 6.5 | 6760 Sir Francis Drake Boulevard, Forest Knolls | SF3/RA-B4 | 20 | No | 0 | 0 | 8 | 8 | Meets Criteria #4, 5, 7 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 (XX2.2) | 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 | 20 | No | 0 | 10 | 0 | 10 | Meets Criteria #3, 5 Public Ownership Existing Use - Fire station, built 1940s |
| | 172-111-02 | 0.8 | 33 Castle Rock, Woodacre | SF5/R1-B2 | 20 | No | 0 | 0 | 0 | 0 | Existing Use - Fire station, built 1940s (facilities to remain) |

| 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 | |
| | 172-104-02 | 1.4 | 33 Castle Rock, Woodacre | SF5/R1-B2 | 20 | No | 0 | 0 | 0 | 0 | Existing Use - Fire station facility (access road to remain) |
| Vacant Sites | | | | | | | | | | | |
| Vacant Nicasio | 121-080-05 | 0.2 | 4449 Nicasio Valley Rd, Nicasio | NC/RMPC-1 | 20 | No | 0 | 0 | 4 | 4 | Meets Criteria #2 |
| 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, 4, 6 Existing Use - Estate Lot SF, detached Age: 51 Years; built 1971; Building-to-Land Value Ratio: BLV: 0.61 |
| Downtown Project | 193-061-03 | 1.8 | 31 Wharf Rd, Bolinas | C-SF5/C-RA-B2 | 0 | No | 0 | 0 | 8 | 8 | 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, 6, 7 Existing Use - Vacant Building-to-Land Value Ratio: 0.00 |
| 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 | 0.0 | 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 | 20 | No | 0 | 0 | 5 | 5 | Meets Criteria #3, 4 Existing Use - Non urban civic |
| Vacant 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 | |
| Stinson Beach Community Center - Vacant | 195-211-05 | 0.9 | 10 Willow Ave, Stinson Beach | C-SF6/C-R1 | 7 | No | 0 | 0 | 5 | 5 | Meets Criteria #2 |
| Other ⁶- 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 |
| Religious Sites | | | | | | | | | | | |
| Olema Catholic Church | 166-181-01 | 2.4 | 10189 State Route 1, Olema | C-NC/C-VCR | 20 | No | 24 | 0 | 0 | 24 | Meets Criteria #2 - Existing Use - Religious center (Parking Lot only) |
| Underutilized Sites | | | | | | | | | | | |
| Olema Commercial | 166-202-01 | 1.0 | 10002 State Route 1, Olema | C-NC/C-VCR | 20 | 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 Commercial | 166-213-01 | 0.5 | 9870 State Route 1, Olema | C-NC/C-VCR | 20 | 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 Commercial | 166-213-02 | 1.0 | 9840 State Route 1, Olema | C-NC/C-VCR | 20 | No | 0 | 10 | 0 | 10 | Meets Criteria #4, 5, 7 |

⁶ 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.

| 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 1915; Building-to-Land Value <u>Ratio:-</u> 0.29 |
| Olema Commercial | 166-202-04 | 1.1 | 9950 Sir Francis Drake Blvd, Olema | C-NC/C-VCR | 20 | No | 0 | 11 | 0 | 11 | Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial; <u>built 1881; Building-to-Land Value Ratio: 0.96</u> |
| 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 (XX55.0) | St. Vincent Dr, Santa Venetia | PD/A2 | 20 | 4th & 5th | 440 | 0 | 240 | 680 | |
| Church of Jesus Christ | 180-272-03 | 3.5 | 220 N San Pedro Rd, Santa Venetia | SF5/A2-B2 | 20 | No | 35 | 0 | 0 | 35 | Meets Criteria #2 - Existing Use - Religious center (Parking Lot only) |
| Congregation Rodef Shalom Marin | 180-281-34 | 2.0 | 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 | 1.2 | 180 N San Pedro Rd, Santa Venetia | SF5/A2-B2 | 20 | No | 10 | 0 | 0 | 10 | Meets Criteria #2 - Existing Use – Religious center (Parking Lot only) |
| | 180-281-21 | 1.6 | 200 N San Pedro Rd, Santa Venetia | SF5/A2-B2 | 20 | No | 13 | 0 | 0 | 13 | Meets Criteria #2 - Existing Use - Religious center (Parking Lot only) |
| | 180-281-25 | 0.9 | 210 N San Pedro Rd, Santa Venetia | OC/AP | 20 | No | 13 | 0 | 0 | 13 | Meets Criteria #2 - Existing Use - Religious center (Parking Lot only) |

| 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 | |
| McPhail School | 180-151-18 | 4.3 | 1565 Vendola Dr, Santa Venetia | PF-SF6/PF-RSP-4.36 | 0 | 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 | 4 | 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 | 28 | 28 | Meets Criteria #1 |
| Vacant Santa Venetia | 179-332-19 | 1.0 | 179-332-19 (Edgehill Way), Santa Venetia | SF6/R1 | 7 | No | 0 | 0 | 3 | 3 | Meets Criteria #2 |
| Vacant Bayhills Drive | 180-333-01 | 1.5 | Bayhills Drive, Santa Venetia | PR/RMP-1 | 8 | 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 <u>Developer/Property Owner Interest Existing Use-Parking Lot; combined with College of Marin Commercial Frontage site below</u> - Developer/Property Owner Interest |
| | 071-132-12 | 0.3 | | PF/PF | 30 | No | 7 | 0 | 0 | 7 | |
| College of Marin Parking Lot | 074-092-11 | 0.2 | 139 Kent Ave, Kentfield | PF/PF | 20 | No | 3 | 0 | 0 | 3 | |
| | 074-181-18 | 2.7 | | PF/PF | 20 | No | 48 | 0 | 0 | 48 | |

| 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 | |
| | 074-092-17 | 0.2 | | PF/PF | 20 | No | 2 | 0 | 0 | 2 | - Existing Use—Parking lot; combined with College of Marin (Commercial Frontage) site below. |
| 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, 7 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 | 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 #3, 4, 5, 7 Existing Use - Large format standalone 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 | |
| | | | | | | | | | | | - Age: 76 Years; built 1946 - Building-to-Land Value Ratio: BLV:-0.17 |
| | 071-191-48 | 0.2 | 700 Sir Francis Drake Blvd, Kentfield | SF6/R1 | 30 | No | 5 | 0 | 0 | 5 | Meets Criteria #4, 73 - 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, 3 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, 73 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, 43 Vacant; Existing Use - Low intensity strip commercial |
| 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, 73 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 #3, 64, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: - BLV:-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, 73 |

| 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 - Low intensity strip commercial; Building-to-Land Value Ratio:- 1.00 |
| 25 Bayfield (Kentfield) | 022-071-01 | 0.4 | 25 Bayview Rd, Kentfield | MF3/RMP-6 | 10 | No | 0 | 0 | 3 | 3 | Meets Criteria #4, 5, 73 Existing Use - Estate lot sf detached, built 1910; Building-to-Land Value Ratio:- 0.29 |
| Religious Sites | | | | | | | | | | | |
| Kentfield Catholic Church | 022-010-21 | 1.4 | 215 Bon Air Rd, Kentfield | PF-SF5/R1-B2 | 30 | No | 0 | 14 | 0 | 14 | Meets Criteria #23 Existing Use - Religious center (parking lot only); Building-to-Land Value - 2.17 |
| Other-⁷ Central Marin | | | | | | | | | | | |
| Credit | | | | | | | | | | | |
| Albion Monolith | 018-087-13 | 0.5 | 33 Albion St, California Park | MF3/RMP-9 | 0 | No | 1 | 0 | 8 | 9 | Meets Criteria #4, 5, 73, 4, 6 Existing Use - Rural residential lot SF detached Age: 84 Years; built 1938; Building-to-Land Value Ratio: BLV: 0.34 |
| | 018-087-14 | 1.2 | 37 Albion St, California Park | MF3/RMP-9 | 0 | No | | | | | Meets Criteria #4, 5, 73, 4, 6 Existing Use - Rural residential lot SF detached Age: 92 Years; built 1930; Building-to-Land Value Ratio: BLV: 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 | Meets Criteria #2 - Existing Use - Non-urban civic, vacant |
| Vacant Sites | | | | | | | | | | | |

⁷ 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 (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 | |
| 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 | 20 | 20 | Meets Criteria #2 GP Housing Overlay |
| | 018-074-16 | 0.8 | Woodland Ave, California Park | MF2/RSP-4 | 30 | No | 30 | 0 | 0 | 30 | Meets Criteria #2 |
| | 018-081-04 | 0.4 | 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 | 8 | No | 0 | 0 | 1 | 1 | Meets Criteria #2 |
| | 018-085-23 | 0.4 | Auburn St, California Park | MF2/RSP-4 | 8 | No | 0 | 0 | 17 | 17 | Meets Criteria #2 |
| | 018-083-09 | 0.1 | Auburn St, California Park | MF2/RSP-4 | 8 | No | 0 | 0 | 2 | 2 | Meets Criteria #2 |
| | 018-082-13 | 0.5 | Auburn St, California Park | MF2/RSP-4 | 8 | No | 0 | 0 | 3 | 3 | Meets Criteria #2 |
| | 018-084-12 | 1.0 | Auburn St, California Park | MF2/RSP-4 | 8 | No | 0 | 0 | 2 | 2 | Meets Criteria #2 |
| Lucas Valley Environs Vacant | 164-280-35 | 54.2 (3.5) | 1501 Lucas Valley Road, Lucas Valley Environs | AG1/A60 | 7 | 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 | | | | | | | | | | | |
| Sacramento/San Anselmo Properties | 177-203-03 | 0.7 | 4 Sacramento Ave, Sleepy Hollow | SF6/R1 | 30 | No | 16 | 0 | 0 | 16 | Meets Criteria #3, 64, 7 Existing Use – Apartment; Building-to-Land Value Ratio: BLV: 1.53 |

| 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 | |
| | 177-203-04 | 0.8 | 404 San Francisco Blvd, Sleepy Hollow | SF6/R1 | 30 | No | 18 | 0 | 0 | 18 | Meets Criteria #4, 73, 6 Existing Use – Multiple SF detached units; Building-to-Land Value Ratio: - BLV: 1.16 |
| | 177-220-41 | 0.3 | San Francisco Blvd, Sleepy Hollow | 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, Sleepy Hollow | SF6/R1 | 30 | No | 15 | 8 | 0 | 23 | Meets Criteria #3, 4, 64, 5, 7 Existing Use – Rural residential lot SF detached; - Age: 97 Years; built 1925; Building-to-Land Value Ratio: - BLV: 0.58 |
| Religious Sites | | | | | | | | | | | |
| Subud California | 177-202-08 | 2.6 | 100 Sacramento Ave, Sleepy Hollow | PR/RMP-0.1 | 20 | 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 | 30 | 4th & 5th | 25 | 0 | 0 | 25 | Meets Criteria #4, 5, 73, 4, 6 Existing Use - Low intensity strip mall - Age: 57 Years; built 1965; Building-to-Land Value Ratio: - BLV: 1.13 |
| | 174-011-36 | 0.5 | 2400 Sir Francis Drake Blvd, Unincorporated Fairfax | GC/C1 | 30 | 4th & 5th | 11 | 0 | 0 | 11 | Meets Criteria #3, 64, 7 Existing Use - Low intensity strip mall; Building-to-Land Value Ratio: - BLV: 0.38 |
| School Sites | | | | | | | | | | | |
| Hidden Valley Elementary School Vacant Area | 177-011-13 | 0.6 | Fawn Dr, Sleepy Hollow | PF-SF4/PF-RSP-2 | 8 | No | 0 | 0 | 5 | 5 | Meets Criteria #2 |

| Board of Supervisor District, Strategy, and Site Name | APN | Acres <u>(Develop-able)</u> | Address | Existing GP/Zoning | Density Allowance (du/ac) | Used in Previous HE? | Housing Units by RHNA Income Categories | | | | Criteria <u>and Status</u> |
|---|------------|--------------------------------|---|--------------------|---------------------------|----------------------|---|----------|----------------|-------|--|
| | | | | | | | Lower | Moderate | Above Moderate | Total | |
| | | | | | | | | | | | Existing Use - Vacant school property |
| San Domenico School | 176-300-30 | 522.4 <u>(2.4)</u> | 1500 Butterfield Rd, Sleepy Hollow | PR/RMP-0.1 | 30 | No | 50 | 0 | 0 | 50 | Meets Criteria #1, 67 -----Property owner interest - Age: 58 Years ; built 1964 |
| 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 | 0 | 23 | 23 | 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 | 89 | 89 | Meets Criteria #1, 5, 7 Existing Use - Non closed seminary college , built 1959; Building-to-Land Value- <u>Ratio:</u> 0.04 |
| | 043-261-26 | 25.1 | 300 Storer Dr, Strawberry | MF2/RMP-2.47 | 0 | 4th | | | | | Meets Criteria #1, 7 Existing Use - Non urban civic; Building-to-Land Value <u>Ratio:-</u> 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 <u>Ratio:</u> -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 <u>Ratio:-</u> 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 <u>Ratio:-</u> 0.51 |

| 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 | |
| | 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 <u>Ratio</u> :- 0.07 |
| Commercial Center Mixed Use Sites | | | | | | | | | | | |
| Strawberry Village Center (North of Belvedere Dr) | 043-321-03 | 9.1 | 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 #43, 67 - Existing Use - Commercial center (excludes In-N-Out); <u>Building-to-Land Value Ratio</u> : - <u>BLV</u> : 0.38 |
| Public Sites | | | | | | | | | | | |
| Strawberry Recreation District Site | 043-361-54 | 3.1 | Redwood Hwy Frontage Rd, Strawberry | MF4/RMP-12.1 | 30 | No | 46 | 0 | 0 | 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 | 1.5 | 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 <u>Ratio</u> - 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 - <u>Commercial office building</u> <u>Vacant</u> |
| | 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 |

| 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 | |
| | 052-371-06 | 0.3 | 150 Shoreline Hwy, Strawberry | GC/CP | 0 | 4th | | | | | Meets Criteria #4 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 | 0 | 4th | | | | | Meets Criteria #4 Existing Use -Low intensity strip commercial, built 1975; Building-to-Land Value 3.35 |
| 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 | | | | | | | | | | | |
| Peace Lutheran Church | 052-062-05 | 2.7 | 205 Tennessee Valley Rd, Tamalpais | SF6/RA-B1 | 20 | No | 20 | 0 | 0 | 20 | Meets Criteria #2, 54 Existing Use – Religious center (parking lot only); Age: 63 Years; built 1959 |
| Cornerstone Community Church of God | 052-140-38 | 0.4 | 626 Drake Ave, Marin City | NC/RMPC | 20 | No | 0 | 4 | 0 | 4 | Meets Criteria #2 Existing Use – Religious center (parking lot only), built 1988; Building-to-Land Value – 81.05 |
| Commercial Center Mixed Use Sites | | | | | | | | | | | |
| Marin Gateway Center | 052-490-08 | 4.2 | 190 Donahue St, Marin City | GC/CP | 30 | 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 #3, 4, 5 Existing Use - Large format standalone commercial Age: 55 Years; built 1967 |
| Vacant Sites | | | | | | | | | | | |

| Board of Supervisor District, Strategy, and Site Name | APN | Acres <u>(Developable)</u> | Address | Existing GP/Zoning | Density Allowance (du/ac) | Used in Previous HE? | Housing Units by RHNA Income Categories | | | | Criteria <u>and Status</u> |
|---|------------|-------------------------------|-----------------------------|---------------------|---------------------------|----------------------|---|----------|----------------|-------|---|
| | | | | | | | Lower | Moderate | Above Moderate | Total | |
| Donahue Highlands (formerly LiBao) | 052-140-33 | 49.2 <u>(24.6)</u> | Off Donahue St., Marin City | PR/RMP-0.5 | <u>251</u> | No | 0 | 0 | 25 | 25 | Meets Criteria #2 |
| School Sites | | | | | | | | | | | |
| MLK Academy School Site | 052-140-39 | 8.4 | 610 Drake Ave, Marin City | PF/PF | 20 | No | 0 | 63 | 0 | 63 | Meets Criteria #3 <u>Publicly-owned</u> Elementary School |
| Other⁸ - Southern Marin | | | | | | | | | | | |
| Vacant Sites | | | | | | | | | | | |
| Pan Pac Ocean Site | 034-012-21 | 1.6 | Eagle Rock Rd, Strawberry | PR/RMP-0.2 | 16 | No | 0 | 0 | 3 | 3 | Meets Criteria #2 |
| | 034-012-27 | 8.4 | Eagle Rock Rd, Strawberry | PR/RMP-0.2 | 16 | No | 0 | 0 | 17 | 17 | Meets Criteria #2 |
| | 034-012-28 | 1.2 | Eagle Rock Rd, Strawberry | PR/RMP-0.2 | 16 | No | 0 | 0 | 2 | 2 | Meets Criteria #2 |
| | 034-012-29 | 5.0 | Eagle Rock Rd, Strawberry | PR/RMP-0.2 | 16 | No | 0 | 0 | 10 | 10 | Meets Criteria #2 |
| <u>Credit</u> | | | | | | | | | | | |
| Martha Company | 059-251-05 | 109. <u>457</u> | 059-251-05 | PR, SF6/R1,RMP -0.2 | <u>N/A</u> | <u>No</u> | 0 | 0 | 43 | 43 | Meets Criteria #2 |

⁸ 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.

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