
APPENDIX C: SITES INVENTORY

Suitability of Nonvacant Sites

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

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

Residential Underutilized Sites

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

Nonresidential Underutilized Sites

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

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

Table C- 1: Recent Development Trends

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

Large and Small Sites

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

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

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

Realistic Capacity

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

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

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

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

Densities to Accommodate the Lower Income Housing

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

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

Parcel Listing of Sites

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

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

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

Table C- 2: Unincorporated County CDPs by Community

Community Name	CDPs Included
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 City	Marin City

Figure C- 1: Sites Inventory

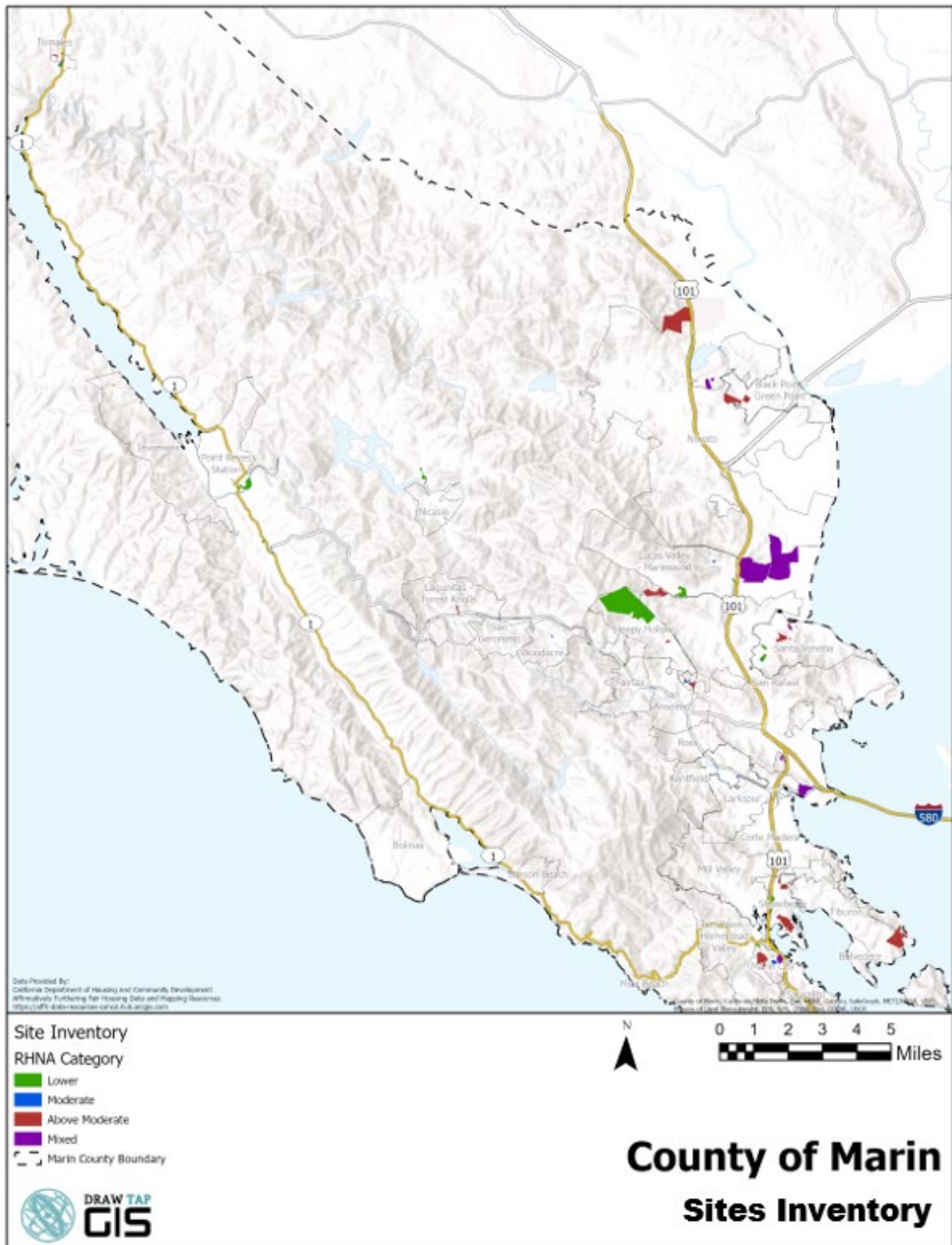


Table C- 3: Residential Sites Inventory by Community

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

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Office Building	164-481-10	2.4	7 Mt Lassen Dr, Lucas Valley	GC/CP	N/A	30	No	58	0	0	58	Existing Use - Office park low, built 1979; Building-to-Land Value - 1.45
Public Sites												
Marin County Juvenile Hall	164-640-01	33.0	2 Jeannette Prandi Way, Lucas Valley	PF/PF	N/A	30	No	80	0	0	80	Existing Use - County juvenile hall facility, offices, and open field.
Religious Sites												
Carmelite Monastery of the Mother of God	164-290-80	3.2	530 Blackstone Dr, Santa Venetia	PR/RMP-0.1	N/A	20	No	0	32	0	32	Existing Use - Religious center, built 1965; Building-to-Land Value - 6.37
Other¹ - North Marin												
Vacant Sites												
Buck Center Vacant Property	125-180-79	97.3	Redwood Hwy, Blackpoint	AG1/A60	N/A	1	No	0	0	24	24	
	125-180-85	136.5	Redwood Hwy, Blackpoint	AG1/A60	N/A	20	No	0	0	225	225	
Underutilized Sites												
Atherton Corridor	143-101-35	1.0	761 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	0	4	0	4	Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	30	8	0	38	Existing Use - Rural residential lot SF detached, built 1932; Building-to-Land Value - 0.21
Atherton Corridor	143-101-20	4.8	791 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	37	13	0	50	Existing Use - Rural residential lot SF detached, built 1926; Building-to-Land Value - 0.54
Atherton Corridor	143-101-17	5.6	805 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	42	13	0	55	Existing Use - Rural residential lot SF detached, built 1939; Building-to-Land Value - 0.04

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

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

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Inverness Underutilized Residential	112-143-04	0.2	30 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached
	112-143-05	0.2	40 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached, built 1904; Building-to-Land Value - 0.73
	112-143-06	0.2	50 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached
Inverness Underutilized Residential	112-143-03	0.2	20 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached, built 1913; Building-to-Land Value - 0.25
Inverness Underutilized Residential	112-144-28	0.3	55 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1988; Building-to-Land Value - 0.75
Inverness Underutilized Residential	112-143-07	0.4	60 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1983; Building-to-Land Value - 7.41
Inverness Underutilized Residential	112-144-25	0.3	75 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1909; Building-to-Land Value - 0.87
Pt. Reyes Village (5th St)	119-222-08	1.0	60 Fifth St, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	17	0	0	17	Existing Use - Low intensity strip commercial, built 1953; Building-to-Land Value - 0.68
Pt. Reyes Village Red/Green Barn	119-198-05	1.5	510 Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	24	0	0	24	Existing Use - Barn; Building-to-Land Value - 0.82
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	Existing Use - Vacant public property
	112-220-09	0.9	Sir Francis Drake Blvd, Inverness	C-SF3/C-RSP-0.33		20	No	0	0	13	13	Existing Use - Vacant public property
Pt. Reyes County Vacant Site	119-260-03	2.0	9 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC		20	No	32	0	0	32	Existing Use - Vacant county site
	119-270-12	0.3	10 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC		20	No	5	0	0	5	Existing Use - Vacant county site

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	31.4	100 Commodore Webster Dr, Pt. Reyes Station	C-OA/C-OA	N/A	0	No	50	0	0	50	Existing Use - Military
Rehabilitation Sites												
Grandi Building/Site	119-234-01	2.5	54 B ST, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	4th & 5th	25	0	0	25	Existing Use - Large format standalone commercial, built 1914; Building-to-Land Value - 4.01
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	Existing Use - Religious center; Building-to-Land Value - 6.22
Vacant Sites												
Vacant Pt. Reyes Station	119-203-01	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	0	0	2	2	
	119-203-03	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2		20	No	0	0	2	2	
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	N/A	20	No	0	0	2	2	Existing Use - Low intensity strip commercial, built 1938; Building-to-Land Value - 0.65
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	0.9	7120 Sir Francis Drake Blvd, Lagunitas	GC/H1	N/A	20	No	16	0	0	16	Existing Use - Large format standalone commercial; Building-to-Land Value - 1.71
Office - Lagunitas (Upper Floors and Rear Prop)	168-192-28	1.3	7282 Sir Francis Drake Blvd, Lagunitas	GC/CP	N/A	20	No	0	10	4	14	Existing Use - Commercial recreation facility, built 1925; Building-to-Land Value - 0.90
Religious Sites												
Saint Cecilia Church	168-183-04	0.9	428 W. Cintura, Lagunitas	SF4/R1-B3	N/A	30	No	16	0	0	16	Existing Use - Religious center; Building-to-Land Value - 11.72
Presbyterian Church San Geronimo	169-101-21	0.8	6001 Sir Francis Drake Blvd, San Geronimo	SF5/R1-B2	N/A	20	No	0	15	0	15	Existing Use - Religious center; Building-to-Land Value - 11.72

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								Lower	Moderate	Above Moderate	Total	
Underutilized Sites												
Residential next to Forest Knolls Trailer Park	168-131-04	6.5	6760 Sir Francis Drake Boulevard, Forest Knolls	SF3/RA-B4	N/A	20	No	0	0	8	8	Existing Use - Rural residential lot sf detached, built 1953; Building-to-Land Value - 1.25
Public Sites												
Nicasio Corporation Yard - Marin County	121-050-34	13.9	5600 Nicasio Valley Road, Nicasio	AG1/ARP-60	N/A	20	No	16	0	0	16	Existing Use – vacant portion of County corporation yard
Woodacre Fire Station	172-111-01	0.4	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	10	0	10	Existing Use - Fire station, built 1940s
	172-111-02	0.8	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	0	0	0	Existing Use - Fire station, built 1940s (facilities to remain)
	172-104-02	1.4	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	0	0	0	Existing Use - Fire station facility (access road to remain)
Vacant Sites												
Vacant Nicasio	121-080-05	0.2	4449 Nicasio Valley Rd, Nicasio	NC/RMPC-1	N/A	20	No	0	0	4	4	
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	N/A	0	No	2	0	0	2	Existing Use - Estate Lot SF detached, built 1971; Building-to-Land Value - 0.61
Downtown Project	193-061-03	1.8	31 Wharf Rd, Bolinas	C-SF5/C-RA-B2	N/A	0	No	9	0	0	9	Existing Use - Residential common area; Building-to-Land Value - 0.00
Overlook Lots	192-061-14	0.5	530 Overlook Dr, Bolinas	C-SF5/C-RA-B2	N/A	0	No	2	0	0	2	Building-to-Land Value - 0.00
Underutilized Sites												
Stinson Beach Underutilized Residential	195-193-15	0.3	128 Calle Del Mar, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	2	2	Existing Use - Small lot sf detached, built 1922; Building-to-Land Value - 0.55
	195-193-18	0.0	129 Calle Del Mar, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	1	1	Existing Use - Very small lot sf detached, built 1922; Building-to-Land Value - 0.50

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								Lower	Moderate	Above Moderate	Total	
Stinson Beach Commercial	195-193-35	0.3	3422 State Route 1, Stinson Beach	C-NC/C-VCR	N/A	20	No	0	0	5	5	Existing Use - Non urban civic
Vacant Sites												
Stinson Beach Community Center - Vacant	195-211-05	0.9	10 Willow Ave, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	5	5	
Other ²- 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	Existing Use - Vacant school property
	102-080-20	0.4	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6		20	No	9	0	0	9	Existing Use - Vacant school property
Tomales Joint Union High School District	102-080-10	0.7	State Route 1, Tomales	C-SF3/C-RSP-1.6		20	No	0	14	0	14	Existing Use - Vacant school property
Religious Sites												
Olema Catholic Church	166-181-01	2.4	10189 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	24	0	0	24	Existing Use - Religious center; Building-to-Land Value - 11.45
Underutilized Sites												
Olema Commercial	166-202-01	1.0	10002 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	10	0	10	Existing Use -Low intensity strip commercial, built 1881; Building-to-Land Value - 0.96
Olema Commercial	166-213-01	0.5	9870 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	0	5	5	Existing Use -Low intensity strip commercial, built 1900; Building-to-Land Value - 0.80
Olema Commercial	166-213-02	1.0	9840 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	10	0	10	Existing Use -Rural residential lot SF detached, built 1915; Building-to-Land Value - 0.29

² 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.

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Olema Commercial	166-202-04	1.1	9950 Sir Francis Drake Blvd, Olema	C-NC/C-VCR	N/A	20	No	0	11	0	11	Existing Use -Low intensity strip commercial
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	N/A	20	4th & 5th	0	0	0	0	Existing Use - Religious center
	155-011-28	74.0	St. Vincent Dr, Santa Venetia	PD/A2	N/A	20	4th & 5th	0	0	0	0	Vacant/Agricultural
	155-011-30	221.0	St. Vincent Dr, Santa Venetia	PD/A2	N/A	20	4th & 5th	440	0	240	680	Vacant/Agricultural
Church of Jesus Christ	180-272-03	3.5	220 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	35	0	0	35	Existing Use - Religious center
Congregation Rodef Shalom Marin	180-281-34	2.0	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	0	13	0	13	Existing Use - Religious center
School Sites												
Bernard Osher Marin Jewish Community Center	180-281-35	1.2	180 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	10	0	0	10	Existing Use - Religious center
	180-281-21	1.6	200 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	13	0	0	13	Existing Use - Religious center, built 2006
	180-281-25	0.9	210 N San Pedro Rd, Santa Venetia	OC/AP	N/A	20	No	13	0	0	13	Existing Use - Religious center, built 1972
McPhail School	180-151-18	4.3	1565 Vendola Dr, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	26	26	Existing Use - Closed school
	180-161-09	1.0	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	2	2	Existing Use - Closed school
	180-161-10	4.3	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	5	5	Existing Use - Closed school
Old Gallinas Children Center	180-123-01	7.7	251 N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-5.8	N/A	30	No	50	0	0	50	Existing Use - Closed school (with ball field to remain)
Vacant												

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Vacant Santa Venetia	180-171-32	1.1	180-171-32 (N San Pedro Rd), Santa Venetia	SF5/A2-B2	N/A	4	No	0	0	2	2	
Outnumbered2, LLC	180-261-10	27.9	Oxford Drive, Santa Venetia	SF5/A2-B2	N/A	4	No	0	0	28	28	
Vacant Santa Venetia	179-332-19	1.0	179-332-19 (Edgehill Way), Santa Venetia	SF6/R1	N/A	7	No	0	0	3	3	
Vacant Bayhills Drive	180-333-01	1.5	Bayhills Drive, Santa Venetia	PR/RMP-1	N/A	8	No	0	0	5	5	
Kentfield/Greenbrae												
School Sites												
College of Marin Parking Lot	071-132-11	0.8	Sir Francis Drake Blvd, Kentfield	PF/PF	N/A	30	No	21	0	0	21	Existing Use - Parking lot; Combined with College of Marin (Commercial Frontage) site below.
	071-132-12	0.3		PF/PF	N/A	30	No	7	0	0	7	
College of Marin Parking Lot	074-092-11	0.2	139 Kent Ave, Kentfield	PF/PF	N/A	20	No	3	0	0	3	
	074-181-18	2.7		PF/PF	N/A	20	No	48	0	0	48	
	074-092-17	0.2		PF/PF	N/A	20	No	2	0	0	2	
Underutilized Sites												
College of Marin (Commercial Frontage)	074-031-56	0.2	937 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	10	0	10	Existing Use - Low intensity strip commercial, built 1943; Building-to-Land Value - 0.00
	074-031-58	0.1	941 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1954; Building-to-Land Value - 0.00
	074-031-60	0.1	939 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	10	0	10	Existing Use - Low intensity strip commercial, built 1951; Building-to-Land Value - 0.00

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-54	0.1	923 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	4	0	4	Existing Use - Low intensity strip commercial, built 1913; Building-to-Land Value - 1.92
	074-031-65	0.3	921 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	6	0	6	Existing Use - Low intensity strip commercial; Building-to-Land Value - 0.32
Kentfield Commercial Underutilized	074-031-68	0.2	935 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1950; Building-to-Land Value - 1.00
	074-031-69	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	3	0	3	Existing Use - Large format standalone commercial
Sloat Garden Center	071-191-47	1.1	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	N/A	30	No	26	0	0	26	Existing Use - Large format standalone commercial, built 1946; Building-to-Land Value - 0.17
	071-191-48	0.2	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	N/A	30	No	5	0	0	5	Existing Use - Large format standalone commercial
Kentfield Commercial Underutilized	074-031-39	0.3	929 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	8	0	8	Existing Use - Low intensity strip commercial, built 1979; Building-to-Land Value - 2.96
Kentfield Commercial Underutilized	074-031-45	0.2	907 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1975; Building-to-Land Value - 1.89
Kentfield Commercial Underutilized	074-031-61	0.3	913 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	7	0	7	Existing Use - Low intensity strip commercial, built 1957; Building-to-Land Value - 1.29
Kentfield Commercial Underutilized	074-031-63	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	4	0	4	Existing Use - Low intensity strip commercial
Kentfield Commercial Underutilized	074-031-74	0.2	943 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	0	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1976; Building-to-Land Value - 1.09
Kentfield Commercial Underutilized	074-031-75	0.7	901 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	18	0	0	18	Existing Use - Low intensity strip commercial; Building-to-Land Value - 1.66

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-77	0.2	911 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	6	0	6	Existing Use - Low intensity strip commercial; Building-to-Land Value - 1.00
25 Bayfield (Kentfield)	022-071-01	0.4	25 Bayview Rd, Kentfield	MF3/RMP-6	N/A	10	No	0	0	3	3	Existing Use - Estate lot sf detached, built 1910; Building-to-Land Value - 0.29
Religious Sites												
Kentfield Catholic Church	022-010-21	1.4	215 Bon Air Rd, Kentfield	PF-SF5/R1-B2	N/A	30	No	0	14	0	14	Existing Use - Religious center; Building-to-Land Value - 2.17
Other-³ Central Marin												
Credit												
Albion Monolith	018-087-13	0.5	33 Albion St, California Park	MF3/RMP-9	N/A	0	No	1	0	8	9	Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value - 0.34
	018-087-14	1.2	37 Albion St, California Park	MF3/RMP-9	N/A	0	No					Existing Use - Rural residential lot SF detached, built 1930; Building-to-Land Value - 0.16
San Quentin Adjacent Vacant Property	018-152-12	55.2	E Sir Francis Drake Blvd, San Quentin	PF/A2-B2		0	No	115	115	0	230	Existing Use - Non urban civic
Vacant Sites												
Cal Park	018-086-17	0.2	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	4	4	GP Housing Overlay
	018-086-18	0.7	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	17	17	GP Housing Overlay
	018-075-28	0.9	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	20	20	GP Housing Overlay
	018-074-16	0.8	Woodland Ave, California Park	MF2/RSP-4	N/A	30	No	30	0	0	30	

³ 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.

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

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Oak Manor Commercial Center	174-011-33	1.1	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	N/A	30	4th & 5th	25	0	0	25	Existing Use - Low intensity strip mall, built 1965; Building-to-Land Value - 1.13
	174-011-36	0.5	2400 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	N/A	30	4th & 5th	11	0	0	11	Existing Use - Low intensity strip mall; Building-to-Land Value - 0.38
School Sites												
Hidden Valley Elementary School Vacant Area	177-011-13	0.6	Fawn Dr, Sleepy Hollow	PF-SF4/PF-RSP-2	N/A	8	No	0	0	5	5	Existing Use - Vacant school property
San Domenico School	176-300-30	522.4	1500 Butterfield Rd, Sleepy Hollow	PR/RMP-0.1	N/A	30	No	50	0	0	50	Existing Use - School, built 1964; Building-to-Land Value - 9.79
Southern Marin												
Strawberry												
Vacant Sites												
North Knoll Rd/Saint Thomas Dr	034-012-26	5.9	Knoll Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	23	23	
	034-061-09	0.6	Knoll Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	3	3	
Credit												
North Coast Seminary	043-261-25	48.4	201 Seminary Dr, Strawberry	MF2/RMP-2.47	N/A	0	4th	0	0	89	89	Existing Use - Non closed seminary college , built 1959; Building-to-Land Value - 0.04
	043-261-26	25.1	300 Storer Dr, Strawberry	MF2/RMP-2.47	N/A	0	4th					Existing Use - Non urban civic; Building-to-Land Value - 0.28
Underutilized Sites												
Strawberry Commercial (one owner)	043-151-03	0.2	670 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	6	6	Existing Use - Office park low, built 1939; Building-to-Land Value - 0.86

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								Lower	Moderate	Above Moderate	Total	
	043-151-09	0.3	680 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	7	7	Existing Use - Motel, built 1944; Building-to-Land Value - 0.91
Strawberry Commercial (one owner)	043-151-02	0.3	664 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	9	9	Existing Use - Motel, built 1977; Building-to-Land Value - 0.51
	043-151-31	1.5	690 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	38	38	Existing Use -Low intensity strip commercial, built 1997; Building-to-Land Value - 0.07
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	N/A	30	No	28	0	0	28	Existing Use - Grocery store, built 2005 (potential housing to be located in available parking area); GP Housing Overlay
Strawberry Village Center (South of Belvedere Dr)	043-321-02	3.9	110 E Strawberry Dr, Strawberry	GC/RMPC	N/A	30	No	72	0	0	72	Existing Use – Commercial center (excludes In-N-Out); built 1983; Building-to-Land Value - 0.38
Public Sites												
Strawberry Recreation District Site	043-361-54	3.1	Redwood Hwy Frontage Rd, Strawberry	MF4/RMP-12.1	N/A	30	No	46	0	0	46	Existing Use - Vacant public property
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	N/A	30	No	0	0	36	36	Existing Use -Low intensity strip commercial; Building-to-Land Value - 0.01
Credit												
150 Shoreline	052-371-03	0.5	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th	0	0	10	10	Existing Use -Commercial office building
	052-371-04	0.9	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1971; Building-to-Land Value 2.37

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
	052-371-06	0.3	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1974; Building-to-Land Value 2.0
	052-371-07	0.3	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1975; Building-to-Land Value 3.35
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	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	Existing Use - Religious center, built 1959; Building-to-Land Value - 8.55
Cornerstone Community Church of God	052-140-38	0.4	626 Drake Ave, Marin City	NC/RMPC		20	No	0	4	0	4	Existing Use - Religious center, built 1988; Building-to-Land Value - 81.05
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	Existing Use - Low intensity strip commercial; GP Housing Overlay; Building-to-Land Value - 1.67
Credit												
825 Drake	052-112-03	1.0	825 Drake Ave, Marin City	MF4.5/RMP-34	N/A	0	No	74	0	0	74	Existing Use - Large format standalone commercial, built 1967
Vacant Sites												
Donahue Highlands (formerly LiBao)	052-140-33	49.2	Off Donahue St., Marin City	PR/RMP-0.5		25	No	0	0	25	25	
School Sites												
MLK Academy School Site	052-140-39	8.4	610 Drake Ave, Marin City	PF/PF		20	No	0	63	0	63	Elementary School

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

- A60 = Agriculture and Conservation
- A2 = Agriculture Limited
- A2-B2 = Agriculture Limited
- AP = Administrative and Professional
- R1 = Residential Single Family
- RMP-1 = Residential Multiple Planned
- RSP-4 = Residential Single Family Planned
- RMP-0.2 = Residential Multiple Planned
- RMP-0.1 = Residential Multiple Planned
- RMP-0.5 = Residential Multiple Planned
- C-R1 = Residential Single Family
- RMPC-1 = Residential Commercial Multiple Planned
- C-VCR-B2 = Village Commercial Residential
- C-RSP-7.26 = Residential Single Family Planned
- C-VCR-B1 = Village Commercial Residential
- ARP-2 = Agriculture Residential Planned
- RMP = Residential Multiple Planned
- RMP-6 = Residential Multiple Planned

⁴ 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.

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