

**Marin Countywide Plan
Proposed Text Amendments
~~January~~ December, 20232**

Exhibit 1

Additions in bold, deletions in ~~strikethrough~~

CWP Policies	Proposed Changes/Notes
2. The Natural Systems and Agricultural Element	
Goal BIO-5: Baylands Conservation (p. 83)	
Baylands Corridor (p. 83 – second full paragraph on the page)	Within the Baylands Corridor, potential residential density and commercial floor area ratios shall be calculated at the lowest end of the applicable ranges. This provision does not apply to small parcels (2 acres or less in size) that were legally created prior to January 1, 2007. Within PD AERA designation, the density and floor area ratios shall be as specified for those areas.
3. The Built Environment	
3.4 Community Development (CD)	
Background (page 249, paragraph below “Map 1.2, Environmental Corridors, depicts the four major county corridors.”)	“The Plan’s land use pattern reflects existing development potential shifted, to a degree, from environmentally constrained sites to more appropriate locations. sites with environmental constraints or lacking public water or sewer systems have had development potential reduced to the lowest end of the density range for the applicable designation. These adjustments to development potential are reflected in corresponding increases in development potential in the City-Centered Corridor at locations closest to jobs and transit that are better suited to accommodate the development.”
Policy CD-1.3 (potential impacts in sensitive areas)	Calculate potential residential densities and commercial floor area ratio (FAR) at the lowest end of the applicable range on sites within the Ridge and Upland Greenbelt or Baylands Corridor. Densities higher than the lowest end of the applicable density range may be considered on a case-by-case basis for new housing units affordable to very low and low income households that are

	<p>capable of providing adequate water or sewer services as long as the development complies with the California Environmental Quality Act and all other applicable policies in the Countywide Plan . including, but not limited to, those governing environmental protection.</p>
<p>Program CD-1.c</p>	<p>“Reduce Potential Impacts. Amend the Development Code to calculate potential residential density and commercial floor area ratio (FAR) at the lowest end of the applicable range on sites with sensitive habitat, on sites within the Ridge and Upland Greenbelt or the Baylands Corridor, or on sites lacking public water or sewer systems. Densities higher than the lowest end of the applicable density range may be considered on a case by case basis for new housing units affordable to very low and low income households that are capable of providing adequate water or sewer services, as long as the development complies with the California Environmental Quality Act and all other applicable policies including, but not limited to, those governing environmental protection.”</p>
<p>Program CD-5.e Limit Density for Areas Without Water or Sewer Connections</p>	<p>“Limit Density for Areas Without Water or Sewer Connections. Calculate density at the lowest end of the Countywide Plan density range for new development proposed in areas without public water or sewer service. Densities higher than the lowest end of the applicable density range may be considered on a case by case basis for new housing units affordable to very low and low income households that are capable of providing adequate water or sewer services, as long as the development complies with the California Environmental Quality Act and all other applicable policies in the Countywide Plan . including, but not limited to, those governing environmental protection.”</p>
<p>Program CD-6.a Consider Annexation of Urbanized Areas (urban service areas)</p>	<p>““Encourage annexation of lands proposed for intensified development in urban service areas or within established urban growth boundaries by calculating density at the lowest end of the Countywide Plan designation range, thereby allowing less intensive development than permitted by the neighboring city or town. (unless limited to housing affordable to very low or low income residents; or specified in an adopted specific, community, or master plan.”</p>

<p>Policy CD-8.6 Establish Residential Land Use Categories</p>	<p>Medium to High Density Residential</p> <p>The following medium to high density residential land use categories (from 11 to 45 units per acre) are established within the City-Centered Corridor and in communities or villages in the Inland Rural, Baylands, and Coastal Corridors where multi-family development can be accommodated with easy accessibility to a full range of urban services and locations near major arterials, transit services, and/or community and regional shopping facilities.</p>
<p>Policy CD- 8.7 Establish Commercial/Mixed Use Land Use Categories and Intensities (Introductory Language)</p>	<p>Establish Commercial/Mixed-Use Land Use Categories and Intensities.</p> <p>Commercial/mixed-use land use categories are established to provide for a mix of retail, office, and industrial uses, as well as mixed-use residential development or exclusively affordable residential development, in a manner compatible with public facilities, natural resource protection, environmental quality, and high standards of urban design. Mixed-use developments are intended to incorporate residential units on commercial properties, including on-site housing for employees, thereby contributing to affordable housing and reduced commutes.</p> <p>For mixed used development, the commercial component of the development is subject to the floor area ratio standard while the residential component is subject to the density standard.</p> <p>For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable levels of service—but not to an amount sufficient to cause an LOS standard to be exceeded.</p> <p>The following criteria shall apply to any mixed use development:</p> <ol style="list-style-type: none"> 1. For parcels larger than 2 acres in size, no more than 50% of the new floor area may be developed for commercial uses, and the remaining new floor area shall be developed for new housing.

~~For parcels 2 acres and less in size, no more than 75% of the new floor area may be developed for commercial uses, and the remaining new floor area shall be developed for new housing.~~

~~2. Projected peak hour traffic impacts of the proposed mixed use development are no greater than that for the maximum commercial development permissible on the site under the specific land use category.~~

~~3. Priority shall be given to the retention of existing neighborhood serving commercial uses.~~

~~4. The site design fits with the surrounding neighborhood and incorporates design elements such as podium parking, usable common/open space areas, and vertical mix of uses, where appropriate. In most instances, residential uses should be considered above the ground floor or located in a manner to provide the continuity of store frontages, while maintaining visual interest and a pedestrian orientation.~~

~~5. For projects consisting of low income and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may only be exceeded in areas with acceptable traffic levels of service — but not to an amount sufficient to cause an LOS standard to be exceeded.~~

~~6. Residential units on mixed use sites in the Tamalpais Area Community Plan area shall be restricted to 100 residential units, excluding units with valid building permits issued prior to the date of adoption of the Countywide Plan update. The 100 unit cap includes any applicable density bonus and such units are not subject to the FAR exceptions listed in #5 above due to the~~

	<p>area's highly constrained (week and weekend) traffic conditions, flooding, and other hazards.</p>
<p>Policy CD- 8.7 Establish Commercial/Mixed Use Land Use Categories and Intensities (General Commercial/Mixed Use)</p>	<p>General Commercial/Mixed Use. The General Commercial mixed-use land use category is established to allow for a wide variety of commercial uses, including retail and service businesses, professional offices, and restaurants, in conjunction with mixed- use residential development. The Development Code includes permitted and conditional uses and development standards consistent with this designation. The Land Use Policy Maps provide commercial floor area ratio (FAR) standards for this designation.</p> <p>Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these FARs. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded. (Refer to CD 2.3 for projects located within the Housing Overlay Designation.)</p> <p>Consistent Zoning: C P C1-H H-1 RMP-.1 to RMP-30 AH RMPC – 20 to RMPC - 45</p>
<p>Policy CD- 8.7 Establish Commercial/Mixed Use Land Use Categories and Intensities (Neighborhood Commercial/Mixed Use)</p>	<p>Neighborhood Commercial/Mixed Use. The Neighborhood Commercial/Mixed Use land use category is established to encourage smaller-scale retail and neighborhood- serving office and service uses in conjunction with residential development oriented toward pedestrians and located in close proximity to</p>

	<p>residential neighborhoods. The Development Code includes permitted and conditional uses and development standards consistent with this designation. The Land Use Policy Maps provide for commercial floor area ratio (FAR) standards for this designation.</p> <p>Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these FARs. For projects consisting of low and very low-income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate-income housing, the FAR may be exceeded in areas with acceptable traffic levels of service—but not to an amount sufficient to cause an LOS standard to be exceeded. (Refer to CD 2.3 for projects located within the Housing Overlay Designation.)</p> <p>Consistent Zoning: VCR RMPC – 20 to RMPC - 45 VCR:B2 AH</p>
Policies Specific to Certain Sites	
St. Vincent’s and Silveira	
p. 3.12-6	<p><i>Natural Systems Goals and Policies</i></p> <p>There are a number of protected resource areas on the St. Vincent’s and Silveira lands, which include: tidelands; diked baylands, of which a portion are owned by the Las Gallinas Valley Sanitary District and used for wastewater ponds and irrigation; Miller Creek and its riparian corridor; lands within the 100-year</p>

	<p>floodplain; and hills leading up to Pacheco Ridge at the northern boundary of the site.</p> <p>On the St. Vincent property, there are approximately 60 acres of land that largely avoid the hazards and resources addressed in the below Goals and Policies. To support residential development that will help meet Marin County’s housing needs, Goals SV-1 through SV-7 (and related policies) do not apply to housing development located within the area designated as <u>MF-4HOD</u> on the Land Use Policy Map and related infrastructure and similar improvements that may occur outside that area.</p>
<p>SV-2.2 Require Master Plan P. 3.12-9</p>	<p>SV-2.2 Require Master Plan. Require a master plan for new uses or a large reuse project based on an environmental review, unless discretionary review does not apply because the project is subject to the Form Based Code or state housing law exempts the project from the Master Plan process. Minor expansion of existing uses and minor compatible new uses may be allowed without a master plan, provided they do not increase the development intensity of either property. Any proposal for development in the St. Vincent’s and Silveira area should respect the land, honor the legacy of the human settlements from the Miwok to the St. Vincent’s School for Boys to the Silveira family, limit the amount of traffic to and from the site, and be planned for long-term sustainability.</p>
<p>SV-2.4 Cluster Development. p. 3.12-10</p>	<p>New non-agricultural development (e.g., building footprints, roads, and parking) on either the St. Vincent’s <u>property will be restricted to the approximately 34-acre portion identified in the Housing Overlay Designation (HOD)</u>property will be restricted to the approximately 60-acre portion identified as MF-4 on the Land Use Policy Map. the Silveira property shall be restricted to up to 5% of the land area of each property, or as determined through a site-specific analysis of agricultural and environmental constraints and resources, observing habitat protection policies including, but not limited to, streamside conservation, ridge and upland greenbelt, wetlands, tidelands, and community separation. Existing</p>

	<p>development shall not be counted toward the 5% restrictions on for the land area for each property.</p> <p>In addition, development (e.g., educational/social service) on the St. Vincent’s property should be clustered around the H complex, with the Chapel and the H complex buildings retained as the community center as determined by a master plan process.</p>
<p>SV-2.5 Establish Land Use Categories. p. 3.12-10</p>	<p>Portions of the St. Vincent’s and Silveira properties are assigned the density in the HOD MF-4 (11-45 units per acre) or the Planned Designation — Agricultural and Environmental Resource Area land use category. Potential uses include agriculture and related uses, residential development, education and tourism, places of worship, institutional uses, and small-scale hospitality uses, as described more fully in SV-2.3.</p> <p>In addition to existing uses, a total of up to 221 dwelling units for the combined St. Vincent’s and Silveira sites may be allowed consisting of up to 121 market rate dwelling units plus up to 100 additional dwelling units for very low and/or low income households. Dwelling units shall be allocated proportionally to the respective St. Vincent’s and Silveira areas, based on the total acreage of the St. Vincent’s and Silveira sites as determined by the County at the time of the first application for development of more than four units or their equivalent.</p> <p>Within these standards, the master plan approval process will determine the specific development suitable for these properties, taking into consideration environmental constraints and the community benefits associated with providing a higher ratio of housing affordable to low and very low income persons and smaller residential unit sizes, unless the development is subject to the Form Based Code or state housing law exempts the project from the Master Plan process. Pursuant to the PD Agricultural and Environmental Resource Area land use category, nonresidential uses, assisted senior housing, or other senior care facilities may be permitted in lieu of some dwelling units, provided that the impacts of the senior care and other nonresidential</p>

	<p>development on peak hour traffic do not exceed those projected for all residential development being replaced plus existing baseline trips.</p>
<p>St. Vincent's and Silveira Land Use Policy Map p. 3.12-11</p>	<p>Update the St. V/Silveira Policy Map to show new exhibit with Development Area and Zoning Envelope as described in the HEOP document.</p>
<p>CD-8.8 Establish Planned Designation Land Use Categories. P 3.4-39</p>	<p>The Planned Designation-Agricultural and Environmental Resource Area (PD-Agricultural and Environmental Resource Area), Planned Designation-Transit Village Area (PD-Transit Village Area), and Planned Designation-Reclamation Area (PD-Reclamation Area) land use categories are established. The Planned Designation categories are intended to enable the planning of reuse projects at major opportunity sites in a manner that honors the site's location and unique natural, historic, aesthetic, while promoting Countywide Plan policies regarding resource protection, affordable housing, and innovative transit-oriented and energy efficient design. Development in a Planned Designation category shall require approval of a specific plan pursuant to Government Code Section 65450 or a master plan pursuant to the County Development Code unless either: 1) State housing laws exempt a project from this planning process, or 2) the proposed project is consistent with the M-4 Land Use Designation<u>HOD</u> and the Form Based Code.</p> <p><u>PD-Agricultural and Environmental Resource Area</u></p> <p>Land Uses. The PD-Agricultural and Environmental Resource Area land use category is intended for reuse and development of the St. Vincent's and Silveira area. Potential uses include agriculture and related uses, residential development, education and tourism, places of worship, institutional, and small-scale hospitality uses, as described more fully in SV-2.3.</p> <p>Building intensity standards for the PD-Agricultural and Environmental Resource Area up to 221 dwelling units in addition to existing development, or equivalent amounts of nonresidential development based on impacts on peak-hour traffic.</p>

<p>Buck Center</p>	<p>Amend Map 1-2 to show Buck Center site in the City-Centered Corridor rather than the Inland-Rural Corridor.</p>
<p>3.5 Community Design (DES)</p>	
<p>Program DES-4.d and Protect View of Ridge and Upland Greenbelt Areas</p>	<p>DES-- 4.d Protect Views of Ridgelines. Implement Development Code standards that require development proposed on or near visually prominent ridgelines (including in the Ridge and Upland Greenbelt Areas shown on Map 3-4) to be clustered below the ridgeline on the least visually prominent portion of the site. Expand Revise the implementation of these standards by removing those lower lying areas that are less visually sensitive including in from the Ridge and Upland Greenbelt Area, and including those unmapped ridgelines identified as having countywide significance, and rezoning Ridge and Upland Greenbelt lands to Planned District categories and adjacent buffer area to a transitional district. (See DES4.e.)</p> <p>DES-- 4.e Protect Views of Ridge and Upland Greenbelt Areas. Employ a variety of strategies to protect views of Ridge and Upland Greenbelt areas, including the following:</p> <p>Identifying lower lying areas that are less visually sensitive and any unmapped ridgelines of countywide significance, both developed and undeveloped, and adjusting the Ridge and Upland Greenbelt Areas map as appropriate;</p> <p>Amending the Development Code and County zoning maps to designate a suburban edge on all parcels contiguous to the City Centered Corridor that abut the Ridge and Upland Greenbelt, and requiring that those parcels develop at rural densities with visually sensitive site design, provided residential densities are not reduced;</p>

	<p>Rezoning Ridge and Upland Greenbelt lands to the Planned District category and adjacent buffer areas to a transitional district, thereby subjecting them to County Design Review Requirements that include hillside protection; and</p> <p>Requiring buildings in Ridge and Upland Greenbelt areas to be screened from view by wooded areas, rock outcrops, or topographical features (see DES-3.b).</p> <p>and Calculating density for Ridge and Upland Greenbelt subdivisions at the lowest end of the General Plan designation range.</p>
<p>3.9 Transportation (TR)</p>	
<p>Program TR 1.e Uphold Vehicle Level of Service Standards</p>	<p>TR 1.e Uphold Vehicle Level of Service Standards. Uphold peak-hour vehicle Level of Service standard LOS D or better for urban and suburban arterials and LOS E or better for freeways and rural expressways^{27F1}. Only the Congestion Management Program-specified roadway and highway segments operating at a lower LOS than the standard in 1991 are grandfathered and may continue to operate at the lower LOS standard until such time as the roads are improved or the traffic load or demand is reduced or diverted. An improvement plan should be developed for Highway 101 and the grandfathered roadway segments to address existing deficiencies. Unless determined to be infeasible, alternatives that reduce fossil fuels and single occupancy vehicle use should be considered a priority over infrastructure improvements such as road widening.</p> <p>New development shall be restricted to the lowest end of the applicable residential density/commercial floor area ratio range where the LOS standards will be exceeded at any intersection or road segment or worsened on any grandfathered segment. Densities higher than the low</p>

	<p>end of the applicable residential density/commercial floor area ratio may be considered for the following:</p> <ul style="list-style-type: none"> • Development that qualifies as Housing Overlay Projects in accordance with Policy CD 2.3, Establish a Housing Overlay Designation, and Program CD 2.d, Implement the Housing Overlay Designation. • Mixed use projects developed in accordance with Policy CD 8.7. • Second units developed pursuant to State law. • New housing units affordable to very low and low income households. <p>All projects shall be conditioned to include feasible mitigation measures for project related traffic impacts.</p>
Community Plans	
<p>How to Read the Countywide Plan p. 1.4-3</p>	<p>Another overall principle to guide the reading, interpretation, and implementation of the Plan is that none of its provisions will be interpreted by the County in a manner that violates state or federal law. For example, Policy CD-5.2 (“Assign financial responsibility for growth”) requires new development to pay for its fair share of the cost of public facilities. This policy will be implemented subject to applicable legal standards. In reading every provision of the Plan, one should infer that it is limited by the principle, “to the extent legally permitted.”</p> <p>Similarly, no provision of <u>the Countywide Plan, including its a community plans,</u> may be applied by the County in a manner that conflicts with <u>the Countywide Plan or state housing law, or the policies and programs contained in the Housing Element and/or the ordinances implementing those policies.</u> There are a number of community plans containing policies and programs to support implementation of the Countywide Plan. When reading,</p>

	<p>interpreting, and implementing the community plans, none of their provisions can conflict with the Countywide Plan or state housing law.</p>
<p>Land Use Categories p. 1.5-3</p>	<p>The Countywide Plan establishes and maps land uses according to the following categories. Additional policy guidance can be obtained from the various local community plans. <u>No provision of the Countywide Plan, including its community plans, may be applied by the County in a manner that conflicts with State law, or the policies and programs contained in the Housing Element and/or the ordinances implementing those policies.</u> To the degree that the community plan policy guidance conflicts with the Countywide Plan or state housing law, the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations.</p>
<p>p 3.4-3</p>	<p>Implementation tools such as the County Development Code are used to carry out the goals of the Countywide Plan. Some of the policies and programs in the Countywide Plan will require rezoning of individual properties for them to be consistent with the land use designations and the policies in the Plan. Many unincorporated communities are guided by community plans that provide specific direction regarding land use, transportation, community facilities, building design, and environmental quality, as well as issues unique to a particular community. Such issues may include, but are not limited to: customized building and site design standards to protect key resources; protection of important ridgeline and view corridors; evaluation and refinement of the Ridge and Upland Greenbelt and Baylands Corridor; regulations concerning home size; affordable housing sites; hazards; evacuation routes; flooding; and bicycle and pedestrian circulation. A Community plan is considered part of the Marin Countywide Plan and sets forth goals, objectives, policies, and programs to address specific issues relevant to that particular community. For residential and mixed use projects where there are land use designation or development density and floor area ratio differences, the Countywide Plan</p>

	<p>shall prevail, in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail. except this policy shall not apply for applications that include Development Agreements.</p>
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What Are the Desired Outcomes?

GOAL CD-2

Balanced Communities. Maintain balanced communities that house and employ persons from all income groups and provide the full range of needed facilities and services.

Policies

CD-2.2 Policy CD-2.2 has been intentionally deleted. Establish objective standards for multi-unit housing development. Amend the relevant County codes, including the Development Code, to establish a Form Based (FB) combining district to apply the Marin County Form Based Code. Application of the FB combining district standards to properties where multi-unit residential development is allowable will increase multi-unit residential and mixed-use housing development projects by allowing them to obtain ministerial approval in compliance with the objective design standards set forth in the Form Based Code.

CD-2.3 Establish a Housing Overlay Designation. The Housing Overlay Designation (HOD) is established and applicable to all properties identified in the Housing Element (Inventory Sites). What Are the Desired Outcomes?

GOAL CD-2

Balanced Communities. Maintain balanced communities that house and employ persons from all income groups and provide the full range of needed facilities and services.

Policies

CD-2.2 Policy CD-2.2 has been intentionally deleted. Establish objective standards for multi-unit housing development. Amend the relevant County codes, including the Development Code, to establish a Form Based (FB) combining district to apply the Marin County Form Based Code. Application of the FB combining district standards to properties where multi-unit residential development is allowable will increase multi-unit residential and mixed-use housing development projects by allowing them to obtain ministerial approval in compliance with the objective design standards set forth in the Form Based Code.

CD-2.3 Establish a Housing Overlay Designation. The Housing Overlay Designation (HOD) is established and applicable to all properties identified in the Housing Element (Inventory Sites) and all sites identified in the previous Housing Element's sites inventory that were not developed during the previous cycle (recycled inventory sites). Establish a Housing Overlay Designation. The Housing Overlay Designation (HOD) is established, as shown on Maps 3-2a and 3-2b. The purpose of the HOD is to encourage construction of units to meet the need for workforce housing, especially for very low and low income households, and for special needs housing, in the City-Centered Corridor close to transit, employment, and/or public services. Sites for the HOD include reuse of existing shopping centers or other underutilized sites. Development on sites designated as both mixed use and as suggested HOD sites shall be developed pursuant to the HOD Policy and Program and not per mixed-use land designation criteria. Each square foot of market-rate HOD housing shall be offset by an equal reduction in the square footage of the permissible commercial development. Up to 658 housing units may be approved within the HOD, subject to a discretionary approval process.

The criteria used in establishing the Housing Overlay Designation include the following:

Designated by the Countywide Plan as Multifamily (MF), General Commercial (GC), Neighborhood Commercial (NC), Office Commercial (OC), Recreation Commercial (RC), or Public Facility (PF). Located within

- the unincorporated portion of the City-Centered Corridor;
- one-half mile of a transit node or route with daily, regularly-scheduled service; and
- one mile of a medical facility, library, post office, or commercial center.

The area to be developed

- does not exceed an average 20% slope and is not within the Ridge and Upland Greenbelt;
- is not within a Wetlands Conservation Area or Streamside Conservation Area;
- is not a park or public open space area; and
- is not primarily located within the 100-year flood plain.

The County will engage in discussions with cities and towns within Marin County regarding the possibility of locating residential units otherwise allocated to the HOD within these cities and towns, subject to the criteria described above.

Based on the above, the potential HOD-suggested sites and unit allocations by traffic impact areas are listed in Figure 3-3 and shown in Map 3-2c.

Figure 3-3 HOD Unit Allocations by Traffic Impact Areas

Traffic Impact Areas as Determined by Screenlines and HOD Site Criteria (See Map 3-2c)	HOD Unit Potential for Traffic Impact Areas (Including Density Bonus Units)	Suggested Qualifying Sites Within Traffic Impact Areas
Screenline 7:	Up to 110	<input type="checkbox"/> Marinwood Shopping Center (50 to 100 units) <input type="checkbox"/> Idylberry School (up to 10 units) <input type="checkbox"/> Other qualifying sites
Screenline 8:	Up to 25	<input type="checkbox"/> Gallinas Elementary School <input type="checkbox"/> Other qualifying sites
Screenline 23:	Up to 88	<input type="checkbox"/> College of Marin (up to 25 units—limited to student or workforce employees of the College) <input type="checkbox"/> Marin General Hospital (up to 50 total units if associated with reconstruction or reuse, of which up to 25 units must be designated senior housing and up to 25 units designated for affordable, workforce employees, or special needs housing) <input type="checkbox"/> Toussin (up to 13 units) <input type="checkbox"/> Other qualifying sites
Screenline 22:	Up to 10	<input type="checkbox"/> Oak Manor <input type="checkbox"/> Other qualifying sites
Screenline 13:	Up to 50	<input type="checkbox"/> California Park (San Rafael) <input type="checkbox"/> Other qualifying sites

Screenline 17:	Up to 100	<input type="checkbox"/> Strawberry Shopping Center <input type="checkbox"/> Other qualifying sites
Screenline 19:	Up to 50	<input type="checkbox"/> Fireside Motel
Screenline 21:	Up to 150	<input type="checkbox"/> Marin City Shopping Center <input type="checkbox"/> Other qualifying sites
	Up to 583	Units on named HOD Sites
	Total: Up to 658	Total Potential HOD Units Including Density Bonus Units

How will results be achieved?

Implementing Programs

CD-2.d Implement the Housing Overlay Designation Program. The reviewing authority may allocate HOD units to suggested qualifying sites or other qualifying sites within Traffic Impact Areas shown on Map 3-2c up to a total of 658 units, including any applicable density bonus units. Housing Overlay units within identified Traffic Screenlines may be allocated to suggested HOD sites listed in Figure 3-3 if the HOD project meets the following standards:

1. ~~Developer is encouraged to maintain ownership interest in the project.~~
2. ~~High quality building and site design that fits with the surrounding neighborhood and incorporates attractive and usable common/open space areas must be utilized, consistent with design guidelines.~~
3. ~~Affordability levels as follows:~~

~~For rental developments:~~

- a. ~~At least 49% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 60% or less of area median income, adjusted for family size.~~

~~For ownership developments:~~

- a. ~~At least 60% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 80% or less of area median income adjusted for family size, or~~
- b. ~~At least 49% of the units should be deed restricted and occupied to the maximum extent feasible by households whose incomes are 60% or less of area median income, adjusted for family size.~~
4. ~~Affordable ownership and rental units shall be deed restricted in perpetuity or for a period of not less than 55 years to ensure a stock of affordable ownership and rental units.~~
5. ~~Housing densities of at least 30 units per acre (except for sites designated Neighborhood Commercial/Mixed Use where at least 25 units per acre applies) on the portion of the site developed for housing.~~
6. ~~Projects that qualify for the designation and meet the affordability requirements may be entitled to concessions and/or waivers (e.g., development standard adjustments, such as parking, floor area ratio, height and fee reductions, and other considerations), and/or additional units (density bonus) consistent with State Law.~~

7. Additional "units" of senior housing on an HOD site may be permitted if
 - a. the additional "units" are affordable to low and very low below-market households; and
 - b. projected peak-hour traffic impacts of the entire project site, including the traffic impacts of the additional "units" of senior housing, fall within the maximum peak-hour traffic generated by the permissible development on the site, based on a traffic study to verify reduced trips and reduced parking.
8. Parking requirements may be adjusted on a case-by-case basis for senior and affordable housing, using criteria established in the URBEMIS model to encourage transit-oriented development. Trip reduction credits may be obtained through utilization of a variety of mitigation measures: locating development close to transit, or in a location where the jobs/housing balance will be optimized; commitments from the developer to implement demand management programs, including parking pricing and leased parking for market-rate units; use of tandem parking and off-site parking, among other measures to permanently reduce parking need. Reduction of parking requirements is subject to discretionary approval and may require a parking study to verify reduced parking demand.
9. Potential impacts are mitigated to the maximum extent feasible.
10. Occupancy or resident preferences for HOD projects should be analyzed for appropriateness in each project, taking into consideration applicable traffic impacts, jobs/housing balance opportunities, and fair housing laws.

Application can be made by a property owner to the County for the designation of a new HOD site that meets all of the criteria identified in Policy CD-2.3. In such cases, the review authority may designate an additional HOD site and reallocate units "assigned to" HOD sites within the same Traffic Impact Area and within the 658 total HOD units. Funding shall be pursued to prepare master plans and related environmental review documents to facilitate development on HOD sites. The Marinwood Plaza Conceptual Master Plan approved by the Board of Supervisors provides an example of a community-based planning process that meets the goals of the Housing Overlay Designation.

The County's inclusionary housing ordinance (Marin County Code Chapter 22.22) shall be amended to exempt from inclusionary housing requirements any project developed with affordable housing as outlined in the HOD program.

The inclusion of workforce housing, especially for very low and low income households and for special needs housing, will be strongly encouraged at the time of commercial or other expansion and major remodeling proposals.

HOD Sites include housing affordability targets that are necessary to comply with the County's obligations related to satisfying the RHNA. All developers of projects with more than 100 units should work with County staff to identify options for complying with the affordability targets. HOD Sites must provide at least 20% of the units at rents or sales prices that are affordable to low and very low income households.

HOD designations shall apply to all housing development projects on sites described in the table below, regardless of any different Countywide Plan Land Use Designation. The acreage and densities discussed in the chart below may occur anywhere on site, subject to site specific analysis and development regulation in

affect at the time a project is proposed. Clustered development shall occur on all HOD sites.

All HOD sites are listed below, along with the relevant location information current at the time of the adoption of this policy. The transect zones column refers to the transect zones provided in the Marin County Form Based Code. The transect zones indicated in this column are mandated for development occurring under the regulations of the Form Based Code on the site listed.

HOD Sites include housing affordability targets that are necessary to comply with the County's obligations related to satisfying the RHNA. All developers of projects with more than 100 units should work with County staff to identify options for complying with the affordability targets. HOD Sites must provide at least 20% of the units at rates that are affordable to low and very low income households. HOD density designations override the underlying Countywide Plan Land Use Designations and Development Code Zoning Designations. The acreage and densities discussed in the chart below may occur anywhere on site, subject to site specific analysis and subject to development regulations in affect at the time a project is proposed. Clustered development shall occur on all HOD sites.

All HOD sites are listed below, along with the relevant location information current at the time of the adoption of this policy. The transect zones column refers to the transect zones provided in the Marin County Form Based Code. The transect zones indicated in this column are mandated for development occurring under the regulations of the Form Based Code on the site listed.

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s) ¹	Density Designation	Maximum Units
Alto-Strawberry						
1	North Knoll Rd/Saint Thomas Dr	034-012-26	70 N Knoll Rd., Strawberry	T3, T4	16 units per acre. Limited to 3.7 acres.	59
		034-061-09				
2	Pan Pac Ocean Site	034-012-21	Eagle Rock Rd., Strawberry	T4	2 units per acre.	32
		034-012-27				
		034-012-28				
		034-012-29				
3	Strawberry Commercial	043-151-02	664 Redwood Hwy Frontage Rd., Strawberry	T4, T5	30 units per acre. Limited to 2.0 acres.	60
		043-151-03				
		043-151-09				
		043-151-31				
4	Strawberry Recreation District Site	043-361-54	Redwood Hwy Frontage Rd., Strawberry	3.1	20 units per acre. Limited to 2.3 acres.	46
5	Strawberry Village Center	043-151-30	750 Redwood Hwy Frontage Rd., Strawberry	T4, T5	30 units per acre. Limited to 3.3 acres.	100
		043-321-03				
Fairfax						
6	Oak Manor Commercial Center	174-011-33	2400/2410 Sir Francis Drake Blvd., Unincorporated Fairfax	T3, T4	23 units per acre.	36
		174-011-36				

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s) ¹	Density Designation	Maximum Units
Kentfield						
7	College of Marin Parking Lot	074-031-56	Sir Francis Drake Blvd., Kentfield	T4	30 unit per acre.	25
		074-031-58				
		074-031-60				
8	Kentfield Commercial Underutilized	074-031-39	Sir Francis Drake Blvd., Kentfield	T4	30 unit per acre.	71
		074-031-45				
		074-031-54				
		074-031-61				
		074-031-63				
		074-031-65				
		074-031-68				
		074-031-69				
		074-031-74				
		074-031-75				
074-031-77						
9	Sloat Garden Center	071-191-47	700 Sir Francis Drake Blvd., Kentfield	T4	30 unit per acre.	31
		071-191-48				
10	25 Bayview Rd	022-071-01	25 Bayview Rd., Kentfield	T3	8 units per acre.	3
11	St. Sebastian Catholic Church (Kentfield Catholic Church)	022-010-21	215 Bon Air Rd., Kentfield	T3, T4	10 units per acre. Limited to 1.4 acres.	14

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s)¹	Density Designation	Maximum Units
Marinwood/Lucas Valley						
12	Lucas Valley Environs Vacant	164-280-35	1501 Lucas Valley Rd., Lucas Valley	T3	15 units per acre. Limited to 1.7 acres.	26
13	Marin County Juvenile Hall	164-640-01	2 Jeannette Prandi Way, Lucas Valley	T3, T4	30 units per acre. Limited to 2.7 acres.	80
14	Marinwood Plaza	164-471-64	121 Marinwood Ave., Marinwood	T4, T5	30 units per acre. Limited to 4.0 acres.	125
		164-471-65				
		164-471-69				
		164-471-70				
15	Miller Creek School District Properties (Marinwood Plaza adjacent)	164-471-71	Marinwood Ave., Marinwood	T4, T5	30 units per acre.	10
		164-471-72				
16	Office Building (Across From Juvenile Hall)	164-481-10	7 Mt. Lassen Dr., Lucas Valley	T3, T4	25 units per acre.	58
17	St. Vincent's	155-011-28	1 St. Vincent Dr., Santa Venetia	T3, T4	20 units per acre. Limited to 34.0 acres.	680
		155-011-29				
		155-011-30				

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s) ¹	Density Designation	Maximum Units
Marin City						
18	Cornerstone Community Church of God	052-140-38	626 Drake Ave., Marin City	T3, T4	5 units per acre.	4
19	Donahue Highlands (formerly LiBao)	052-140-33	Off Donohue St., Marin City	T3, T4	n/a	25
20	Marin Gateway Center	052-490-08	190 A Donahue St., Marin City	T4, T5	20 units per acre. Limited to 5.0 acres.	100
21	MLK Academy School	052-140-39	200 Phillips Dr., Marin City	T4	11 units per acre. Limited to 6.0 acres.	63
22	Village Baptist Church (825 Drake)	052-112-03	825 Drake Avenue	T4	n/a	74
Nicasio						
23	Nicasio Corp Yard - County	121-050-34	Nicasio Valley Rd., Nicasio	T3	20 units per acre. Limited to 0.8 acres.	16
Novato (Unincorporated)						
24	Atherton Corridor	143-101-17	Atherton Ave., Novato	T3, T4	20 units per acre. Limited to 2.75 acres.	147
		143-101-20			20 units per acre. Limited to 2.5 acres.	
		143-101-35			20 units per acre. Limited to 0.2 acres.	
		143-101-37			20 units per acre. Limited to 0.2 acres.	
25	Black Point (Vacant)	143-110-31	300 Olive Ave., Black Point	T3	16 units per acre. Limited to 3.6 acres.	58
26	Buck Center Vacant Property	125-180-79	Redwood Hwy, Black Point	T3, T4	20 units per acre. Limited to 12.5 acres.	249
		125-180-85				
27	Greenpoint Nursery	153-190-24	275 Olive Ave., Black Point	T4	15 units per acre. Limited to 3.5 acres.	53

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s) ¹	Density Designation	Maximum Units
San Rafael (Unincorporated)						
28	Bernard Osher Marin Jewish Community Center (includes Congregation Rodef Shalom site)	180-281-21	200 N San Pedro Rd., Santa Venetia	T3, T4	30 units per acre. Limited to 1.6 acres	49
		180-281-25				
		180-281-35				
		180-281-34				
29	Cal Park	018-074-16	Woodland Ave., Unincorporated San Rafael	T3, T4	30 units per acre. Limited to 3.7 acres	110
		018-081-04				
		018-082-12				
		018-082-13				
		018-083-01				
		018-083-09				
		018-084-12				
018-085-23						
30	Church of Jesus Christ	180-272-03	220 N San Pedro Rd., Santa Venetia	T3, T4	30 units per acre. Limited to 1.2 acres.	35
31	McPhail School	180-151-18	1565 Vendola Dr., Santa Venetia	T3	30 units per acre. Limited to 1.1 acres	33
		180-161-09				
		180-161-10				
32	Old Gallinas Children Center	180-123-01	251 N San Pedro Rd., Santa Venetia	T3, T4	30 units per acre. Limited to 1.7 acres.	50
33	Santa Venetia Vacant	180-171-32	N San Pedro Rd., Santa Venetia	T3	2 units per acre. Limited to 1.0 acre.	2
34	San Quentin Adjacent Vacant Property	018-152-12	E Sir Francis Drake Blvd., San Quentin	T3, T4, T5	30 unit per acre.	230
35	Vacant Bayhills Dr	180-333-01	50 Bayhills Dr., Santa Venetia	T3	4 units per acre.	5
36	Vacant Santa Venetia	179-332-19	Edgehill Way, Santa Venetia	T3	3 units per acre.	3
37	Outnumbered2, LLC	180-261-10	Oxford Dr., Santa Venetia	T3	3-7 units per acre.	4

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s)¹	Density Designation	Maximum Units
San Geronimo Valley						
38	Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd., Forest Knolls	T3, T4	20 units per acre.	2
39	Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	7120 Sir Francis Drake Blvd., Lagunitas	T3, T4	20 units per acre. Limited to 1.5 acres.	30
		168-192-28				
40	Presbyterian Church San Geronimo	169-101-21	6001 Sir Francis Drake Blvd., San Geronimo	T3, T4	13 units per acre. Limited to 1.2 acres.	15
41	Saint Cecilia Church	168-183-04	428 W. Cintura, Lagunitas	T3, T4	20 unit per acre.	16
42	Woodacre Fire Station	172-104-02	33 Castle Rock	T3, T4	4 units per acre.	10
		172-111-01				
		172-111-02				
43	6760 Sir Francis Drake Boulevard	168-131-04	6760 Sir Francis Drake Blvd., Forest Knolls	T3, T4	11 units per acre. Limited to .75 acres.	8

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s) ¹	Density Designation	Maximum Units
Sleepy Hollow						
44	Karuna	177-220-10	1 Sacramento Ave., Sleepy Hollow	T3	10 units per acre.	10
45	San Domenico School	176-300-30	1500 Butterfield Rd., Sleepy Hollow	T3, T4	30 units per acre. Limited to 1.7 acres.	50
46	Subud California	177-202-08	100 Sacramento Ave., Sleepy Hollow	T3	2 units per acre.	4
47	Sacramento/San Anselmo Properties	177-203-03	Sacramento Ave./San Francisco Blvd., Sleepy Hollow	T3, T4	30 units per acre. Limited to 2.1 acres.	64
		177-203-04				
		177-203-09				
		177-220-41				
48	Woodacre Fire Station	172-104-02	33 Castle Rock, Woodacre	T3, T4	4 units per acre.	10
		172-111-01				
		172-111-02				

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s)¹	Density Designation	Maximum Units
Tamalpais Valley						
49	Holiday Inn Mill Valley	052-371-09	160 Shoreline Hwy, Tamalpais	T3, T4	30 units per acre. Limited to 2.4 acres.	72
50	Jack Krystal Hotel Parcel Site	052-227-09	260 Redwood Hwy Frontage Rd., Almonte	T4	30 units per acre. Limited to 1.2 acres.	36
51	Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd.	T3, T4	20 units per acre. Limited to 1.0 acre.	20
52	Shoreline Unified School District	102-080-19	State Route 1, Tomales	T3, T4	20 units per acre.	44
		102-080-20				
53	Tam Junction State Vacant Lot	052-041-27	Shoreline Hwy, Tamalpais	T3, T4	30 units per acre.	12

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.

**TABLE 2-12
HOUSING OVERLAY DESIGNATION**

Number	Site Name	Parcel Number	Address	Applicable Transect Zone(s) ¹	Density Designation	Maximum Units
West Marin (Coastal)						
54	Olema Catholic Church	166-181-01	10189 State Route 1, Olema	T3, T4	20 units per acre. Limited to 1.0 acre.	20
55	Olema Underutilized	166-202-01	10002 State Route 1, Olema	T3, T4	10 units per acre.	36
		166-202-04				
		166-213-01				
		166-213-02				
56	Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	100 Commodore Webster Dr., Point Reyes Station	T3, T4	Limited to 5.0 acres.	50
57	Pt. Reyes County Vacant Site	119-260-03	9 Giacomini Rd., Point Reyes Station	T3, T4	20 units per acre. Limited to 1.9 acres.	37
		119-270-12				
58	Pt. Reyes Grandi Building/Site	119-234-01	54 B St., Point Reyes Station	T3, T4, T5	20 units per acre. Limited to 1.1 acres.	21
59	Presbytery of the Redwoods	119-202-05	11445 State Route 1, Point Reyes Station	T3	15 units per acre. Limited to 0.2 acres.	3
60	Pt. Reyes Village	119-222-08	60 Fifth St., Point Reyes Station	T3, T4	20 units per acre. Limited to 0.85 acres.	17
61	Pt. Reyes Village Red/Green Barn	119-198-04	520 Mesa Rd., Point Reyes Station	T3, T4	20 units per acre. Limited to 1.2 acres.	24
		119-198-05				
62	Pt. Reyes Station (vacant)	119-203-01	Mesa Rd., Point Reyes Station	T3	20 units per acre.	4
		119-203-03				
63	Shoreline Unified School District	102-080-19	State Route 1	T3, T4	20 units per acre.	44
		102-080-20				
64	Stinson Beach Commercial	195-193-35	3422 State Route 1, Stinson Beach	T3, T4	16 units per acre.	5
65	Stinson Beach Commercial Center Vacant	195-211-05	10 Willow Ave., Stinson Beach	T3	10 units per acre. Limited to .5 acres.	5

66	Stinson Beach Underutilized Residential	195-193-15	128 Calle Del Mar, Stinson Beach	T3	10 units per acre.	3
		195-193-18	129 Calle Del Mar, Stinson Beach	T3, T4		
67	Tomales Catholic Church	102-080-23	26825 State Route 1, Tomales	T3	7 units per acre.	13
68	Tomales Joint Union High School District	102-080-10	State Route 1, Tomales	T3, T4	20 units per acre.	14
69	Tomales Nursery	102-051-08	200 Valley Ave., Tomales	T3	10 units per acre.	6
		102-051-09				
70	Tomales	102-051-07	John St., Tomales	T3, T4	10 units per acre.	11
		102-075-08				
		102-075-09				
71	Tomales (Vacant)	102-041-44	Shoreline Hwy/ Dillon Beach Rd., Tomales	T3	3 units per acre	30
		102-062-01			7 units per acre	
		102-075-02			20 units per acre	
		102-075-06				
		102-075-07				

1. See the Form Based Combining District in the Development Code for explanation of applicable transect zones.