

Appendix C: Sites Inventory

A. Introduction

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

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

Sites to Meet the RHNA

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

Underutilized Sites

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

For large commercial shopping centers, all or portions of such sites have been identified by selecting areas that have the potential for housing development. Large parking areas or commercial buildings with vacancies were identified for redevelopment. Based on the developable areas, these sites were reduced in capacity to approximately 85%. This reduction allows for commercial uses to remain under mixed use development. Reduction capacity vary by each commercial center based on available developable areas.

Vacant and Non-Vacant Sites

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

Methodology in Identifying Sites

The County's RHNA for the 6th cycle Housing Element is accommodated primarily on non-vacant sites. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a "ripeness" for private redevelopment. Key sites with existing uses that are "ripe" for redevelopment typically contain older structures and are underutilized given the development

potential afforded. Examples of existing uses include vacant commercial, office, and industrial buildings, and storage lots. Some sites with existing lower-density residential uses provide the opportunity for significant capacity increases.

Suitability of Sites

Table C-1 below presents recent developments in the county to identify land uses that have recently been recycled for development and other development trends. Recently recycled land uses include industrial, commercial, office, storage, and residential uses. Other key metrics used to evaluate recent development projects include floor area ratio (FAR) as a proxy for building intensity, the building-to-land (BLV) ratio, and age of existing structures.

Recent development projects show that development occurred on parcels with a FAR between 0.00–0.75, BLV ratio between 0.08–2.80 and building age between 28–122 years old; averages of the above metrics are 0.32, 1.17, and 68 respectively. The final metrics for determining the suitability of sites uses 75th percentile values to reduce the effect of outliers and account for a greater majority of available sites. These values are 0.40 FAR, 1.54 BLV, and buildings aged 50 years and above (year built \geq 1972).

In addition to the above metrics, developer/property owner interest to redevelop the site and parcel ownership were also taken into consideration when determining the suitability of sites. All aforementioned considerations were then coded in Table C-4 (Detailed Site Inventory) to provide substantial evidence that existing land uses do not constitute an impediment for additional residential use on the sites (pursuant to Assembly Bill 1397). These criteria are:

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

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

Realistic Capacity

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

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

⁴ BLV = assessed improvement value/assessed land value

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

- **Commercial Center Sites.** For large commercial center sites, the average realistic capacity of 45 percent was based on identifying developable areas of the site. These areas will allow for residential development from 30 to 45 dwelling units per acre.
- **Vacant Sites.** For many vacant sites, realistic capacity was determined by subtracting areas that are affected by natural resources, including wetlands and stream conservation areas, and as well as environmental constraints, including flooding, sea level rise, and steep terrain. For sites with steep terrain, the developable areas or flatter portions of the site were identified. On average, vacant site realistic capacity was calculated at 50 percent. The realistic capacity trend for building on steep terrain in Marin County is also 50 percent.
- **Religious Sites.** Religious institutions sites are sites with churches or other religious institutions, with excess vacant property or large parking lots, that could accommodate residential development. Only the portion of the vacant or parking area is used as a candidate housing site. All religious properties were reviewed. Sites with largest parking areas or surrounding vacant areas were selected or that could yield at least a half an acre when half of the property was calculated. In rural and inland areas, vacant lots appear to be used as parking areas. Half of the parking lot or vacant area (50 percent) were calculated toward housing units. Vacant areas with terrain constraints were either excluded or not selected from the analysis.
- **School Sites.** School sites with underutilized or unused areas or sites considered surplus by the school district that could accommodate residential development. Only the portion of the site considered underutilized or unused, or the entire “surplus” site, is considered a candidate housing site. Additionally, some school sites include buildings or recreational amenities that could or are currently being used as neighborhood amenities. These buildings and facilities were removed from the housing calculation analysis. Some school sites have development potential limited by environmental constraints such as flooding, sea level rise, and steep terrain. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 50 percent and vary by each site.
- **Underutilized Nonresidential Sites.** For underutilized nonresidential sites, a realistic capacity of 75 percent was applied to sites based on the maximum allowed density based on recent trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout

Table C-1 Recent Development Trends

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

Table C-2 Realistic Capacity Trends

APN	Project Name/Address	GP	Zoning	Existing Use	Parcel Acreage	Density (du/ac)	Theoretical Capacity	Proposed Unit Distribution			Realistic Capacity	Entitled Density (du/ac)	
								Lower	Mod	Above Mod			
San Rafael													
165-220-06 165-220-07	Los Gamos	Neighborhood Commercial MXD	PD	Vacant	10.24	24.2	247	23	0	169	192	19	79%
008-082-52	3301 Kerner	Community Commercial MXD	CCIO	Former Office Building	0.94	43.5	40	44	0	0	44	47	108%
008-092-02	88 Vivian	Neighborhood Commercial MXD	NC	Bowling Alley	2.40	24.2	58	7	0	63	70	29	120%
179-041-27 179-041-28	350 Merrydale	Community Commercial MXD	GC	Former Furniture Store	2.28	43.5	99	2	0	43	45	20	46%
178-240-21 178-240-17	Northgate Walk (1005/1010)	HDR and Office	HR1	Hotel UPS Store	6.94 0.6	43.5	301	14	0	122	136	18	41%
011-245-40	104 Shaver	DMU	T4N 40/50	SF House	0.14	43	6	1	0	6	7	50	116%
011-074-05 011-074-04	Between 1550 & 1554 Lincoln	HDR	HR-1	Vacant	0.26	43.5	5	1	0	9	10	38.5	89%
Novato													
141-281-03	1301 Grant Avenue	Downtown Core	Downtown Core Retail	Office	0.15	23	3.45	0	0	3	3	20	87%
125-580-16 125-580-17	Verandah at Valley Oaks 7711 Redwood Blvd	Business & Professional Office; Affordable Housing Opportunity Overlay	Planned District; Affordable Housing Opportunity Overlay	Vacant	4.00	23	92	16	0	64	80	20	87%
125-600-51 125-600-52	Atherton Place 7533/7537 Redwood Blvd	Mixed Use	Planned District	Vacant	3.60	0.80 (FAR)	2.88 ac	0	0	50	50	0.59 (FAR) 13.9 du/ac	74%
141-282-07 141-282-04	First and Grant 1107 Grant Avenue	Downtown Core	Downtown Core Retail Downtown Novato Specific Plan Overlay	Vacant Building and Parking Lot	0.85	2.00 (FAR)	1.7 ac	6		26	32	1.66 (FAR)	98%
157-970-03	<u>Hamilton Village</u> 802 State Access Road	Community Facilities	Planned District	Vacant	4.70	20	94	8	7	60	75	15.9	80%
											Average	85%	

Accommodating Lower Income Sites

Density

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

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

Large and Small Sites

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

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

- **Marin County Juvenile Hall.** The Marin County Juvenile Hall site consists of 33 acres and includes existing Probation Department facilities, Marin County offices, and an open recreational area. Marin County owns the site and facilities and will pursue affordable housing on a maximum of 10 acres of land on the site, while preserving recreational areas.
- **Nicasio Corporation Yard.** The Nicasio Corporation Yard is approximately 13.9 [acres](#). As a County-owned site, the County recognizes the important of adding affordable housing within the inlands areas of the County and will pursue such housing on this site.
- **Marin Gateway Center.** Marin Gateway Center is located along Highway 101 near the Donahue Street/Bridge Boulevard and Bridgeway on/off ramps. The site, consisting of 15 acres, includes existing commercial and retail uses. An approximately 1.5-acre portion of parking area and potentially vacant retail spaces can accommodate housing on the site.
- **San Domenico School.** The majority of the San Domenico School campus, over 522 acres, consists of school facilities and steep hillside terrain. There are a few areas of the school, each over 1 acre and less than 10 acres, that could allow for housing opportunities.

- St. Vincent’s School for Boys.** This site consists of three properties totaling over 315 acres of land. Large swaths of the property are constrained by sea-level rise and a floodplain along Miller Creek. The existing Catholic Charities facilities, setbacks from Highway 101, and surrounding hillside terrain also limit the developable areas on this site significantly. Approximately 40 acres of the site may be available for housing development and other uses. The Built Environment Element of the Countywide Plan includes policy and requirements to provide for affordable housing on this site.

Parcel Listing of Sites

The sites inventory is shown in **Table C-4**. **Table C-3** shows a listing of the sites inventory by parcel broken down by unincorporated communities consistent with the level of analysis throughout the Housing Element. Unincorporated communities are made up by census designated places (CDPs) as delineated by the U.S. Census. Some sites do not fall within the boundaries of a CDP within an unincorporated community but fall within the larger County Communities (North Marin, West Marin, Central Marin, Southern Marin). These sites are categorized under an “Other” heading in **Table C-4**.

Table C-3: Unincorporated County CDPs by Community

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

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

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

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Miller Creek District Properties (Marinwood Plaza adjacent)	164-471-71	0.2	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	0	4	0	4	Meets Criteria #2, 4 Existing Use - Storage facility; GP Housing Overlay
	164-471-72	0.3	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	0	6	0	6	Meets Criteria #2, 4 Existing Use - Storage facility; GP Housing Overlay
Office Building (across from Juvenile Hall)	164-481-10	2.4	7 Mt Lassen Dr, Lucas Valley	GC/CP	30	No	58	0	0	58	Meets Criteria #4, 6, 7 Existing Use – Office Park, Low; Floor Area Ratio: 0.310; Building-to-Land Value Ratio: 1.45
Public Sites											
Marin County Juvenile Hall	164-640-01	33.0 (10.0)	2 Jeannette Prandi Way, Lucas Valley	PF/PF	30	No	80	0	0	80	Meets Criteria #2, 3 Existing Use - County juvenile hall facility, offices, and open field.
Other⁵ - North Marin											
Vacant Sites											
Buck Center Vacant Property	125-180-79	97.3 (24.3)	Redwood Hwy, North Novato	AG1/A60	1	No	0	0	0	0	Meets Criteria #2
	125-180-85	136.5 (12.2)	Redwood Hwy, North Novato	AG1/A60	20	No	0	0	249	249	Meets Criteria #2
Underutilized Sites											
Atherton Corridor	143-101-35	1.0	761 Atherton Ave, North Novato	SF3/A2-B4	20	No	0	4	0	4	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value Ratio - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave, North Novato	SF3/A2-B4	20	No	30	8	0	38	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot, SF detached; built 1932; Building-to-Land Value Ratio: 0.21
Atherton Corridor	143-101-20	4.8	791 Atherton Ave, North Novato	SF3/A2-B4	20	No	37	13	0	50	Meets Criteria #4, 6, 7 Existing Use - Rural residential lot, SF detached; built 1926; Building-to-Land Value Ratio: 0.54

⁵ Sites that did not fall within the boundaries of CDPs within unincorporated communities in North Marin (Black Point – Green Point or Marinwood- Lucas Valley) but are located in North Marin.

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Atherton Corridor	143-101-17	5.6	805 Atherton Ave, North Novato	SF3/A2-B4	20	No	42	13	0	55	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot, SF detached; built 1939; Building-to-Land Value Ratio: 0.04
West Marin											
Northern Coastal West Marin (Dillon Beach, Tomales)											
Vacant Sites											
Vacant Tomales	102-075-06	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	20	No	0	0	6	6	Meets Criteria #2
	102-075-07	0.1	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	20	No	0	0	2	2	Meets Criteria #2
Vacant Tomales	102-062-01 102-062-03; 102-062-04	0.7	Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	7	No	0	0	4	4	Meets Criteria #2
Vacant Tomales	102-075-02	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	20	No	0	0	5	5	Meets Criteria #2
Vacant Tomales	102-041-44	4.8	290 Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	7	No	0	0	13	13	Meets Criteria #2
Religious Sites											
Tomales Catholic Church	102-080-23	<u>2.0</u>	26825 State Route 1, Tomales	C-NC/C-VCR-B1	20	No	0	13	0	13	Meets Criteria #2, 7 Existing Use – Religious center (Parking Lot); Building-to-Land Value Ratio: 0.62
Underutilized Sites											
Tomales Nursery	102-051-09	0.3	27235 State Route 1	C-NC/C-VCR-B1	<u>10</u>	No	0	0	3	3	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 0.16
	102-051-08	0.3	27235 State Route 1	C-NC/C-VCR-B1	20	No	0	0	3	3	Meets Criteria #5, 7 Existing Use - Estate lot SF detached, built 1931; Building-to-Land Value Ratio: 0.59
Tomales <u>Underutilized</u>	102-051-07	0.6	200 Valley Ave, Tomales	C-NC/C-VCR-B1	20	No	0	0	6	6	Meets Criteria #4, 7

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
											Existing Use - Rural residential lot SF detached, built 1990; Building-to-Land Value Ratio: 0.59
Tomales Underutilized	102-075-09	0.5	29 John St, Tomales	C-NC/C-VCR-B1	20	No	0	0	5	5	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached, built 1924; Building-to-Land Value Ratio: 0.22
Central Coastal West Marin (Point Reyes Station, Inverness)											
Underutilized Sites											
Pt. Reyes Village (5th St)	119-222-08	1.0	60 Fifth St, Pt. Reyes Station	C-SF3/C-RSP-1	20	No	17	0	0	17	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial; built 1953; Building-to-Land Value Ratio: 0.68
Pt. Reyes Village Red/Green Barn	119-198-05 119-198-04	1.5	510 Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	20	No	24	0	0	24	Meets Criteria #2, 7 Existing Use – Barn; Building-to-Land Value Ratio: 0.82
Public Sites											
Pt. Reyes County Vacant Site	119-260-03	2.0	9 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC	20	No	32	0	0	32	Meets Criteria #2, 3 Existing Use – Vacant County site
	119-270-12	0.3	10 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC	20	No	5	0	0	5	Meets Criteria #2, 3 Existing Use – Vacant County site
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	31.4	100 Commodore Webster Dr, Pt. Reyes Station	C-OA/C-OA	0	No	50	0	0	50	Meets Criteria #2, 3 Existing Use - Military
Rehabilitation Sites											
Grandi Building/Site	119-234-01	2.5	54 B ST, Pt. Reyes Station	C-NC/C-VCR-B2	20	4th & 5th	<u>21</u>	0	0	<u>21</u>	Meets Criteria #4, 5 Existing Use - Large format standalone commercial (vacant); built 1914; Potential rehabilitation of historic building

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Religious Sites											
Presbytery of the Redwoods	119-202-05	0.6	11445 State Route 1, Pt. Reyes Station	C-SF4/C-RA-B3	15	No	0	3	0	3	Meets Criteria #2 Existing Use - Religious center (parking lot only)
Vacant Sites											
Vacant Pt. Reyes Station	119-203-01	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	20	No	0	0	2	2	Meets Criteria #2
	119-203-03	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	20	No	0	0	2	2	Meets Criteria #2
The Valley (Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls)											
Rehabilitation Sites											
Office - Forest Knolls (Upper Floors)	168-141-12	0.1	6900 Sir Francis Drake Blvd, Forest Knolls	NC/VCR	20	No	0	0	2	2	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1938; Building-to-Land Value Ratio: 0.65
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	0.9	7120 Sir Francis Drake Blvd, Lagunitas	GC/H1	20	No	16	0	0	16	Meets Criteria #4, 6 Existing Use - Large format standalone commercial; Floor Area Ratio: 0.18
Office - Lagunitas (Upper Floors and Rear Prop)	168-192-28	1.3	7282 Sir Francis Drake Blvd, Lagunitas	GC/CP	20	No	0	10	4	14	Meets Criteria #4, 5, 7 Existing Use - Commercial recreation facility; built 1925; Building-to-Land Value Ratio: 0.90
Religious Sites											
Saint Cecilia Church	168-183-04	0.9	428 W. Cintura, Lagunitas	SF4/R1-B3	30	No	16	0	0	16	Meets Criteria #2 Existing Use - Religious center (Parking Lot Only)
Presbyterian Church San Geronimo	169-101-21	1.2	6001 Sir Francis Drake Blvd, San Geronimo	SF5/R1-B2	20	No	0	15	0	15	Meets Criteria #2 Existing Use - Religious center (parking lot only)
Underutilized Sites											
Residential next to Forest Knolls Trailer Park	168-131-04	6.5	6760 Sir Francis Drake	SF3/RA-B4	11	No	0	0	8	8	Meets Criteria #4, 5, 7

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

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Underutilized Sites											
Stinson Beach Underutilized Residential	195-193-15	0.3	128 Calle Del Mar, Stinson Beach	C-SF6/C-R1	7	No	0	0	2	2	Meets Criteria #4, 5, 7 Existing Use - Small lot sf detached, built 1922; Building-to-Land Value Ratio: 0.55
	195-193-18	0.04	129 Calle Del Mar, Stinson Beach	C-SF6/C-R1	7	No	0	0	1	1	Meets Criteria #4, 5, 7 Existing Use - Very small lot sf detached, built 1922; Building-to-Land Value Ratio: 0.50
Stinson Beach Commercial	195-193-35	0.3	3422 State Route 1, Stinson Beach	C-NC/C-VCR	16	No	0	0	5	5	Meets Criteria #3, 4 Existing Use - Non urban civic
Vacant Sites											
Stinson Beach Community Center - Vacant	195-211-05	0.9	10 Willow Ave, Stinson Beach	C-SF6/C-R1	10	No	0	0	5	5	Meets Criteria #2
Other ⁶- West Marin											
School Sites											
Shoreline Unified School District	102-080-19	2.1	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6	20	No	35	0	0	35	Meets Criteria #2 Existing Use - Vacant school property
	102-080-20	0.4	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6	20	No	9	0	0	9	Meets Criteria #2 Existing Use - Vacant school property
Tomales Joint Union High School District	102-080-10	0.7	State Route 1, Tomales	C-SF3/C-RSP-1.6	20	No	0	14	0	14	Meets Criteria #2 Existing Use - Vacant school property

⁶ Sites that did not fall within the boundaries of CDPs within unincorporated communities in West Marin (Northern Coastal West Marin, Central Coastal West Marin, The Valley, or Southern Coastal West Marin) but are located in West Marin.

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Religious Sites											
Olema Catholic Church	166-181-01	<u>3.6</u>	10189 State Route 1, Olema	C-NC/C-VCR	20	No	<u>20</u>	0	0	<u>20</u>	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
Underutilized Sites											
Olema <u>Underutilized</u>	166-202-01	1.0	10002 State Route 1, Olema	C-NC/C-VCR	20	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial, built 1881; Building-to-Land Value Ratio: 0.96
Olema <u>Underutilized</u>	166-213-01	0.5	9870 State Route 1, Olema	C-NC/C-VCR	20	No	0	0	5	5	Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial, built 1900; Building-to-Land Value Ratio: 0.80
Olema <u>Underutilized</u>	166-213-02	1.0	9840 State Route 1, Olema	C-NC/C-VCR	20	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use -Rural residential lot SF detached, built 1915; Building-to-Land Value Ratio: 0.29
Olema <u>Underutilized</u>	166-202-04	1.1	9950 Sir Francis Drake Blvd, Olema	C-NC/C-VCR	20	No	0	11	0	11	Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial; built 1881; Building-to-Land Value Ratio: 0.96
Central Marin											
Santa Venetia/Los Ranchitos											
Religious Sites											
St. Vincent's School for Boys	155-011-29	20.2	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	Meets Criteria #1, 2 Developer/Property Owner Interest Existing Use – Vacant/Agricultural
	155-011-28	74.0	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	
	155-011-30	221.0 (55.0)	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	440	0	<u>240</u>	<u>680</u>	

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Church of Jesus Christ	180-272-03	<u>5.4</u>	220 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	35	0	0	35	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
Congregation Rodef Shalom Marin	180-281-34	<u>2.9</u>	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	0	13	0	13	Meets Criteria #2 Existing Use - Religious center (parking lot only)
School Sites											
Bernard Osher Marin Jewish Community Center	180-281-35	<u>1.9</u>	180 N San Pedro Rd, Santa Venetia	SF5/A2-B2	<u>30</u>	No	10	0	0	10	Meets Criteria #2 Existing Use – Religious center (Parking Lot only)
	180-281-21	<u>2.5</u>	200 N San Pedro Rd, Santa Venetia	SF5/A2-B2	<u>30</u>	No	13	0	0	13	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
	180-281-25	<u>1.7</u>	210 N San Pedro Rd, Santa Venetia	OC/AP	<u>30</u>	No	13	0	0	13	Meets Criteria #2 Existing Use - Religious center (Parking Lot only)
McPhail School	180-151-18	4.3	1565 Vendola Dr, Santa Venetia	PF-SF6/PF-RSP-4.36	<u>30</u>	No	0	0	<u>33</u>	<u>33</u>	Meets Criteria #1 Property Owner Interest Existing Use - Closed School
	180-161-09	1.0	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
	180-161-10	4.3	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
Old Gallinas Children Center	180-123-01	7.7	251 N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	30	No	50	0	0	50	Meets Criteria #2, 3 Existing Use - Closed school (with ball field to remain)
Vacant											
Vacant Santa Venetia	180-171-32	1.1	180-171-32 (N San Pedro Rd), Santa Venetia	SF5/A2-B2	<u>2</u>	No	0	0	2	2	Meets Criteria #2
Outnumbered2, LLC	180-261-10	27.9	Oxford Drive, Santa Venetia	SF5/A2-B2	4	No	0	0	<u>4</u>	<u>4</u>	Meets Criteria #1
Vacant Santa Venetia	179-332-19	1.0	179-332-19 (Edgehill Way), Santa Venetia	SF6/R1	<u>3</u>	No	0	0	3	3	Meets Criteria #2

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Vacant Bayhills Drive	180-333-01	1.5	Bayhills Drive, Santa Venetia	PR/RMP-1	4	No	0	0	5	5	Meets Criteria #2
Kentfield/Greenbrae											
School Sites											
College of Marin Parking Lot	071-132-11	0.8	Sir Francis Drake Blvd, Kentfield	PF/PF	30	No	21	0	0	21	Meets Criteria #1, 2 Developer/Property Owner Interest Existing Use–Parking Lot; combined with College of Marin Commercial Frontage site below
	071-132-12	0.3		PF/PF	30	No	7	0	0	7	
College of Marin Parking Lot	074-092-11	0.2	139 Kent Ave, Kentfield	PF/PF	20	No	3	0	0	3	
	074-181-18	2.7		PF/PF	20	No	48	0	0	48	
	074-092-17	0.2		PF/PF	20	No	2	0	0	2	
Underutilized Sites											
College of Marin (Commercial Frontage)	074-031-56	0.2	937 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1943; Building-to-Land Value Ratio: 0.00
	074-031-58	0.1	941 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1954; Building-to-Land Value Ratio: 0.00
	074-031-60	0.1	939 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1951; Building-to-Land Value Ratio: 0.00
Kentfield Commercial Underutilized	074-031-54	0.1	923 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	4	0	4	Meets Criteria #4, 5 Existing Use - Low intensity strip commercial, built 1913
	074-031-65	0.3	921 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	6	0	6	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 0.32

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-68	0.2	935 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1950; Building-to-Land Value Ratio: 1.00
	074-031-69	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	3	0	3	Meets Criteria #4, 7 Existing Use - Large format standalone commercial; Building-to-Land Value Ratio: 0.00
Sloat Garden Center	071-191-47	1.1	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	30	No	26	0	0	26	Meets Criteria #4, 5, 7 Existing Use - Large format standalone commercial; built 1946 Building-to-Land Value Ratio: 0.17
	071-191-48	0.2	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	30	No	5	0	0	5	Meets Criteria #4, 7 Existing Use - Large format standalone commercial; Building-to-Land Value Ratio: 0.00
Kentfield Commercial Underutilized	074-031-39	0.3	929 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	8	0	8	Meets Criteria #4 Existing Use - Low intensity strip commercial, built 1979; Building-to-Land Value - 2.96; Floor Area Ratio: 0.80
Kentfield Commercial Underutilized	074-031-45	0.2	907 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	Meets Criteria #4 Existing Use - Low intensity strip commercial, built 1975; Building-to-Land Value - 1.89; Floor Area Ratio: 0.58
Kentfield Commercial Underutilized	074-031-61	0.3	913 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	7	0	7	Meets Criteria #4, 5, 7 Existing Use - Low intensity strip commercial, built 1957; Building-to-Land Value - 1.29
Kentfield Commercial Underutilized	074-031-63	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	4	0	4	Meets Criteria #2, 4 Vacant; Existing Use - Low intensity strip commercial
Kentfield Commercial Underutilized	074-031-74	0.2	943 Sir Francis Drake Blvd, Kentfield	NC/RMPC	0	No	0	5	0	5	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial, built 1976; Building-to-Land Value Ratio: 1.09

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-75	0.7	901 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	18	0	0	18	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 1.66
Kentfield Commercial Underutilized	074-031-77	0.2	911 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	6	0	6	Meets Criteria #4, 7 Existing Use - Low intensity strip commercial; Building-to-Land Value Ratio: 1.00
25 Bayview (Kentfield)	022-071-01	0.4	25 Bayview Rd, Kentfield	MF3/RMP-6	8	No	0	0	3	3	Meets Criteria #4, 5, 7 Existing Use - Estate lot sf detached, built 1910; Building-to-Land Value Ratio: 0.29
Religious Sites											
St. Sebastian Church (Kentfield Catholic Church)	022-010-21	2.4	215 Bon Air Rd, Kentfield	PF-SF5/R1-B2	10	No	0	14	0	14	Meets Criteria #2 Existing Use – Religious center (parking lot only)
Other-⁷ Central Marin											
Credit											
Albion Monolith	018-087-13	0.5	33 Albion St, California Park	MF3/RMP-9	0	No	0	0	0	0	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached; built 1938; Building-to-Land Value Ratio:0.34
	018-087-14	1.2	37 Albion St, California Park	MF3/RMP-9	0	No	1	0	8	9	Meets Criteria #4, 5, 7 Existing Use - Rural residential lot SF detached; built 1930; Building-to-Land Value Ratio: 0.16
San Quentin Adjacent Vacant Property	018-152-12	55.2	E Sir Francis Drake Blvd, San Quentin	PF/A2-B2	0	No	115	115	0	230	Meets Criteria #2 Existing Use - Non-urban civic, vacant

⁷ Sites that did not fall within the boundaries of CDPs within unincorporated communities in Central Marin (Santa Venetia/ Los Ranchitos or Kentfield/Greenbrae) but are in the Central Marin area.

2023-2031 Housing Element

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Vacant Sites											
Cal Park	018-086-17	0.2	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	4	4	Meets Criteria #2 GP Housing Overlay
	018-086-18	0.7	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	17	17	Meets Criteria #2 GP Housing Overlay
	018-075-28	0.9	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	<u>15</u>	<u>15</u>	Meets Criteria #2 GP Housing Overlay
	018-074-16	<u>1.9</u>	Woodland Ave, California Park	MF2/RSP-4	30	No	<u>25</u>	0	0	<u>25</u>	Meets Criteria #2
	018-081-04	<u>1.3</u>	Auburn St, California Park	MF2/RSP-4	30	No	0	0	24	24	Meets Criteria #2
	018-083-01	0.1	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	1	1	Meets Criteria #2
	018-085-23	<u>1.0</u>	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	17	17	Meets Criteria #2
	018-083-09	<u>0.4</u>	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	2	2	Meets Criteria #2
	018-082-13	0.5	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	3	3	Meets Criteria #2
	018-084-12	<u>01.2</u>	Auburn St, California Park	MF2/RSP-4	<u>30</u>	No	0	0	2	2	Meets Criteria #2
Lucas Valley Environs Vacant	164-280-35	<u>54.2</u> (3.5)	1501 Lucas Valley Road, Lucas Valley Environs	AG1/A60	7	No	0	0	26	26	Meets Criteria #2
Karuna	177-220-10	10.8	1 Sacramento Ave, Sleepy Hollow	MF2/RMP-1.0	1	No	0	0	10	10	Meets Criteria #2
Underutilized Sites											
Sacramento/San Anselmo Properties	177-203-03	0.7	<u>68</u> Sacramento Ave, <u>San Anselmo</u>	SF6/R1	30	No	<u>0</u>	0	<u>16</u>	16	Meets Criteria #4, 7 Existing Use – Apartment; Building-to-Land Value Ratio: 1.53

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

2023-2031 Housing Element

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

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Commercial Center Mixed Use Sites											
Strawberry Village Center (North of Belvedere Dr)	043-321-03	<u>9.2</u>	800 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	30	No	28	0	0	28	Meets Criteria #2 Existing Use - Grocery store, parking area; GP Housing Overlay
Strawberry Village Center (South of Belvedere Dr)	043-151-30	3.9	750 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	30	No	72	0	0	72	Meets Criteria #4, 7 Existing Use – Commercial center (excludes In-N-Out); Building-to-Land Value Ratio: 0.38
Public Sites											
Strawberry Recreation District Site	043-361-54	3.1	Redwood Hwy Frontage Rd, Strawberry	MF4/RMP-12.1	<u>20</u>	No	<u>0</u>	0	<u>46</u>	46	Meets Criteria #2, 3 Existing Use - Vacant public property
Tam Valley (Tamalpais-Homestead Valley)											
Underutilized Sites											
Jack Krystal Hotel Parcel Site	052-227-09	<u>2.2</u>	260 Redwood Hwy Frontage Rd, Almonte	RC/BFC-RCR	30	No	0	0	36	36	Meets Criteria #4, 7 Existing Use -Low intensity strip commercial; Building-to-Land Value Ratio- 0.01
Credit											
150 Shoreline	052-371-03	0.5	150 Shoreline Hwy, Strawberry	GC/CP	0	4th	0	0	10	10	Meets Criteria #2 Existing Use -Vacant
	052-371-04	0.9	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					Meets Criteria #4, 5, 7 Existing Use -Low intensity strip commercial, built 1971; Building-to-Land Value 2.37
	052-371-06	0.3	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					Meets Criteria #4 Existing Use -Low intensity strip commercial
	052-371-07	0.3	150 Shoreline Hwy, Strawberry	GC/CP	0	4th					Meets Criteria #4 Existing Use -Low intensity strip commercial, built 1975; Building-to-Land Value 3.35

2023-2031 Housing Element

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

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Developable)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
MLK Academy School Site	052-140-39	8.4	610 Drake Ave, Marin City	PF/PF	11	No	0	63	0	63	Meets Criteria #3 Elementary School
Other⁸ - Southern Marin											
Vacant Sites											
Pan Pac Ocean Site	034-012-21	1.6	Eagle Rock Rd, Strawberry	PR/RMP-0.2	2	No	0	0	3	3	Meets Criteria #2
	034-012-27	8.4	Eagle Rock Rd, Strawberry	PR/RMP-0.2	2	No	0	0	17	17	Meets Criteria #2
	034-012-28	1.2	Eagle Rock Rd, Strawberry	PR/RMP-0.2	2	No	0	0	2	2	Meets Criteria #2
	034-012-29	5.0	Eagle Rock Rd, Strawberry	PR/RMP-0.2	2	No	0	0	10	10	Meets Criteria #2
Credit											
									0	0	

⁸ Sites that did not fall within the boundaries of CDPs within unincorporated communities in Southern Marin (Strawberry, Tam Valley, Marin City) but are in the Southern Marin area.