

Recommended (Hybrid) Housing Sites

Revised: March 31, 2022 (additional minor corrections 04/08/22)

Supervisor Districts	Housing Units by RHNA Income Categories				Percentage of Total
	Lower	Moderate	Above Moderate	Total	
1	763	45	337	1,145	31.5%
2	303	99	72	474	13.0%
3	240	129	346	715	19.7%
4	398	201	122	721	19.8%
5	109	38	435	582	16.0%
Grand Total	1,813	512	1,312	3,637	100.0%

Accessory Dwelling Units	154	77	26	256
Total	1,967	589	1,338	3,893
RHNA	1,734	512	1,323	3,569
Remaining (Short/Over)	233	77	15	324
No Net Loss (SB 166) Sufficient Capacity Buffer	13%	15%	1%	9%
California Department of Housing and Community Development (HCD) No Net Loss Recommended Buffer Goal	+15 to 30%	+15 to 30%	N/A	

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Address	Existing Zoning	New/Existing Zone to Allow Up To the Following Density (Dwelling Units per Acre)	Housing Units by RHNA Income Categories			
					Lower	Moderate	Above Moderate	Total
Supervisor District 1								
Commercial Center Mixed Use								
Marinwood Plaza	164-471-64	121 Marinwood Ave, Marinwood	Planned Commercial (CP)	30	100	-	-	100
	164-471-65	155 Marinwood Ave, Marinwood						
	164-471-71	Marinwood Ave, Marinwood						
	164-471-72	Marinwood Ave, Marinwood						
	164-471-69	175 Marinwood Ave, Marinwood						
Office (Across From Juvenile Hall)	164-481-10	7 Mt Lassen Dr, Lucas Valley	Planned Commercial (CP)	30	58	-	-	58
Public Site								
Marin County Juvenile Hall	164-640-01	2 Jeannette Prandi Way, Lucas Valley	Public Facilities (PF)	30	80	-	-	80
Religious								
Carmelite Monastery of the Mother of God	164-290-80	530 Blackstone Dr, Santa Venetia	Residential Multiple Planned (RMP-0.1)	20	-	32	-	32
Church of Jesus Christ	180-272-03	220 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	35	-	-	35
Congregation Rodef Sholom Marin	180-281-34	170 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	-	13	-	13
St. Vincent's School for Boys	155-011-29	St. Vincent Dr	Agriculture Limited (A2)	20	440	-	240	680
	155-011-32							
	155-011-09							
	155-011-24							
	155-011-25							
	155-011-28							
155-011-30								
School Site								
Bernard Osher Marin Jewish Community Center	180-281-35	180 N San Pedro Rd, Santa Venetia	Agriculture Limited (A2-B2)	20	36	-	-	36
	180-281-21	200 N San Pedro Rd, Santa Venetia						
	180-281-25	210 N San Pedro Rd, Santa Venetia	Admin and Professional (AP)					
McPhail School	180-151-18	1565 Vendola Dr, Santa Venetia	Residential Single Family Planned (PF-RSP-4.36)		-	-	33	33
	180-161-09	N San Pedro Rd, Santa Venetia						
	180-161-10	N San Pedro Rd, Santa Venetia						
Old Gallinas Children Center	180-123-01	251 N San Pedro Rd, Santa Venetia	Residential Single Family Planned (PF-RSP-5.8)	30	50	-	-	50
Vacant								
Lucas Valley Environs Vacant	164-280-35	1501 Lucas Valley Road, Lucas Valley Environs	Agriculture and Conservation (A60)	7	-	-	26	26
Outnumbered2, LLC	180-261-10	Oxford Drive, Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	28	28

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					Lower	Moderate	Above Moderate	Total
Vacant Santa Venetia	179-332-19	179-332-19 (Edgehill Way), Santa Venetia	Residential Single Family (R1)	7	-	-	3	3
Vacant Santa Venetia	180-171-32	180-171-32 (N San Pedro Rd), Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	2	2
Vacant Bayhills Drive	180-333-01	Bayhills Drive, Santa Venetia	Residential Multiple Planned (RMP-1)	8	-	-	5	5
SubTotal					763	45	337	1,145
Supervisor District 2								
Commercial Center MU								
Oak Manor Commercial Center	174-011-33	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	Retail Business (C1)	30	36	-	-	36
	174-011-36	2400 Sir Francis Drake Blvd, Unincorporated Fairfax						
Credit								
Albion Monolith	018-087-13	33 Albion St, California Park	Residential Multiple Planned (RMP-9)	TBD	1	-	8	9
	018-087-14	37 Albion St, California Park						
Karuna	177-220-10	1 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-1.0)	TBD	-	-	6	6
Religious								
Kentfield Catholic Church	022-010-21	215 Bon Air Rd, Kentfield	Residential Single Family (R1-B2)	30	-	14	-	14
Subud California	177-202-08	100 Sacramento Ave, Sleepy Hollow	Residential Multiple Planned (RMP-0.1)	20	-	4	-	4
School Site								
College of Marin Parking Lot (SFD)	071-132-11	Sir Francis Drake Blvd, Kentfield	Public Facilities (PF)	30	28	-	-	28
	071-132-12							
College of Marin Parking Lot (West)	074-092-11	139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	53
	074-181-18							
College of Marin (Commercial Frontage)	074-031-56	937 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	10	-	10
	074-031-58	941 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
	074-031-60	939 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
Hidden Valley Elementary School Vacant Area	177-011-13	Fawn Dr, Sleepy Hollow	Residential Single Family Planned (PF-RSP-2)	8	-	-	5	5
San Domenico School	176-300-30	1500 Butterfield Rd, Sleepy Hollow	Residential Commercial Multiple Planned (RMPC)	30	50	-	-	50
Underutilized								
Kentfield Commercial Underutilized	074-031-39	929 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	8	-	8
	074-031-45	907 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
	074-031-54	923 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4
	074-031-61	913 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	7	-	7
	074-031-63	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	4	-	4
	074-031-65	921 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6
	074-031-68	935 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
	074-031-69	Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	3	-	3
	074-031-74	943 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	5	-	5
	074-031-75	901 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	18	-	-	18
	074-031-77	911 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6
	Sacramento/San Anselmo Properties	177-203-03	74 Sacramento Ave, Sleepy Hollow	Residential Single Family (R1)	30	56	8	-
177-203-04		404 San Francisco Blvd, Sleepy Hollow						
177-203-09		60 Sacramento Ave, Sleepy Hollow						
Sloat Garden Center	071-191-47	700 Sir Francis Drake Blvd, Kentfield	Residential Single Family (R1)	30	31	-	-	31
	071-191-48							
Underutilized Residential								
25 Bayfield (Kentfield)	022-071-01	25 Bayview Rd, Kentfield	Residential Multiple Planned (RMP-6)	10	-	-	3	3
Vacant								
Cal Park (Woodland/Auburn)	018-075-28	Woodland Ave, California Park	Residential Single Family Planned (RSP-4)	30	30	-	50	80
SubTotal					303	99	72	474
Supervisor District 3								
Commercial Center MU								
Marin Gateway Center	052-490-08	190 Donahue St, Marin City	Planned Commercial (CP)	30	-	50	50	100
Strawberry Village Center	043-321-02	110 E Strawberry Dr, Strawberry	Residential Commercial Multiple Planned (RMPC)	30	100	-	-	100
	043-321-03	800 Redwood Hwy Frontage Rd, Strawberry						
Credit								
150 Shoreline	052-371-04	150 Shoreline Hwy	Planned Commercial (CP)	TBD	-	-	10	10
	052-371-07							
825 Drake	052-112-03	825 Drake Ave, Marin City	Residential Multiple Planned (RMP-34)	TBD	74	-	-	74
Martha Company	059-251-05	Paradise Dr, Unincorporated Tiburon	Residential Multiple Planned (RMP-0.2)	TBD	-	-	43	43
North Coast Seminary	043-261-25	201 Seminary Dr, Strawberry	Residential Multiple Planned (RMP-2.17)	TBD	-	-	80	80

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North Coast Seminary	043-261-26	300 Storer Dr, Strawberry	Residential Multiple Planned (RMP-2.47)	TBD	-	-	89	89
Public Site								
Tam Junction State Vacant Lot	052-041-27	Shoreline Hwy, Tamalpais	Residential Multiple Planned (RMP-12.45)	30	-	12	-	12
Strawberry Recreation District Site	043-361-54	Redwood Hwy Frontage Rd, Strawberry	Residential Multiple Planned (RMP-12.1)	30	46	-	-	46
Religious								
Peace Lutheran Church	052-062-05	205 Tennessee Valley Rd, Tamalpais	Residential Agriculture (RA-B1)	20	20	-	-	20
Cornerstone Community Church of God	052-140-38	626 Drake Ave	Residential Commercial Multiple Planned (RMPC)	20	-	4	-	4
Underutilized								
Jack Krystal Hotel Parcel Site	052-227-09	260 Redwood Hwy Frontage Rd, Almonte	Resort and Commercial Recreation (BFC-RCR)	30	-	-	36	36
Strawberry Commercial	043-151-02	664 Redwood Hwy Frontage Rd, Strawberry	Limited Roadside Business (H1)	30	-	-	60	60
	043-151-03	670 Redwood Hwy Frontage Rd, Strawberry						
	043-151-09	680 Redwood Hwy Frontage Rd, Strawberry						
	043-151-31	690 Redwood Hwy Frontage Rd, Strawberry						
Vacant								
North Knoll Rd/Saint Thomas Dr	034-012-26	Knoll Rd, Strawberry	Residential Multiple Planned (RMP-0.2)	16	-	-	26	26
Pan Pac Ocean Site	034-012-21	Eagle Rock Rd, Strawberry	Residential Multiple Planned (RMP-0.1)	16	-	-	32	32
	034-012-27		Residential Multiple Planned (RMP-0.2)					
	034-012-28		Residential Multiple Planned (RMP-0.1)					
	034-012-29		Residential Multiple Planned (RMP-0.2)					
School Site								
MLK Academy School Site	052-140-39	610 Drake Ave, Marin City	Public Facilities (PF)	20	-	63	-	63
SubTotal					240	129	346	715
Supervisor District 4								
Credit								
Aspen Lots	192-102-22	430 Aspen Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2
Downtown Project	193-061-03	31 Wharf Rd, Bolinas	Residential Agriculture (C-RA-B2)	TBD	-	-	8	8
Overlook Lots	192-061-14	530 Overlook Dr, Bolinas	Residential Agriculture (C-RA-B2)	TBD	2	-	-	2
San Quentin Adjacent Vacant Property	018-152-12	E Sir Francis Drake Blvd, San Quentin	Agriculture Limited (A2-B2)	TBD	115	115	-	230
Public Site								
Inverness County Site	112-220-08	Sir Francis Drake Blvd, Inverness	Residential Single Family Planned (C-RSP-0.33)	20	-	-	13	13
	112-220-09							
Nicasio Corporation Yard - Marin County	121-050-34	5600 Nicasio Valley Road, Nicasio	Agriculture Residential Planned (ARP-60)	20	16	-	-	16
Pt. Reyes County Vacant Site	119-260-03	9 Giacomini Rd, Pt. Reyes Station	Agriculture Residential Planned (ARP-60)	20	37	-	-	37
	119-270-12		Residential Commercial Multiple Planned (C-RMPC)	20	-	-	-	-
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-240-73	100 Commodore Webster Dr, Pt. Reyes Station	Planned Commercial (CP)	TBD	50	-	-	50
Woodacre Fire Station	172-111-01, 02; 172-10	33 Castle Rock, Woodacre	Residential Single Family (R1-B2)	20	-	10	-	10
Rehabilitation								
Grandi Building/Site	119-234-01	54 B ST, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	25	-	-	25
Office - Forest Knolls (Upper Floors)	168-141-12	6900 Sir Francis Drake Blvd, Forest Knolls	Village Commercial Residential (VCR)	20	-	-	2	2
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	7120 Sir Francis Drake Blvd, Lagunitas	Village Commercial Residential (VCR)	20	-	-	-	-
	168-192-28	7282 Sir Francis Drake Blvd, Lagunitas	Limited Roadside Business (H1)	20	26	-	4	30
Religious								
Olema Catholic Church	166-181-01	10189 State Route 1, Olema	Village Commercial Residential (C-VCR)	20	24	-	-	24
Presbyterian Church San Geronimo	169-101-21	6001 Sir Francis Drake Blvd, San Geronimo	Residential Single Family (R1-B2)	20	-	15	-	15
Presbytery of the Redwoods	119-202-05	11445 State Route 1, Pt. Reyes Station	Residential Agriculture (C-RA-B3)	20	-	3	-	3
Tomales Catholic Church	102-080-23	26825 State Route 1, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	13	-	13
Saint Cecilia Church	168-183-04	428 W. Cintura, Lagunitas	Residential Single Family (R1-B3)	30	16	-	-	16
School Site								
Shoreline Unified School District	102-080-19	Shorline Highway, Pt. Reyes Station	Residential Single Family Planned (C-RSP-1.6)	20	44	-	-	44
	102-080-20							
	102-080-21		Village Commercial Residential (C-VCR-B4)					
	102-080-14		26601 State Route 1, Tomales					
Tomales Joint Union High School District	102-080-10	State Route 1, Tomales	Residential Single Family Planned (C-RSP-1.6)	20	-	14	-	14
	102-080-13	State Route 1, Tomales	Village Commercial Residential (C-VCR-B4)	-	-	-	-	-
Underutilized								
Olema	166-202-01	10002 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	10	-	10
	166-213-02	9840 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	10	-	10
	166-213-01	9870 State Route 1, Olema	Village Commercial Residential (VCR)	20	-	-	5	5
	166-202-04	9950 Sir Francis Drake Blvd, Olema	Village Commercial Residential (VCR)	20	-	11	-	11
Pt. Reyes Village (5th St)	119-222-08	60 Fifth St, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	17	-	-	17

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Pt. Reyes Village Red/Green Barn	119-198-05	510 Mesa Rd, Pt. Reyes Station	Village Commercial Residential (VCR-B2)	20	24	-	-	24
Stinson Beach Commercial	195-193-35	3422 State Route 1, Stinson Beach	Village Commercial Residential (C-VCR)	20	-	-	5	5
Tomales	102-051-07	200 Valley Ave, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	11	11
	102-075-09	29 John St, Tomales						
Tomales Nursery	102-051-09	27235 State Route 1	Village Commercial Residential (C-VCR-B1)	20	-	-	6	6
	102-051-08							
Underutilized Residential								
Inverness Underutilized Residential	112-143-03	20 Balmoral Way, Inverness	Residential Single Family Planned (C-RSP-1)	7	-	-	14	14
	112-143-04	30 Balmoral Way, Inverness						
	112-143-05	40 Balmoral Way, Inverness						
	112-143-06	50 Balmoral Way, Inverness						
	112-144-28	55 Balmoral Way, Inverness						
	112-143-07	60 Balmoral Way, Inverness						
Stinson Beach Underutilized Residential	195-193-15	128 Calle Del Mar, Stinson Beach	Residential Single Family (C-R)	7	-	-	3	3
	195-193-18	129 Calle Del Mar, Stinson Beach						
Residential next to Forest Knolls Trailer Park	168-131-04	6760 Sir Francis Drake Boulevard, Forest Knolls	Planned Commercial (CP) / Suburban Agricultural (RA-B4)	20			8	8
Vacant								
Stinson Beach Community Center - Vacant	195-211-05	10 Willow Ave, Stinson Beach	Residential Single Family (C-R1)	7	-	-	5	5
Vacant Nicasio	121-080-05	4449 Nicasio Valley Rd, Nicasio	Residential Commercial Multiple Planned (RMPC-1)	20	-	-	4	4
Vacant Pt. Reyes Station	119-203-01	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	-	2	2
	119-203-03	Mesa Rd, Pt. Reyes Station	Village Commercial Residential (C-VCR-B2)	20	-	-	2	2
Vacant Tomales	102-062-01	Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	4	4
	102-075-02	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	5	5
	102-075-06	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	6	6
	102-075-07	Shoreline Hwy, Tomales	Village Commercial Residential (C-VCR-B1)	20	-	-	2	2
	102-041-44	290 Dillon Beach Rd, Tomales	Residential Single Family Planned (C-RSP-7.26)	7	-	-	13	13
SubTotal					398	201	122	721
Supervisor District 5								
Underutilized Residential								
Atherton Corridor	143-101-35	761 Atherton Ave, North Novato	Agriculture Limited (A2-B4)	20	109	38	-	147
	143-101-37	777 Atherton Ave, North Novato						
	143-101-20	791 Atherton Ave, North Novato						
	143-101-17	805 Atherton Ave, North Novato						
Greenpoint Nursery	153-190-24	275 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-60)	16	-	-	53	53
Greenpoint Corridor	143-360-04	350 Atherton Ave, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	26	26
Greenpoint Corridor	143-171-66	618 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	5	5
Greenpoint Corridor	143-171-63	654 Atherton Avenue, Novato	Agricultural Residential Planned (ARP-2)	20	-	-	9	9
Greenpoint Corridor	143-171-70	50 H Lane, North Novato	Agricultural Residential Planned (ARP-2)	20	-	-	23	23
Blackpoint	157-031-12	5 Harbor Dr, Blackpoint	Village Commercial Residential (VCR)	20	-	-	1	1
Blackpoint	157-031-14	55 Harbor Drive, Blackpoint	Agricultural Residential Planned (ARP-2)	20	-	-	6	6
Blackpoint	157-031-02	35 Harbor Drive, Blackpoint	Village Commercial Residential (VCR)	20	-	-	2	2
Blackpoint	157-031-04, -06	11 Harbor Drive, Blackpoint	Village Commercial Residential (VCR), ARP-1.5	20	-	-	3	3
Vacant								
Buck Center Vacant Property	125-180-79	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	1	-	-	24	249
	125-180-85	Redwood Hwy, Blackpoint	Agriculture and Conservation (A60)	20	-	-	225	
Vacant Blackpoint (Olive Ave; 55-acre site)	143-110-31	300 Olive Ave, Blackpoint	Agriculture Residential Planned (ARP-2)	4	-	-	58	58
SubTotal					109	38	435	582
Total					1,813	512	1,312	3,637