

**22.14.090 Housing Overlay Designation (HOD) Combining District, ~~Affordable Housing (AH) Combining District.~~**

- A. Purpose.** The ~~AH~~-HOD combining district allows affordable housing development at a density ~~described on the table below~~ of 20 units per acre and offers ~~ministerial review for housing development~~ development incentives on sites that are otherwise governed by a lower density zone. This approach allows compact development to occur on portions of parcels and encourages affordable housing over market rate housing on key sites.
- B. Applicability.** This chapter shall apply to apply to all properties identified in the table below.
- C. Permitted Uses.** Land use tables apply to the underlying zoning districts. Housing development projects are permitted ministerially in an HOD combining district. Housing types applicable to the HOD include, but are not limited to, single-family detached/attached, duplex units, and multi-family development, either for rent or for sale. Affordable housing pursuant to Chapter 22.22 is permitted in an AH combining district and if consistent with a community or specific plan.
- DC. Ministerial Review:** The Form Based combining district may be applied to any HOD site. Housing development projects under the Form Based combining district are subject to ministerial review and must conform with the standards of the Form Based Code as specified in Section 22.14.100. ~~Incentives.~~ Incentives shall be offered pursuant to those established in Chapter 22.24.
- DE. Application of combining district.** The ~~HOD~~ AH-combining district applies to the sites listed below:

Site Name	Address	Assessor Parcel Number(s)	Zoning	AH Combining District
St. Vincent's/ Silveira	St. Vincent's Drive, San Rafael	155-011-08 155-011-28 155-011-29 155-011-30 155-121-16	A2:AH	Limited to 5 acres
Marin City Community Development Corporation	441 Drake Ave, Sausalito (Marin City)	052-140-36	RMP-4.2:AH	Limited to 0.75 acres
Golden Gate Seminary	201 Seminary Drive, Mill Valley (Strawberry)	043-261-25 043-261-26	RMP-2.47:AH	Limited to 2 acres

(Ord. No. 3602, § II(exh. A), 2013; 3634, § II(exh. A), 2015)

<u>Site Name</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Applicable Transect Zone(s)<sup>1</sup></u>	<u>HOD Combining District Zoning</u>	<u>Density Designation</u>	<u>Total Units</u>
<u>Greenpoint Nursery</u>	<u>153-190-24</u>	<u>275 Olive Avenue</u>	<u>T4</u>	<u>ARP-60:HOD</u>	<u>15 units per acre. Limited to 3.5 acres.</u>	<u>53</u>
<u>Vacant Blackpoint (Olive Ave; 55-acre site)</u>	<u>143-110-31</u>	<u>300 Olive Avenue</u>	<u>T3</u>	<u>ARP-2:HOD</u>	<u>16 units per acre. Limited to 4 acres.</u>	<u>58</u>
<u>Office - Forest Knolls (Upper Floors)</u>	<u>168-141-12</u>	<u>6900 Sir Francis Drake Boulevard</u>	<u>T3, T4</u>	<u>VCR:HOD</u>	<u>20 units per acre</u>	<u>2</u>
<u>6760 Sir Francis Drake Boulevard</u>	<u>168-131-04</u>	<u>6760 Sir Francis Drake Boulevard, Forest Knolls</u>	<u>T3, T4</u>	<u>RA-B4:HOD</u>	<u>20 units per acre</u>	<u>8</u>
<u>St. Sebastian Catholic Church (Kentfield Catholic Church)</u>	<u>022-010-21</u>	<u>215 Bon Air Rd.</u>	<u>T3, T4</u>	<u>R1-B2:HOD</u>	<u>10 units per acre</u>	<u>14</u>
<u>College of Marin Parking Lot</u>	<u>071-132-11</u>	<u>Laurel Avenue</u>	<u>T4, T5</u>	<u>PF:HOD</u>	<u>30 units per acre</u>	<u>81</u>
	<u>071-132-12</u>				<u>20 units per acre</u>	
	<u>074-092-11</u>					
	<u>074-092-17</u>					
	<u>074-181-18</u>					

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

<u>Site Name</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Applicable Transect Zone(s)</u>	<u>HOD Combining District Zoning</u>	<u>Density Designation</u>	<u>Total Units</u>
<u>Kentfield Commercial Underutilized</u>	<u>074-031-39</u>	<u>929 Sir Francis Drake Boulevard</u>	<u>T4</u>	<u>RMPC:HOD</u>	<u>30 unit per acre</u>	<u>96</u>
	<u>074-031-45</u>					
	<u>074-031-54</u>					
	<u>074-031-56</u>					
	<u>074-031-58</u>					
	<u>074-031-60</u>					
	<u>074-031-61</u>					
	<u>074-031-63</u>					
	<u>074-031-65</u>					
	<u>074-031-68</u>					
	<u>074-031-69</u>					
	<u>074-031-74</u>					
	<u>074-031-75</u>					
<u>074-031-77</u>						
<u>Sloat Garden Center</u>	<u>071-191-47</u>	<u>700 Sir Francis Drake Boulevard</u>	<u>T4</u>	<u>R1:HOD</u>	<u>30 unit per acre</u>	<u>31</u>
	<u>071-191-48</u>					
<u>25 Bayview Rd</u>	<u>022-071-01</u>	<u>25 Bayview Rd</u>	<u>T3</u>	<u>RMP-6:HOD</u>	<u>8 units per acre</u>	<u>3</u>

<u>Site Name</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Applicable Transect Zone(s)</u>	<u>HOD Combining District Zoning</u>	<u>Density Designation</u>	<u>Total Units</u>
<u>Office - Lagunitas (Upper Floors and Rear Prop)</u>	<u>168-175-06</u>	<u>7120 Sir Francis Drake Boulevard</u>	<u>T3, T4</u>	<u>H1:HOD</u>	<u>20 units per acre. Limited to 1.5 acre</u>	<u>30</u>
	<u>168-192-28</u>			<u>CP:HOD</u>		
<u>Saint Cecilia Church</u>	<u>168-183-04</u>	<u>428 W. Cintura</u>	<u>T3, T4</u>	<u>R1-B3:HOD</u>	<u>20 unit per acre</u>	<u>16</u>
<u>Office (Across From Juvenile Hall)</u>	<u>164-481-10</u>	<u>7 Mt. Lassen Drive</u>	<u>T3, T4</u>	<u>CP:HOD</u>	<u>25 units per acre</u>	<u>58</u>
<u>Marin County Juvenile Hall</u>	<u>164-640-01</u>	<u>2 Jeannette Prandi Way</u>	<u>T3, T4</u>	<u>PF:HOD</u>	<u>30 units per acre. Limited to 2.7 acres</u>	<u>80</u>
<u>Lucas Valley Environs Vacant</u>	<u>164-280-35</u>	<u>1501 Lucas Valley Rd.</u>	<u>T3</u>	<u>A-60:HOD</u>	<u>15 units per acre. limited to 1.7 acres</u>	<u>26</u>
<u>Marin Gateway Center</u>	<u>052-490-08</u>	<u>190 A Donahue St.</u>	<u>T4, T5</u>	<u>CP:HOD</u>	<u>20 units per acre. Limited to 5 acres</u>	<u>100</u>
<u>825 Drake</u>	<u>052-112-03</u>	<u>-</u>	<u>T4</u>	<u>RMPC-34: HOD</u>	<u>74</u>	<u>74</u>
<u>Cornerstone Community Church of God</u>	<u>052-140-38</u>	<u>626 Drake Avenue</u>	<u>T3, T4</u>	<u>RMPC:HOD</u>	<u>5 units per acre</u>	<u>4</u>
<u>MLK Academy School</u>	<u>052-140-39</u>	<u>200 Phillips Dr</u>	<u>T4</u>	<u>PF:HOD</u>	<u>11 units per acre. Limited to six acres</u>	<u>63</u>
<u>Donahue Highlands (formerly LiBao)</u>	<u>052-140-33</u>	<u>052-140-33 (Alta Ave)</u>	<u>T3, T4</u>	<u>RMP-0.5:HOD</u>	<u>n/a</u>	<u>25</u>

<u>Site Name</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Applicable Transect Zone(s)</u>	<u>HOD Combining District Zoning</u>	<u>Density Designation</u>	<u>Total Units</u>
<u>Marinwood Plaza</u>	<u>164-471-64</u>	<u>121 Marinwood Avenue</u>	<u>T4, T5</u>	<u>CP:HOD</u>	<u>30 units per acre</u>	<u>125</u>
	<u>164-471-65</u>					
	<u>164-471-69</u>					
	<u>164-471-70</u>					
	<u>164-471-71</u>					
	<u>164-471-72</u>					
<u>Carmelite Monastery of the Mother of God</u>	<u>164-290-80</u>	<u>530 Blackstone Drive</u>	<u>T3, T4</u>	<u>RMP-0.1:HOD</u>	<u>10 units per acre</u>	<u>10</u>
<u>Nicasio Corp Yard - County</u>	<u>121-050-34</u>	<u>Nicasio Valley Rd.</u>	<u>T3</u>	<u>ARP-60:HOD</u>	<u>20 units per acre. Limited to 0.8 acres</u>	<u>16</u>
<u>Atherton Corridor</u>	<u>143-101-17</u>	<u>Atherton Avenue</u>	<u>T3, T4</u>	<u>A2-B4:HOD</u>	<u>20 units per acre. Limited to 2.75 acres</u>	<u>147</u>
	<u>143-101-20</u>			<u>A2-B4:HOD</u>	<u>20 units per acre. Limited to 2.5 acres</u>	
	<u>143-101-35</u>			<u>A2-B4:HOD</u>	<u>20 units per acre. Limited to 0.2 acres</u>	

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<u>Buck Center Vacant Property</u>	<u>125-180-79</u>	<u>Redwood Hwy</u>	<u>T3, T4</u>	<u>A-60:HOD</u>	<u>20 units per acre. Limited to 12.5 acres</u>	<u>249</u>
	<u>125-180-85</u>			<u>A-60:HOD</u>		
<u>Olema Catholic Church</u>	<u>166-181-01</u>	<u>10189 State Route 1</u>	<u>T3, T4</u>	<u>C-VCR:HOD</u>	<u>20 units per acre. Limited to 1.0 acre</u>	<u>20</u>
<u>Olema</u>	<u>166-202-01</u>	<u>10002 State Route 1</u>	<u>T3, T4</u>	<u>C-VCR:HOD</u>	<u>10 units per acre</u>	<u>36</u>
	<u>166-202-04</u>					
	<u>166-213-01</u>					
	<u>166-213-02</u>					
<u>Pt. Reyes Coast Guard Rehabilitation/Conversion</u>	<u>119-240-73</u>	<u>100 Commodore Webster Drive</u>	<u>T3, T4</u>	<u>C-OA:HOD</u>	<u>Limited to 5 acres</u>	<u>50</u>
<u>Pt. Reyes County Vacant Site</u>	<u>119-260-03</u>	<u>9 Giacomini Rd.</u>	<u>T3, T4</u>	<u>C-RMPC:HOD</u>	<u>20 units per acre. Limited to 1.9 acres</u>	<u>37</u>
	<u>119-270-12</u>			<u>C-RMPC:HOD</u>		
<u>Grandi Building/Site</u>	<u>119-234-01</u>	<u>54 B St.</u>	<u>T3, T4, T5</u>	<u>C-VCR-B2:HOD</u>	<u>20 units per acre. Limited to 1.1 acre</u>	<u>21</u>
<u>Presbytery of the Redwoods</u>	<u>119-202-05</u>	<u>11445 State Route 1</u>	<u>T3</u>	<u>C-RA-B3:HOD</u>	<u>15 units per acre. Limited to 0.2 acres</u>	<u>3</u>
<u>Pt. Reyes Village</u>	<u>119-222-08</u>	<u>60 Fifth St.</u>	<u>T3, T4</u>	<u>C-VCR-B2:HOD</u>	<u>20 units per acre. Limited to 0.85 acres</u>	<u>17</u>

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<u>Pt. Reyes Village Red/Green Barn</u>	<u>119-198-04</u>	<u>520 Mesa Rd.</u>	<u>T3, T4</u>	<u>C-VCR-B2:HOD</u>	<u>20 units per acre. Limited to 1.2 acres</u>	<u>24</u>
	<u>119-198-05</u>			<u>C-VCR-B2:HOD</u>		
<u>Vacant Pt. Reyes Station</u>	<u>119-203-01</u>	<u>Mesa Rd.</u>	<u>T3</u>	<u>C-VCR-B2:HOD</u>	<u>20 units per acre</u>	<u>4</u>
	<u>119-203-03</u>			<u>C-VCR-B2:HOD</u>		
<u>Presbyterian Church San Geronimo</u>	<u>169-101-21</u>	<u>6001 Sir Francis Drake Boulevard</u>	<u>T3, T4</u>	<u>R1-B2:HOD</u>	<u>13 units per acre. Limited to 1.2 acres</u>	<u>15</u>
<u>San Quentin Adjacent Vacant Property</u>	<u>018-152-12</u>	<u>E Sir Francis Drake Blvd.</u>	<u>T3, T4, T5</u>	<u>A2-B2:HOD</u>	<u>30 unit per acre</u>	<u>230</u>
<u>Bernard Osher Marin Jewish Community Center (includes Congregation Rodef Shalom site)</u>	<u>180-281-21</u>	<u>200 N San Pedro Rd.</u>	<u>T3, T4</u>	<u>A2-B2:HOD</u>	<u>30 units per acre. Limited to 1.6 acres</u>	<u>49</u>
	<u>180-281-25</u>			<u>AP:HOD</u>		
	<u>180-281-35</u>			<u>A2-B2:HOD</u>		
	<u>180-281-34</u>			<u>A2-B2:HOD</u>		
<u>Church of Jesus Christ</u>	<u>180-272-03</u>	<u>220 N San Pedro Rd.</u>	<u>T3, T4</u>	<u>C-RA-B2:HOD</u>	<u>30 units per acre</u>	<u>35</u>
<u>McPhail School</u>	<u>180-151-18</u>	<u>1565 Vendola Drive</u>	<u>T3</u>	<u>PF-RSP.4.36:HOD</u>	<u>30 units per acre. Limited to 1.1 acres</u>	<u>33</u>
	<u>180-161-09</u>			<u>PF-RSP.4.36:HOD</u>		
	<u>180-161-10</u>			<u>PF-RSP.4.36:HOD</u>		
<u>Old Gallinas Children Center</u>	<u>180-123-01</u>	<u>251 N San Pedro Rd.</u>	<u>T3, T4</u>	<u>PF-RSP.5.8</u>	<u>30 units per acre. Limited to 1.7 acres</u>	<u>50</u>
<u>Vacant Bayhills Dr</u>	<u>180-333-01</u>	<u>50 Bayhills Dr</u>	<u>T3</u>	<u>RMP-1:HOD</u>	<u>4 units per acre</u>	<u>5</u>

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<u>Outnumbered2, LLC</u>	<u>180-261-10</u>	<u>Oxford Drive</u>	<u>T3</u>	<u>A2-B2:HOD</u>	<u>3-7 units per acre</u>	<u>4</u>
<u>Santa Venetia Vacant</u>	<u>180-171-31</u>	<u>N San Pedro Rd.</u>	<u>T3</u>	<u>A2-B2:HOD</u>	<u>2 units per acre</u>	<u>2</u>
	<u>180-171-32</u>					
<u>Vacant Santa Venetia</u>	<u>179-332-19</u>	<u>Edgehill Way</u>	<u>T3</u>	<u>R1:HOD</u>	<u>3 units per acre</u>	<u>3</u>
<u>San Domenico School</u>	<u>176-300-30</u>	<u>1500 Butterfield Rd.</u>	<u>T3, T4</u>	<u>RMP-0.1:HOD</u>	<u>30 units per acre. Limited to 1.7 acres</u>	<u>50</u>
<u>St. Vincent's</u>	<u>155-011-28</u>	<u>1 St. Vincent Drive</u>	<u>T3, T4</u>	<u>A2:HOD</u>	<u>20 units per acre. Limited to 40 acres</u>	<u>680</u>
	<u>155-011-29</u>					
	<u>155-011-30</u>					
<u>Stinson Beach Commercial</u>	<u>195-193-35</u>	<u>3422 State Route 1 (195-193-35)</u>	<u>T3, T4</u>	<u>C-VCR:HOD</u>	<u>16 units per acre</u>	<u>5</u>
<u>Stinson Beach Underutilized</u>	<u>195-193-15</u>	<u>122 Calle Del Mar</u>	<u>T3</u>	<u>C-R1:HOD</u>	<u>10 units per acre</u>	<u>3</u>
	<u>195-193-18</u>	<u>3422 State Route 1 (195-193-35)</u>	<u>T3, T4</u>	<u>C-R1:HOD</u>		
<u>Stinson Beach ComCntr Vacant</u>	<u>195-211-05</u>	<u>10 Willow Avenue</u>	<u>T3</u>	<u>C-R1:HOD</u>	<u>10 units per acre</u>	<u>5</u>
<u>Strawberry Village Center</u>	<u>043-151-30</u>	<u>750 R Redwood HWY Frontage Rd.</u>	<u>T4, T5</u>	<u>RMPC:HOD</u>	<u>30 units per acre. Limited to 3.3 acres</u>	<u>100</u>
	<u>043-321-02</u>					
	<u>043-321-03</u>					
	<u>043-322-02</u>					



<u>Site Name</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Applicable Transect Zone(s)</u>	<u>HOD Combining District Zoning</u>	<u>Density Designation</u>	<u>Total Units</u>
<u>Strawberry Recreation District Site</u>	<u>043-361-54</u>		<u>3.1</u>	<u>RMP-12.1: HOD</u>	<u>20 units per acre. Limited to 2.3 acres</u>	<u>46</u>
<u>Strawberry Commercial</u>	<u>043-151-02</u>	<u>664 Redwood HWY Frontage Rd.</u>	<u>T4, T5</u>	<u>H1:HOD</u>	<u>30 units per acre</u>	<u>60</u>
	<u>043-151-03</u>					
	<u>043-151-09</u>					
	<u>043-151-31</u>					
<u>North Knoll Rd/Saint Thomas Dr</u>	<u>034-012-26</u>	<u>70 N Knoll Rd.</u>	<u>T3, T4</u>	<u>RMP-0.2:HOD</u>	<u>16 units per acre/3.7 acres</u>	<u>59</u>
	<u>034-061-09</u>					
<u>Pan Pac Ocean Site</u>	<u>034-012-21</u>	<u>150 Shoreline HWY</u>	<u>T4</u>	<u>RMP-0.1:HOD</u>	<u>2 units per acre</u>	<u>32</u>
	<u>034-012-27</u>			<u>RMP-0.2:HOD</u>		
	<u>034-012-28</u>			<u>RMP-0.1:HOD</u>		
	<u>034-012-29</u>			<u>RMP-0.2:HOD</u>		

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<u>Jack Krystal Hotel Parcel Site</u>	<u>052-227-09</u>	<u>260 Redwood HWY Frontage Rd.</u>	<u>T4</u>	<u>BFC-RCR:HOD</u>	<u>30 units per acre. Limited to 1.2 acres</u>	<u>36</u>
<u>Holiday Inn Mill Valley</u>	<u>052-371-09</u>	-	<u>T3, T4</u>	<u>C-VCR:HOD</u>	<u>30 units per acre. Limited to 2.4 acres</u>	<u>72</u>
<u>Tam Junction State Vacant Lot</u>	<u>052-041-27</u>	<u>Shoreline Hwy</u>	<u>T3, T4</u>	<u>RMP-12.45:HOD</u>	<u>30 units per acre</u>	<u>12</u>
<u>Peace Lutheran Church</u>	<u>052-062-05</u>	<u>205 Tennessee Valley Rd.</u>	<u>T3, T4</u>	<u>RA-B1:HOD</u>	<u>20 units per acre. Limited to 1 acre</u>	<u>20</u>
<u>Tomales Catholic Church</u>	<u>102-080-23</u>	<u>26825 State Route 1</u>	<u>T3</u>	<u>C-VCR-B1:HOD</u>	<u>7 units per acre</u>	<u>13</u>
<u>Shoreline Unified School District</u>	<u>102-080-19</u>	<u>State Route 1</u>	<u>T3, T4</u>	<u>C-RSP-1.6:HOD</u>	<u>20 units per acre</u>	<u>44</u>
	<u>102-080-20</u>					
<u>Tomales Joint Union High School District</u>	<u>102-080-10</u>	<u>State Route 1</u>	<u>T3, T4</u>	<u>C-RSP-1.6:HOD</u>	<u>20 units per acre</u>	<u>14</u>
<u>Tomales</u>	<u>102-051-07</u>	<u>John Street</u>	<u>T3, T4</u>	<u>C-VCR-B1:HOD</u>	<u>10 units per acre</u>	<u>11</u>
	<u>102-075-08</u>					
	<u>102-075-09</u>					
<u>Tomales Nursery</u>	<u>102-051-08</u>	<u>200 Valley Avenue</u>	<u>T3</u>	<u>C-VCR-B1:HOD</u>	<u>10 units per acre</u>	<u>6</u>
	<u>102-051-09</u>					

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<u>Vacant Tomales</u>	<u>102-041-44</u>	<u>290 Dillon Beach Rd.</u>	<u>T3</u>	<u>C-RSP-7.26:HOD:HOD</u>	<u>3 units per acre</u>	<u>30</u>
	<u>102-062-01</u>			<u>C-RSP-7.26</u>	<u>7 units per acre</u>	
	<u>102-075-02</u>			<u>C-VCR-B1:HOD</u>	<u>20 units per acre</u>	
	<u>102-075-06</u>			<u>C-VCR-B1:HOD</u>		
	<u>102-075-07</u>			<u>C-VCR-B1:HOD</u>		
<u>Oak Manor @ Sir Francis (Hsng Ovrly)</u>	<u>174-011-33</u>	<u>2410 Sir Francis Drake Boulevard</u>	<u>T3, T4</u>	<u>C1:HOD</u>	<u>23 units per acre</u>	<u>36</u>
	<u>174-011-36</u>					
<u>Subud California</u>	<u>177-202-08</u>	<u>100 Sacramento Ave.</u>	<u>T3</u>	<u>RMP-0.1:HOD</u>	<u>2 units per acre</u>	<u>4</u>
<u>Sacramento/San Anselmo Properties</u>	<u>177-203-03</u>	<u>4 Sacramento Avenue</u>	<u>T3, T4</u>	<u>R1:HOD</u>	<u>30 units per acre. Limited to 2.1 acres</u>	<u>64</u>
	<u>177-203-04</u>					
	<u>177-203-09</u>					
	<u>177-220-41</u>					
<u>Karuna</u>	<u>177-220-10</u>	<u>1 Sacramento Avenue</u>	<u>T3</u>	<u>RMP-1.0:HOD</u>	<u>10 units per acre</u>	<u>10</u>

<u>Site Name</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Applicable Transect Zone(s)</u>	<u>HOD Combining District Zoning</u>	<u>Density Designation</u>	<u>Total Units</u>
<u>Cal Park</u>	<u>018-074-16</u>	<u>Woodland Ave.</u>	<u>T3, T4</u>	<u>RSP-4: HOD</u>	<u>30 units per acre. Limited to 3.7 acres</u>	<u>110</u>
	<u>018-081-04</u>					
	<u>018-082-12</u>					
	<u>018-082-13</u>					
	<u>018-083-01</u>					
	<u>018-083-09</u>					
	<u>018-084-12</u>					
	<u>018-085-23</u>					
	<u>018-075-28</u>					
	<u>018-086-17</u>					
	<u>018-086-18</u>					
	<u>172-111-01</u>					
<u>172-111-02</u>						
<u>Woodacre Fire Station</u>	<u>172-104-02</u>	<u>33 Castle Rock</u>	<u>T3, T4</u>	<u>R1-B2:HOD</u>	<u>4 units per acre</u>	<u>10</u>
	<u>172-111-01</u>					
	<u>172-111-02</u>					