

Recommended (Hybrid) Housing Sites

Revised: March 31, 2022

Supervisor Districts	Housing Units by RHNA Income Categories				Percentage of Total
	Lower	Moderate	Above Moderate	Total	
1	799	45	337	1,181	32.2%
2	303	99	72	474	12.9%
3	240	129	346	715	19.5%
4	398	201	122	721	19.6%
5	109	38	435	582	15.8%
Grand Total	1,849	512	1,312	3,673	100.0%
Accessory Dwelling Units	154	77	26	256	
Total	2,003	589	1,338	3,929	
RHNA	1,734	512	1,323	3,569	
Remaining (Short/Over)	269	77	15	360	
No Net Loss (SB 166) Sufficient Capacity Buffer	15%	15%	1%	10%	
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						
	164-471-70	197 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								
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						
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 Shalom 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	170 N San Pedro Rd, Santa Venetia	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								
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
Outnumbered, LLC	180-261-10	Oxford Drive, Santa Venetia	Agriculture Limited (A2-B2)	4	-	-	28	28
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

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
SubTotal					799	45	337	1,181
Supervisor District 2								
Commercial Center MU								
Oak Manor Commercial Center	174-011-33 174-011-36	2410 Sir Francis Drake Blvd, Unincorporated Fairfax 2400 Sir Francis Drake Blvd, Unincorporated Fairfax	Retail Business (C1)	30	36	-	-	36
Credit								
Albion Monolith	018-087-13 018-087-14	33 Albion St, California Park 37 Albion St, California Park	Residential Multiple Planned (RMP-9)	TBD	1	-	8	9
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 (R1-62)	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)	071-132-11 071-132-12	Sir Francis Drake Blvd, Kentfield	Public Facilities (PF)	30	28	-	-	28
College of Marin Parking Lot (West)	074-092-11 074-181-18 074-092-17	139 Kent Ave, Kentfield	Public Facilities (PF)	20	53	-	-	53
College of Marin (Commercial Frontage)	074-031-56 074-031-58 074-031-60	937 Sir Francis Drake Blvd, Kentfield 941 Sir Francis Drake Blvd, Kentfield 939 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP) Residential Multiple Planned (RMP) Residential Multiple Planned (RMP)	30 30 30	- - -	10 5 5	- - -	10 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
Sacramento/San Anselmo Properties	074-031-77	911 Sir Francis Drake Blvd, Kentfield	Residential Multiple Planned (RMP)	30	-	6	-	6
	177-203-03	74 Sacramento Ave, Sleepy Hollow	Residential Single Family (R1)	30	56	8	-	64
	177-203-04	404 San Francisco Blvd, Sleepy Hollow						
Sloat Garden Center	177-203-09	60 Sacramento Ave, Sleepy Hollow						
	071-191-47 071-191-48	700 Sir Francis Drake Blvd, Kentfield	Residential Single Family (R1)	30	31	-	-	31
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	043-321-02 043-321-03	110 E Strawberry Dr, Strawberry 800 Redwood Hwy Frontage Rd, Strawberry	Residential Commercial Multiple Planned (RMPC)	30	100	-	-	100
Credit								
150 Shoreline	052-371-04 052-371-07	110 E Strawberry Dr, Strawberry	Planned Commercial (CP)	TBD	-	-	10	10
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	043-261-25 043-261-26	201 Seminary Dr, Strawberry 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								

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				
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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	
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	40189 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								
Tomales Joint Union High School District	102-080-14	26601 State Route 1, Tomales	Village Commercial Residential (C-VCR-B4)	20	-	14	-	14	
	102-080-10	State Route 1, Tomales	Residential Single Family Planned (C-RSP-1.6)						
	102-080-13	State Route 1, Tomales	Village Commercial Residential (C-VCR-B4)						
Underutilized Residential									
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	
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									

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			
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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	112-144-25	75 Balmoral Way, Inverness	Residential Single Family (C-R)	7	-	-	3	3
	195-193-15	128 Calle Del Mar, Stinson Beach						
	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					1,849	512	1,312	3,673