

Local Coastal Program Amendments (LCPA) C-APZ-60 Development Potential

C-APZ-60 parcels excluding public lands and assuming no further development for MALT parcels.

Scenario	Total C-APZ-60 parcels	MALT parcels (assume no further development) <small>*All but one is also under W.A. contract</small>	Will. Act contract parcels	Existing dwelling units	Potential additional farmhouse units (max 1 per parcel)	Potential additional intergenerational units (max 2 per parcel)	Potential additional units based on zoning density (1 unit per 60 acres)	Total Potential Buildout
(1) Williamson Act	193	40	123	122	83	27	31	263
(2) No Will. Act	193	40	n/a	122	83	84	75	364

Scenario 1 – Potential development if only one unit per parcel were allowed on Williamson Act parcels – i.e. one farmhouse

Scenario 2 – Potential development if Williamson Act parcels were subject to same rules as other C-APZ parcels (i.e. Will. Act not a factor)

To determine development potential for parcels in the C-APZ-60 zoning district, we first selected the total number of County parcels that are zoned C-APZ-60, excluding those that are publicly owned (Federal, State, water district, school, utility) and those that have a “split zoning” in which part of the parcel is zoned C-APZ-60, but the remaining part is zoned differently. Within the resulting group there are 40 parcels that are protected by a conservation easement through Marin Agricultural Land Trust (MALT), for which it was assumed no further residential development would be allowed.

Of the remaining 153 C-APZ-60 zoned parcels, it was then determined how many parcels have development potential based on the individual parcel acreage and the number of existing dwelling units (if any), given two different policy scenarios. If a parcel is vacant (no single-family dwelling units) and the total acreage is less than 120 acres, it was assumed that the parcel has the potential for one new dwelling unit (i.e. a “farmhouse”). Beyond that, if a parcel already has one or two dwelling units but has sufficient acreage (i.e. 60 acres per dwelling unit) for additional dwellings up to a maximum of three units per parcel, then that additional potential was calculated as possible “intergenerational housing” units. Finally, if a parcel is 240 total acres in size or larger, then the potential for additional units up to the maximum allowed by the zoning (1 unit/60 acres) was calculated to estimate the total development potential in the case of subdivision of the property.

For Scenario 1 in the table, the development potential was further restricted by the assumption that any parcel under Williamson Act contract would only be allowed a maximum of one unit per parcel, even if the parcel had sufficient acreage for more. The figures in the table above reflect how these hypothetical constraints would affect the overall development potential. In reality, this number would likely be far lower since many Williamson Act contracts apply to individual ranches that are each comprised of multiple parcels. If it is assumed that a maximum of one dwelling unit per contract were allowed (rather than per parcel as done here), then the number of potential new dwelling units would be substantially lower than what is shown above for Scenario 1.