

Marin County - List of sites to be evaluated in the SEIR for the 2007-2014 and 2014-2022 Housing Element planning periods

This document contains a list of properties currently proposed in the Available Land Inventory of the **2012 Draft Marin County Housing Element (#1 - #17)**. Also included is a list of potential future housing sites (#18 - #52) to be considered for inclusion in later Housing Element cycles. The environmental review document for the 2012 Housing Element is evaluating the impacts of residential development on all sites in both lists so that the 2012 document may be relevant to site inventory changes in future Housing Elements.

"2012 Housing Element" columns show estimated housing unit potential in the lower and moderate income categories. "EIR" column notes the total # of units to be evaluated at that site. In some instances, the EIR column exceeds the "2012 Housing Element" column in order to evaluate a larger project scenario than staff may choose to assume in the Element.

Inclusion of a property in a Housing Element or EIR analysis does not confer any development right or restriction. The purpose of the Available Land Inventory is to demonstrate that there are properties within County that can accommodate future housing growth at all income levels. For more information on Housing Elements and the Available Land Inventory, please see the 2012 Draft Housing Element at www.marincounty.org/housingelement.

The changes in this December 17, 2012 version reflect updates to Assessor Parcel Numbers (APNs) and other minor corrections from the October 2012 version. Changes are noted with ~~strikethrough~~ or underline.

2007-2014 Draft Housing Element (as of December 17, 2012) Available Land Inventory

Site #	Site Name	Site Address	Community	Property APN	Parcel Acres	Total Acres	CWP Land Use	Zoning	2012 Housing Element		EIR	Env.Assessment / Changes to existing land use	Notes
									ELI, VL, Low	Mod., Above Mod.			
A: Affordable housing sites - 30 units per acre zoning or Countywide Plan policy Projects pending or affordable housing policy sites													
#1	Marinwood Plaza	100 Marinwood Ave	Marinwood	164-471-64 164-471-65 164-471-69 164-471-70	0.449 1.934 0.809 1.561	4.75	HOD / GC	CP	85	0	85	None	HOD, Non-profit developer in contract
#2	Oak Manor	2400 Sir Francis Drake Blvd	Fairfax	174-011- 32 <u>36</u> 174-011-33	0.527 1.057	1.58	HOD / GC	C1-H	10	0	10	None	HOD
#3	California Park	Woodland Avenue	San Rafael	018-075-01 018-075-12 018-075-14 018-075-15 018-075-17 018-075-18 018-075-19 018-075-20 018-075-21 018-075-22 018-075-27 018-086-08 <u>17</u> 018-086-10 018-086-11 <u>(17)</u> 018-086-13 018-086-14 018-086-15 018-086-16	0.267 0.269 0.067 0.041 0.045 0.042 0.174 0.044 0.043 0.042 0.029 0.406 <u>0.175</u> 0.188 0.058 0.046 0.271 0.044 0.047	1.82	HOD / MF2	RSP-4	50	0	50	None	HOD
#4	Old Chevron Station	204 Flamingo Rd.	Tam Junction	052-041-44 <u>42</u>	0.79	0.79	GC	CP	10	0	21	None	30 duac zoning, reduced to realistic capacity.
#5	St. Vincent's / Silveira	St. Vincents Dr; Silveira Parkway	St. Vincents	155-011-08 155-011-28 155-011-29 155-011-30 155-121-16	250.26 73.49 20.21 220.67 3.77	1,110	PD-Agriculture and Env Resource	A2	100	121	221	AH zone - limited duac Evaluate 10 min/30 duac max for 3.5 acres on site as policy	Affordable units specified in general plan

Site #	Site Name	Site Address	Community	Property APN	Parcel Acres	Total Acres	CWP Land Use	Zoning	2012 Housing Element		EIR	Env.Assessment / Changes to existing land use	Notes
									ELI, VL, Low	Mod., Above Mod.			
B: Entitled Projects, not yet submitted building permits													
#6	Easton Point	Paradise Drive	Tiburon	059-251-05	110	110	PR, SF-6	RMP-0.2, R-1	0	43	43	None	Entitled/ stipulated judgment
#7	Tamarin Lane	12 Tamarin Lane	Novato	143-190-12	6.54	6.54	SF-3	ARP-2	0	5	5	None	Entitled 2007 with condition for 2 second units required
#8	Indian Valley	1970 Indian Valley Rd	Novato	146-261-21 146-261-22-28	1.9 5.66	7.7	SF-3	A2-B4	0	5	5	None	Entitled 2009
#9	Manzanita mixed use	150 Shoreline Hwy	Tam Junction	052-371-03	0..58	0.563	GC	CP	1	2	3	None	Entitled with condition for 1 affordable unit
#10	Grandi Bldg	11101 State Route 1	Pt. Reyes Station	119-234-01	2.5	2.5	C-NC	C-VCR-B2	2	0	2	None	Entitled with condition for 2 affordable units
	Second Units Projected	20 second units projected per year (2012-2013)		179-124-08	0.18	0.18	SF-6	RA-B1	30	20			
C: Additional potential Subtotal													
#11	650 N. San Pedro	650 North San Pedro	Santa Venetia	180-231-05 180-231-06 180-231-07 180-231-09 180-291-04	5.984 3.201 1.117 0.727 5.272	16.3	SF-4	RE-B3	0	12	12	None	Application submitted, environmental review
#12	Golden Gate Seminary	Seminary Dr.	Strawberry	043-265 261-25 043-265 261-26	48.45 25.13	73.57	MF-2	RMP-2.47	25	20	60	AH zone - limited 2 acres at 30 du/ac	Applicant developing proposal for faculty housing and market development
#13	Oak Hill School	441 Drake Ave	Marin City	052-140-36	3.87	3.87	MF2	RMP-4.2 RE-B3	15	0	30	AH zone - limited Evaluate 1 acre at 30 AH zone Evaluate at 30 du/ac	Non-profit owner pursuing housing partner
#14	Armstrong Nursery	217& 221 Shoreline Hwy	Tam Junction	052-061-17 052-061-18 052-061-19	0.056 0.8 0.776 0.957	1.77	NC	RMPC-6	0	30 10	53		20 duac - 2007 general plan for affordable housing per development code incentive
#15	Inverness Valley Inn	3275 Sir Francis Drake	Inverness	112-340-11 112-340-18	10.69 16.109 14.9	26.8 14.9	G-SF3 C-RC	C-RSP-0.33 C-RCR	20	0	21	Evaluate for 21 residential units (currently hotel)	Non-profit developer in contract
#16	Grady Ranch	Lucas Valley Rd.	Lucas Valley	164-310-15 164-310-17 164-310-19	86.7 38.0 105.1	229	PR	RMP-0.031 RMP-0.031 RMP-0.379	240	0	240	AH zone - limited 8 acres at 30 duac	Owner pursuing development plan for all affordable housing project.
#17	Roosevelt Street	30 Roosevelt	Santa Venetia	179-124-08	0.18	0.18	SF-6	RA-B1	2	0	2	None	County owned single family property, dedicated for affordable.
Affordable housing and entitled projects Inventory Subtotal (A+B)									288	196			
TOTAL Available Land Inventory (A+B+C)									590	258 238			
Unit Development Inventory Jan '07-Dec 2011 (Fig. IV-3)									91	225			
TOTAL Available Land Inventory (A+B+C) + Unit Development Inventory (Fig. IV-3)									681	463			
Regional Housing Need Allocation (2007-2014) 773 units									320	453			

2014-2022 Potential Housing Sites for future Housing Elements (as of *December 17, 2012*)

This list of potential future housing sites (#18 - #49) may be considered for inclusion in the current or a later Housing Element cycle.

Site Number	Site Name	Site Address	COMMUNITY	PROP_ID	Acres by parcel	ACRES Total	GenPlan 2007	Zoning 2009	Env.Assessment Total Units	CWP Amendment
18	Around Manzanita (150 Shoreline)	150 Shoreline	Tam Junction	052-371-04 052-371-06 052-371-07	0.88 0.31 0.29	1.48	GC	CP (Mixed Use 30)	45	None
19	Tam J retail	237 Shoreline Highway, etc.	Tam Junction	052-051-02 052-051-11 052-051-25 052-051-27 052-051-31 052-051-32 052-051-34 052-051-35 052-051-23 052-051-24 052-061-14	0.1 0.154 0.248 0.053 0.551 0.731 2.31 0.87 1.325 0.27 0.2	6.8	NC	RMPC-6	60	AH zone - limited 2 acres at 30 du/ac
20	Gateway Shopping Center HOD	190 Donohue Street	Marin City	052-490-06	20.345	20	52.72538	18	150	None
21	Strawberry smaller retail	Reed Blvd	Strawberry	043-011-12 043-011-24 043-033-05 043-033-06 043-033-01 043-033-03	0.82 0.53 0.29 0.22 0.34 0.28	2.39	SF5, GC, <u>OC</u>	RA-B2, C1, CP, AP	45	None
22	Strawberry Village	900, 950 etc Redwood Highway	Strawberry	043-012-01 043-031-01 043-031-07 043-031-09 043-321-02 043-321-03	0.17 0.19 0.14 0.98 1.07 9.17	10.99	GC	H1, RMPC	30	None (CWP evaluated 120 units)
23	Tiburon Eastbound	Tiburon Blvd	Strawberry	043-011-22 043-021-38 043-021-41 043-021-48 (61) 043-021-49 (61)	0.37 0.31 0.35 0.06 0.41 0.37	1.45	OC, GC	AP, H1 (Mixed use 30)	43	None
24	Tiburon Westbound	Knoll Road	Strawberry	034-141-06 034-141-07 034-141-08 034-141-01 034-141-09 034-141-02	0.25 0.17 0.27 0.18 0.19 0.37	1.44	OC	AP (Mixed use 30) , RMP-8	44 30	None
25	Tiburon Redwood frontage	Central Drive	Strawberry	034-062-08 034-062-09 034-071-09 034-071-08 034-071-07 034-071-06 034-062-02	0.999 0.233 0.334 0.139 0.176 0.153 0.25	2.7	OC, NC, SF5	Ra-B2, R1- B1, OP, RMPC-7	81	AH zone Evaluate at 30 du/ac
26	College of Marin lot 15	139 Kent Avenue	Kentfield	074-181-18 074-092-16 074-092-17	2.728 0.215 0.199	3.2	PF	PF	45	AH zone - limited 1.5 acres at 30 du/ac

2014-2022 Potential Housing Sites for future Housing Elements (as of December 17, 2012)

This list of potential future housing sites (#18 - #52) may be considered for inclusion in the current or a later Housing Element cycle.

Site Number	Site Name	Site Address	COMMUNITY	PROP_ID	Acres by parcel	ACRES Total	GenPlan 2007	Zoning 2009	Env.Assessment Total Units	CWP Amendment
27	Kentfield Eastbound	Sir Francis Drake Blvd	Kentfield	074-031-74 074-031-58 074-031-60 074-031-56 074-031-68 074-031-69 074-031-39 074-031-63 074-031-49 074-031-54 074-031-65 074-031-70 074-031-61 074-031-62 074-031-44 074-031-45 074-031-75	0.187 0.131 0.124 0.168 0.178 0.13 0.297 0.145 0.136 0.146 0.25 0.342 0.265 0.105 0.133 0.195 0.712	5.14	NC	RMPC	60	AH zone - limited 2 acres at 30 du/ac
28	Kentfield Westbound		Kentfield	071-122-05 071-122-06 071-132-26 071-132-27 071-132-28 071-132-29 071-132-30 071-132-31 071-132-46 071-132-47 071-143-58 071-143-79 071-144-01	0.34 0.30 0.11 0.10 0.15 0.15 0.34 0.16 0.64 0.27 0.56 0.43 0.43	2.63	OC OC SF6 OC OC OC OC OC OC OC PF OC	OP OP R1 OP OP OP OP OP OP OP PF OP	60	AH zone Evaluate at 30 du/ac
29	Marin General	250 Bon Air Road	Kentfield	022-010-34 022-06-20	3.9 15.869	19.7	Public Facility	HOD PF	50	None (HOD)
30	Ross Valley Self Storage	890 College Ave.	Kentfield	074-031-76	1.56	1.56	NC	RMPC	45	AH zone Evaluate at 30 du/ac

2014-2022 Potential Housing Sites for future Housing Elements (as of December 17, 2012)

This list of potential future housing sites (#18 - #49) may be considered for inclusion in the current or a later Housing Element cycle.

Site Number	Site Name	Site Address	COMMUNITY	PROP_ID	Acres by parcel	ACRES Total	GenPlan 2007	Zoning 2009	Env.Assessment Total Units	CWP Amendment
31	Sloat Center and adjacent residential	Sir Francis Drake and Edna Court.	Kentfield	071-191-47	1.1	5.09	SF6, SF5 & MF2	R1, R1-B2	60	AH zone - limited 2 acres at 30 duac
				071-191-14	.17					
				071-191-15	.16					
				071-191-16	.17					
				071-191-17	.19					
				071-191-18	.23					
				071-191-19	.26					
				071-191-20	.25					
				071-191-33	.20					
				071-191-34	.31					
				071-191-41	.69					
				071-191-42	.18					
				071-191-43	.18					
				071-191-48	.18					
				071-191-54	.17					
32	3000 SFD - Sunnyside growing	3000 Sir Francis Drake	Fairfax	174-060-06	7.74261	7.74261	PR	RMP-1	30	AH zone - limited 1 acres at 30 duac
33	Railroad Ave.	Railroad Ave and Park St	Woodacre	172-053-11	0.209	0.496	GC	CP (Mixed Use 30)	6	None
				172-053-12	0.063					
				172-053-13	0.054					
				172-053-32	0.17					
34	Castro Street	6921 SFD & 6 Castri St	Forest Knolls	169-023-04 169-023-05	0.222 0.130	0.54	GC NC	CP VCR	6	None
35	Los Ranchitos	99-165 Los Ranchitos Drive	Los Ranchitos	179-181-01	1.60	14.6	SF-3 1 unit/1-5 acres	A2-B4, resident with limited Ag. Lot size min 1 acre	60	AH zone - limited 2 acres at 30 duac
				179-181-19	1.04					
				179-181-20	1.23					
				179-191-01	1.33					
				179-191-02	1.11					
				179-191-03	1.19					
				179-191-04	1.24					
				179-201-05	0.66					
				179-201-06	1.04					
				179-201-07	1.00					
				179-202-08	1.28					
179-202-09	0.97									
36	Big Rock Deli & Creekside Offices	1500 Lucas Valley Road & 7 Mt Lassen Dr.	Lucas Valley	164-481-11 164-481-10	2.4 0.387	2.8	GC	CP (Mixed Use 30)	80	None
37	Rotary Field	16 Jeanette Prandi Way	Lucas Valley	164-640-01	12.83	12.83	PF-OS	PF, OA	60	AH zone - limited 2 acres at 30 duac
38	Bail Bonds	42, 44, 46 N. San Pedro, 69, 77 San Pablo	Santa Venetia	179-301-08	0.09	1.49	OC, GC	AP, C1, CP (Mixed Use 30)	44	None
				179-301-23	0.72					
				179-301-24	0.11					
				179-301-25	0.11					
				179-301-09	0.17					
				179-301-10	0.15					
				179-301-22	0.12					

2014-2022 Potential Housing Sites for future Housing Elements (as of December 17, 2012)

This list of potential future housing sites (#18 - #49) may be considered for inclusion in the current or a later Housing Element cycle.

Site Number	Site Name	Site Address	COMMUNITY	PROP_ID	Acres by parcel	ACRES Total	GenPlan 2007	Zoning 2009	Env.Assessment Total Units	CWP Amendment
39	LDS church Santa Venetia	220 N. San Pedro Road	Santa Venetia	180-272-03	5.38	5.375197	SF6, SF5 & MF2	A2-B2,R2, RA	30	AH zone - limited Evaluate 1 acre at 30
40	MacPhail School	1565 Vendola Dr	Santa Venetia	180-151-18 180-161-09 180-161-10	4.469 0.938 4.57	9.52	PF-SF-6	PF-RSP-4.36	40	None
41	Marin Farmers Market	70 & 76 San Pablo Ave	Santa Venetia	179-311-20 179-31123	0.27 0.31	0.6	GC	C1 (Mixed Use 30)	18	None
42	San Pedro Rd.	San Pedro Rd (across from La Brea)	Santa Venetia	180-203-20 180-203-21 180-211-02	0.588 0.691 ?	5.65	MF-2 SF-4	RMP-4.2 RE-B3	30	AH zone - limited 1 acre at 30 duac
43	Atherton (Novato RV Park)	1530 Armstrong Avenue	Novato	143-101-01 143-101-03 41	1.9 0.78	2.68	MF4	RX	80	AH zone Evaluate for 30 duac fixed residential -not mobile homes
44	Bear Valley Rd.	10045 State Route 1	Olema	166-191-03	1.25	1.25	C-NC	C-VCR	5	None
45	Olema Campground	Shoreline Highway (near Bear Valley Rd)	Olema	166-220-11	9.943	9.943	C-RC	C-RCR	10	None
46	Feed Lot	B St & 6TH St	Pt. Reyes	119-198-09	0.918	0.918	C-SF-5	C-RA-B2	27	AH zone Evaluate at 30duac
47	Pine Cone Diner	60 4TH St	Pt. Reyes	119-222-08	1.055	1.055	C-NC	C-VCR-B2	4	None
48	Pt. Reyes North	11598 State Route 1	Pt. Reyes	119-240-55 119-212-04	15.126 1.77	16.89	C-SF-4 C-NC	C-RA-B3 C-RMPC	15	None
49	Red Barn (green barn)	510 Mesa Rd	Pt. Reyes	119-198-05	1.525	1.525	C-NC	C-VCR-B2	10	None
Potential additional sites 2022									1329	

Existing Housing

The following properties are owned and operated by Marin Housing Authority. The Environmental Impact Report will evaluate the properties at land uses closest to the current residential density to support a future change from non-conforming zoning or land use to one consistent with the current use.

	Site Name	Site Address	COMMUNITY	PROP_ID	Acres by parcel	ACRES Total	GenPlan 2007	Zoning 2009	Env.Assessment Total Units	CWP Amendment	Notes on existing condition
MHA	Kruger Pines	47 North Knoll Road,	Mill Valley	034-081-02 034-081-01	0.785 1.665	2.45	SF5 (2-4 units/acre)	zoned RA-B2-01	73	Change CWP to MF4, zoning to RMP-25.	56 units existing (22.8 duac) - CWP alternatives show 56 units on -02
MHA	Homestead Terrace	110 Linden Lane	Mill Valley	047-191-50 047-191-51 047-191-52 047-191-53	0.198 0.1734 0.172 0.097	0.64	SF-6 (4-7 units/acre)	zoned R1	28	Change CWP to MF4.5, zoning to RMP-45.	28 units existing (43.75 duac)- CWP alternatives show 28 units on -50
MHA	Venetia Oaks	263 North San Pedro	San Rafael	180-181-26	1.84	1.84	SF-6 (4-7 units/acre)	zoned RA	55	Change CWP to MF4, zoning to RMP-20 or RMP-30.	36 units existing (19.4duac) - CWP shows 36 units here.