

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION RECOMMENDING THE MARIN COUNTY BOARD OF SUPERVISORS ADOPT AN ORDINANCE AMENDING THE COUNTY ZONING MAP AND CHANGING THE ZONING DISTRICT DESIGNATIONS FOR 36 PARCELS (APNS 166-181-01, 166-202-01, 166-202-04, 166-213-01, 166-213-02, 119-270-24, 119-270-25, 119-270-26, 119-270-27, 119-270-21, 119-234-01, 119-202-05, 119-222-08, 119-198-04, 119-198-05, 119-203-01, 119-203-03, 102-080-19, 102-080-20, 195-193-35, 195-211-05, 195-193-15, 195-193-18, 102-080-23, 102-080-10, 102-051-08, 102-051-09, 102-051-07, 102-075-09, 102-041-44, 102-062-03, 102-062-05, 102-062-06, 102-075-02, 102-075-06, AND 102-075-07) IDENTIFIED IN THE 2023-2031 MARIN COUNTY HOUSING ELEMENT WITH THE HOUSING OVERLAY DESIGNATION TO IMPLEMENT THE 2023 HOUSING ELEMENT

SECTION I: FINDINGS

- 1. **WHEREAS**, the Planning Commission recognizes the need for additional affordable housing, particularly very low- and low-income housing and housing to support the local workforce.
- 2. **WHEREAS**, the County adopted the 2023 Housing Element in January 2023, which was certified by the State Department of Housing and Community Development in April 2023. In adopting the 2023 Housing Element Update, the Board of Supervisors identified and approved housing element sites, including those located in the areas governed by the Local Coastal Program (LCP), and the adoption of the Housing Element Update amended the zoning designation for each site, except those located in the Coastal Areas.
- 3. **WHEREAS**, for the 6th cycle (2023-2031), the Regional Needs Housing Allocation ("RHNA") established by the State and the Association of Bay Area Governments (ABAG) for the unincorporated Marin County is 3,569 units.
- 4. **WHEREAS**, given the current zoning of parcels within the 2023 Housing Element sites inventory, approximately 36 total parcels within the coastal areas must be rezoned to accommodate the RHNA, as required by Government Code Subsections 65583(c)(I) and 65583.2(h) and (i).
- 5. **WHEREAS**, Program HE-1.1, HE-1.4, and HE-Program 8 of the Marin County 2023 Housing Element directly or indirectly support the County to rezone vacant or underutilized property to appropriate multi-family residential and/or mixed-use zone districts to accommodate the RHNA in each income category.
- 6. **WHEREAS**, rezoning also implements Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD) and requires that those sites accommodate 20% or more lower-income units in the Housing Sites Inventory, and development of those properties is subject to the Coastal Development Permit enumerated in the Coastal Act, Public Resources Code (PRC) Section 30600.

7. **WHEREAS**, the Planning Commission is recommending that the Board of Supervisors amend the zoning designation for Assessor's Parcels listed in the table below to implement the 2023 Housing Element Update and amend the corresponding Zoning Map amendments for each parcel, attached hereto as Exhibit A, Proposed Zoning Map Amendments:

Assessor's Parcel Number	Existing Zone District	New Zone District
166-181-01	C-VCR ¹	C-VCR:HOD
166-202-01	C-VCR	C-VCR:HOD
166-202-04	C-VCR	C-VCR:HOD
166-213-01	C-VCR	C-VCR:HOD
166-213-02	C-VCR	C-VCR:HOD
119-270-24 (formerly 119-240-73)	C-OA ² and C-RA-B3 ³	C-OA:HOD and C-RA-B3:HOD
119-270-25 (formerly 119-240-73)	C-OA	C-OA:HOD
119-270-26 (formerly 119-240-73)	C-OA	C-OA:HOD
119-270-27 (formerly 119-240-73)	C-OA	C-OA:HOD
119-270-21 (formerly 119-260-03 and 119-270-12)	C-RMPC	C-RMPC:HOD
119-234-01	C-VCR-B2	C-VCR-B2:HOD
119-202-05	C-RA-B3	C-RA-B3:HOD
119-222-08	C-VCR-B2	C-VCR-B2:HOD
119-198-04	C-VCR-B2	C-VCR-B2:HOD
119-198-05	C-VCR-B2	C-VCR-B2:HOD
119-203-01	C-VCR-B2	C-VCR-B2:HOD
119-203-03	C-VCR-B2	C-VCR-B2:HOD
102-080-19	C-RSP-1.6 ⁶	C-RSP-1.6:HOD
102-080-20	C-RSP-1.6	C-RSP-1.6:HOD
195-193-35	C-VCR	C-VCR:HOD
195-211-05	C-R1 ⁵	C-R1:HOD
195-193-15	C-R1	C-R1:HOD
195-193-18	C-R1	C-R1:HOD
102-080-23	C-VCR-B1	C-VCR-B1:HOD
102-080-10	C-RSP-1.6	C-RSP-1.6:HOD
102-051-08	C-VCR-B1	C-VCR-B1:HOD
102-051-09	C-VCR-B1 ⁷	C-VCR-B1:HOD
102-051-07	C-VCR-B1	C-VCR-B1:HOD
102-075-09	C-VCR-B1	C-VCR-B1:HOD
102-041-44	C-RSP-7.26 C-ARP-2	C-RSP-7.26:HOD C-ARP-2:HOD
1. C-VCR (Coastal, Village Commercial/Residential) 2. C-OA (Coastal, Open Area) 3. C-RA-B3 (Coastal, Residential, Agricultural Combined District) 4. C-RMPC (Coastal, Residential/Commercial Multiple Planned) 5. C-1 (Coastal, Residential, Single-Family) 6. C-RSP (Coastal, Residential, Single-Family Planned) B (Combining district): Combining districts are applied to property together with one of the other agricultural, residential, or commercial zoning districts, to highlight areas where important site, neighborhood, or area characteristics require particular attention in project planning.		

Assessor's Parcel Number	Existing Zone District	New Zone District
102-062-03	C-RSP-7.26	C-RSP-7.26:HOD
102-060-05 (formerly 102-062-04)	C-RSP-7.26	C-RSP-7.26:HOD
102-060-06 (formerly 102-062-04)	C-RSP-7.26	C-RSP-7.26:HOD
102-075-02	C-VCR-B1	C-VCR-B1:HOD
102-075-06	C-VCR-B1	C-VCR-B1:HOD
102-075-07	C-VCR-B1	C-VCR-B1:HOD
7. C-VCR (Coastal, Village Commercial/Residential) 8. C-OA (Coastal, Open Area) 9. C-RA-B3 (Coastal, Residential, Agricultural Combined District) 10. C-RMPC (Coastal, Residential/Commercial Multiple Planned) 11. C-1 (Coastal, Residential, Single-Family) 12. C-RSP (Coastal, Residential, Single-Family Planned) 13. B (Combining district): Combining districts are applied to property together with one of the other agricultural, residential, or commercial zoning districts, to highlight areas where important site, neighborhood, or area characteristics require particular attention in project planning.		

8. WHEREAS, the Marin County Planning Commission action on the Coastal Land Use Plan modifications is intended to carry out the following provisions of the Public Resources Code:

1. Section 30004(a): the Legislature further finds and declares that (a) to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement; and
2. Section 30500(c): The precise content of each local coastal program shall be determined by the local government, consistent with Section 30501, in full consultation with the California Coastal Commission and with full public participation; and
3. Section 30512.1(a): The California Coastal Commission's review of a land use plan shall be limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3 (commencing with Section 30200). In making this review, the Coastal Commission is not authorized by any provision of this division to diminish or abridge the authority of a local government to adopt and establish, by ordinance, the precise content of its land use plan; and
4. Section 30512.2(c): The Commission shall require conformance with the policies and requirements of Chapter 3 (commencing with Section 30200) only to the extent necessary to achieve the basic state goals specified in Section 30001.5.

9. WHEREAS, on April 6, 2026, May 28, 2026, and June 15, 2026, the Marin County Planning Commission held duly noticed public hearings to take public testimony and consider the code amendments, and finds that the proposed Zoning redesignation and Zoning map amendments are consistent with the findings required by the Marin County Code, including:

1. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.
2. The proposed zone districts will allow a density of development and types of uses that are compatible with the objectives, policies, and programs, and land use designations of the certified 2023 Housing Element Update.
3. The proposed zoning districts are compatible with the level of utilities and community services available to the land.
4. The sites will accommodate housing type(s) that are needed to house the local workforce in support of the local economy, and the rezoning of the sites is intended to accommodate housing at all income levels, including affordable housing.
5. The proposed amendments are consistent with, and conform to, the certified Local Coastal Program, including the Land Use Plan. Additionally, the proposed amendments are consistent with Public Resources Code § 30512, which requires that the Land Use Plans meet the requirements of, and be in conformity with, the Chapter 3 policies of the Coastal Act. The proposed amendments are also in full compliance with Public Resources Code § 30513, as they conform to and adequately carry out the provisions of the certified Land Use Plan.
6. **WHEREAS**, pursuant to Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15168, no additional environmental review is required to approve the 2026 Coastal Land Use Plan amendments for the following reasons:
 1. The amendments are within the scope of the Supplemental Marin Countywide Plan Environmental Impact Report prepared for the 2023 Housing Element.
 2. The amendments are exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 because the approved amendments would strengthen and ensure consistent application of standards for the maintenance, restoration, enhancement, and protection of natural resources and the environment.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends that the Marin County Board of Supervisors adopt an ordinance amending the County's Zoning Map and changing zoning designations for 36 parcels identified in Program 1a of the Marin County 2023 Housing Element, which establishes the Housing Overlay Designation (HOD).

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 15th day of June 2026 by the following vote:

AYES: COMMISSIONERS

NOES:

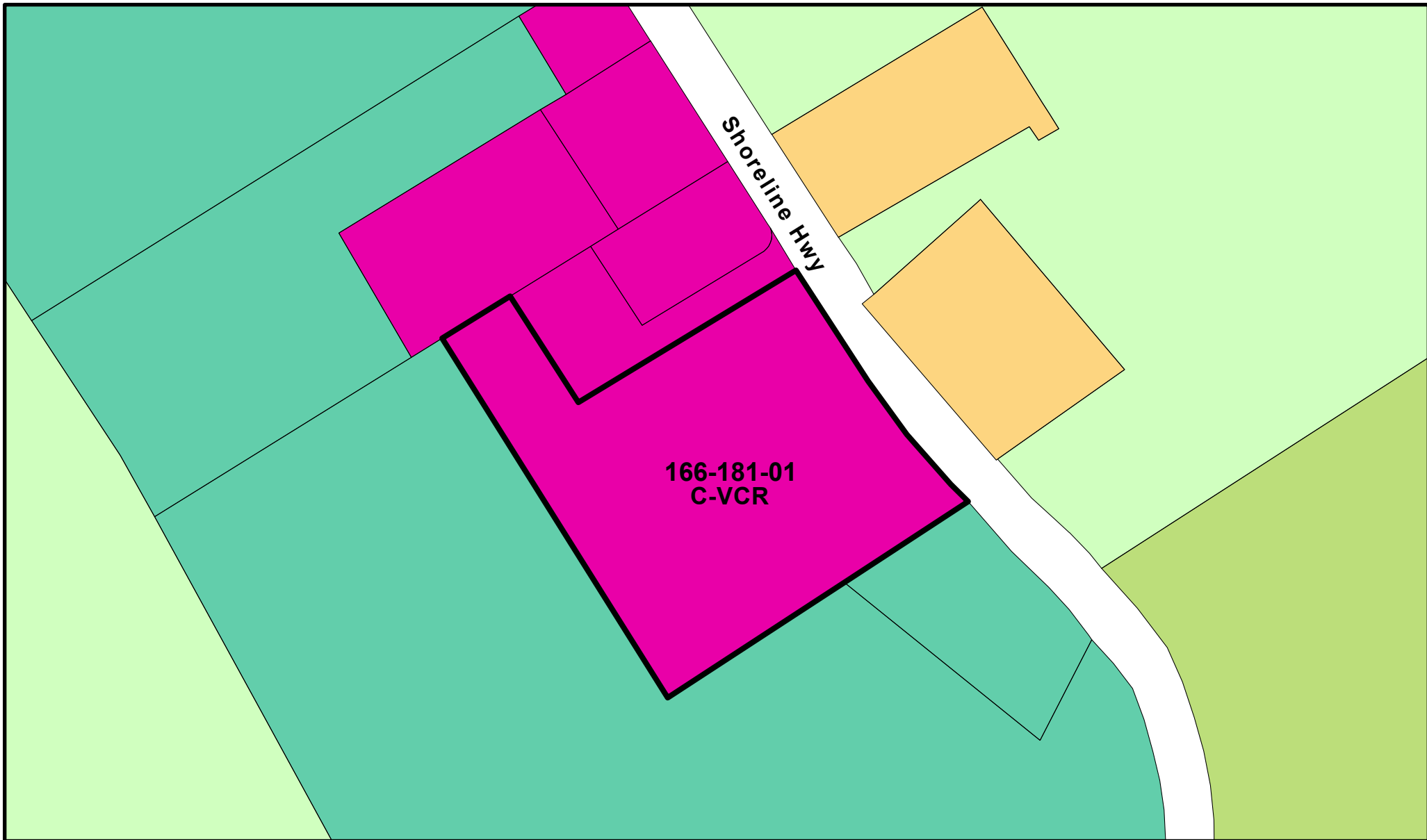
ABSENT:

Claudia Muralles, CHAIR
MARIN COUNTY PLANNING COMMISSION

ATTEST:

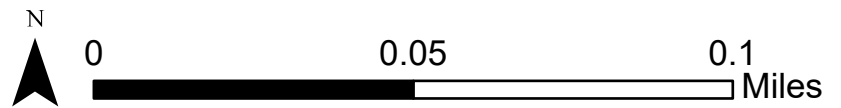
Sindy Palencia
Planning Commission Recording Secretary

Exhibit A: Proposed Zoning Map



Existing Zoning Designation - Olema Catholic Church

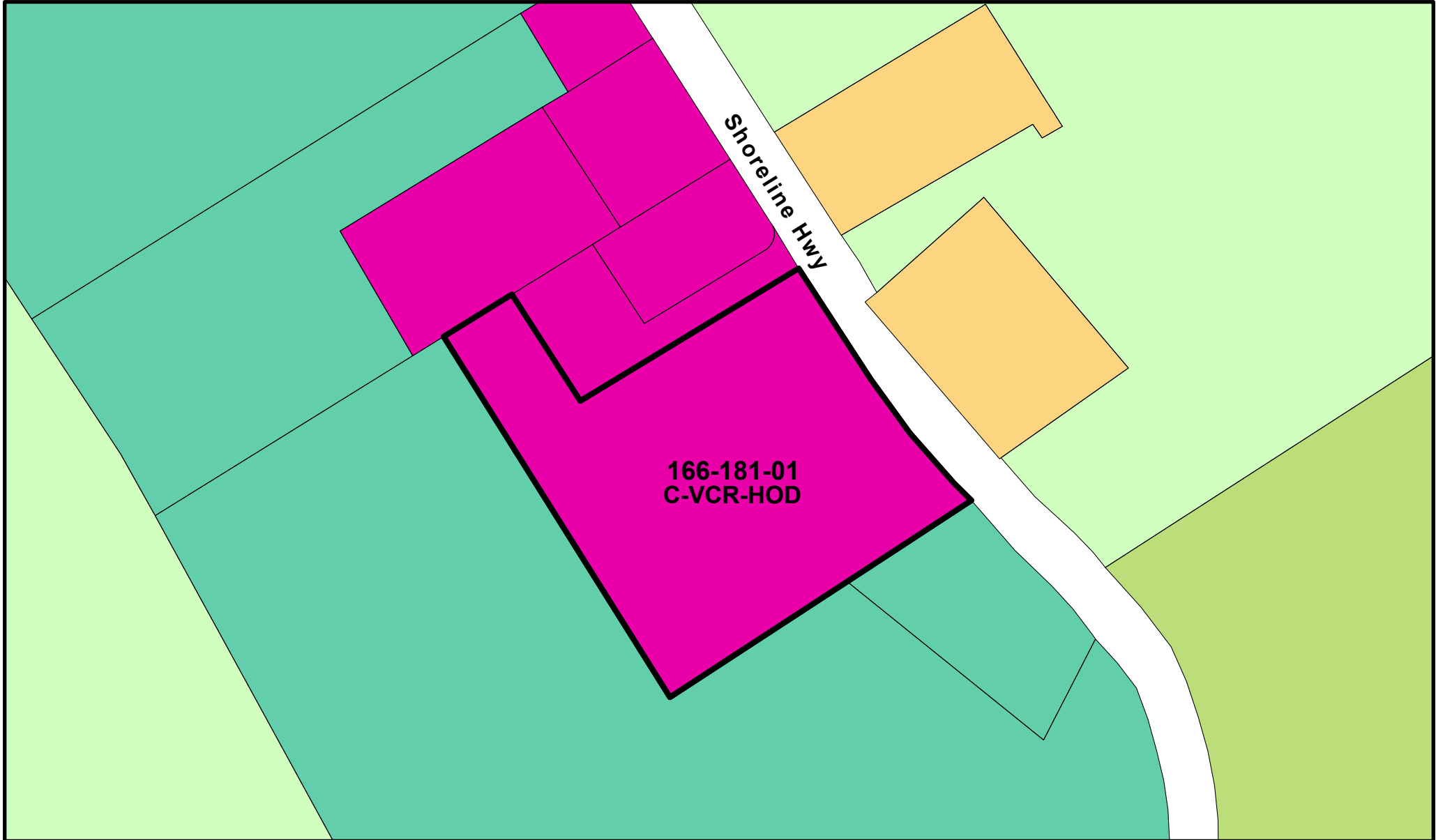
- | | | |
|--|---|---|
|  Parcel Boundary | Existing Zoning |  C-RA |
|  Church |  C-ARP |  C-RCR |
| |  C-OA |  C-VCR |



Date: November 18th, 2024

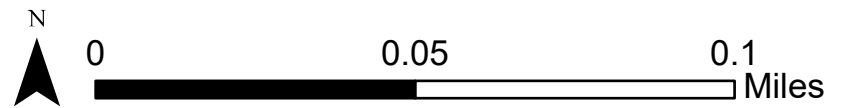
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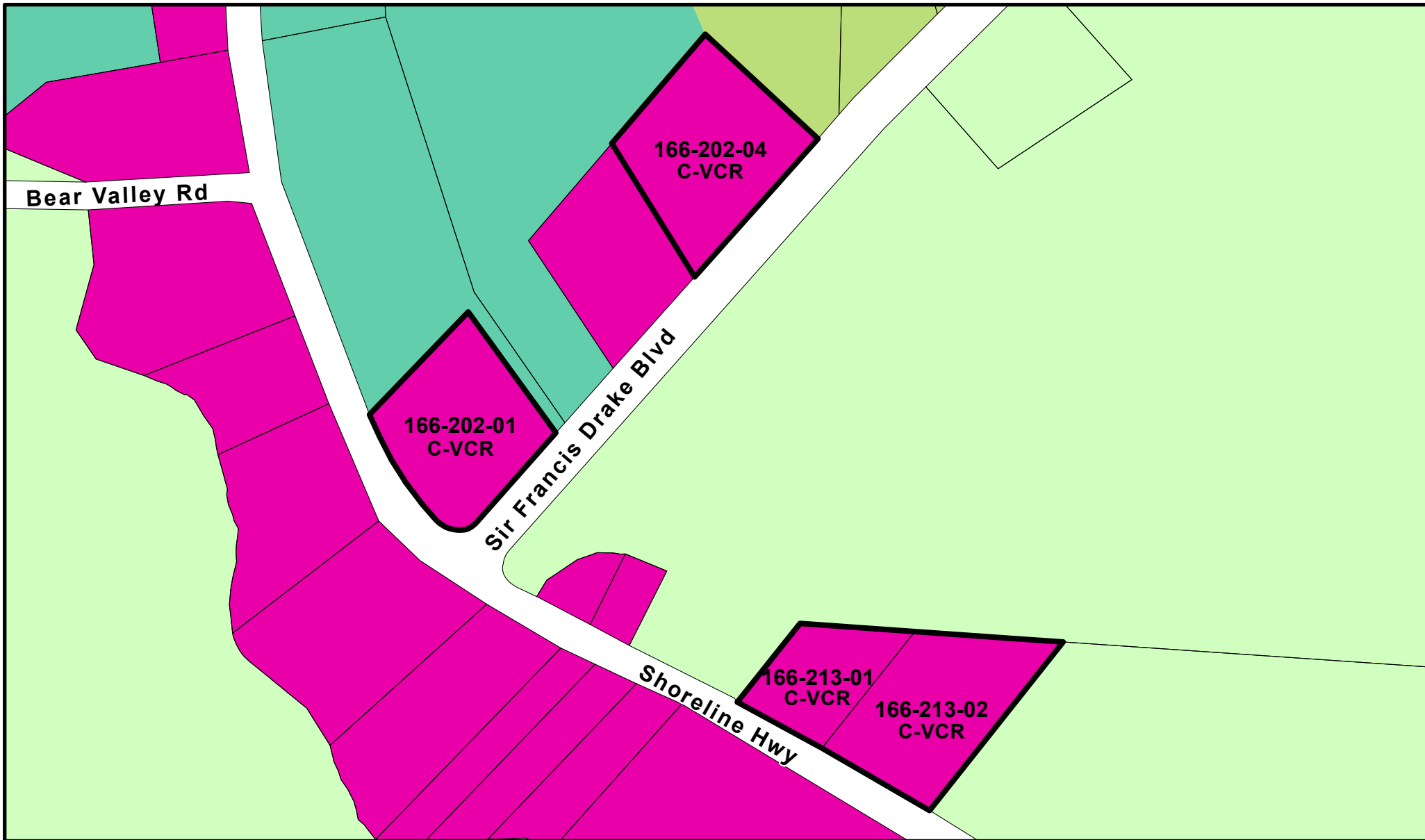


Proposed Zoning Designation - Olema Catholic Church

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Parcel Boundary Church <p>Proposed Zoning</p> <ul style="list-style-type: none"> C-VCR-HOD | <p>Existing Zoning</p> <ul style="list-style-type: none"> C-ARP C-OA C-RA | <ul style="list-style-type: none"> C-RCR C-VCR |
|---|---|--|

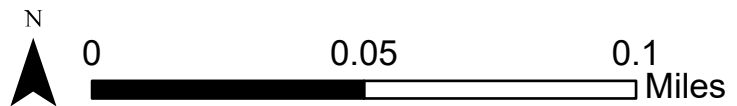


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Existing Zoning Designation - Olema Underutilized

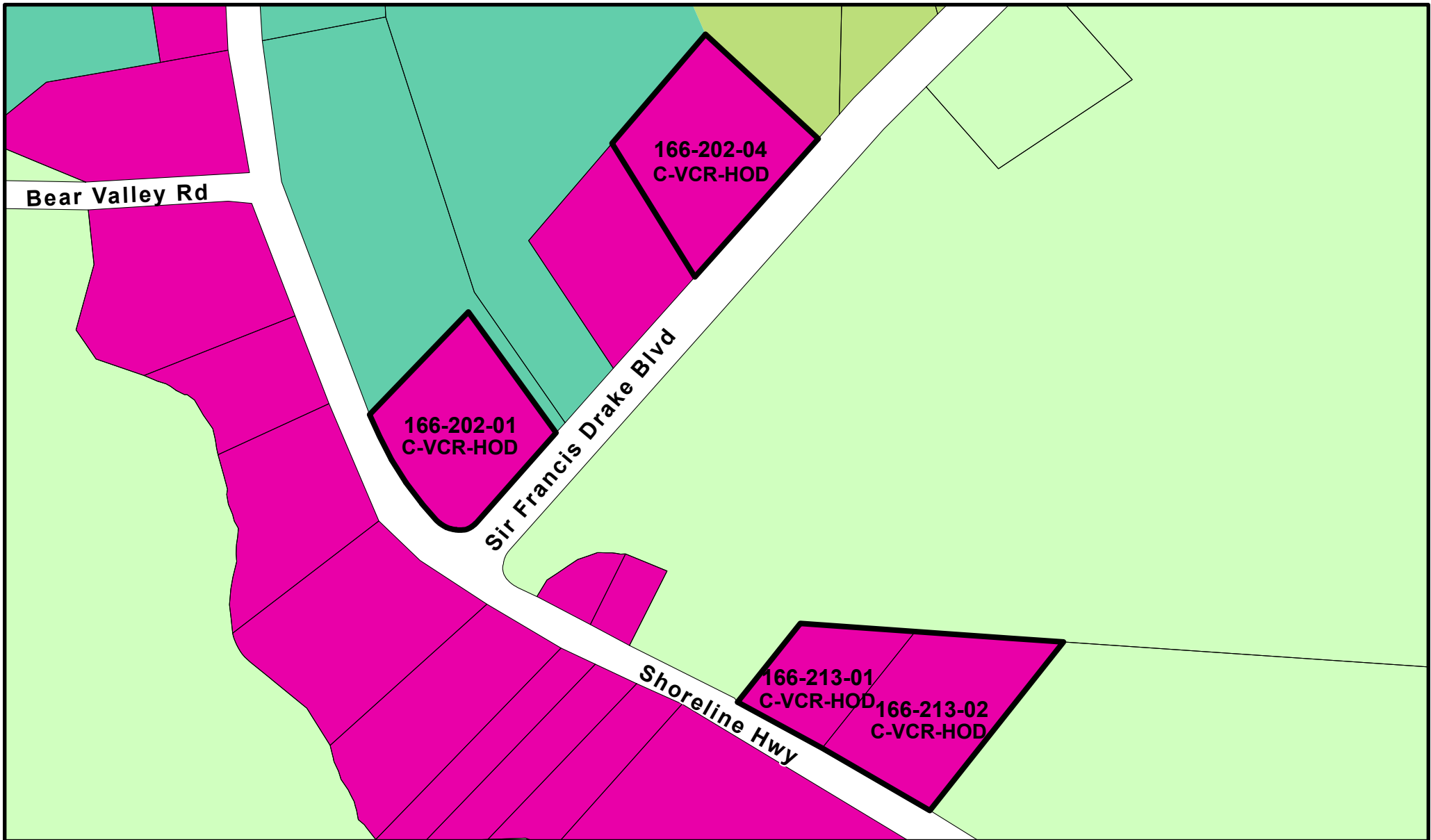
- | | | |
|---|---|---|
|  Parcel Boundary | Existing Zoning |  C-RCR |
|  Olema Commercial |  C-ARP |  C-VCR |
| |  C-OA | |










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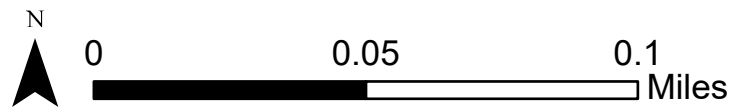
Data Source: Marin County Community Development Agency

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Proposed Zoning Designation - Olema Underutilized

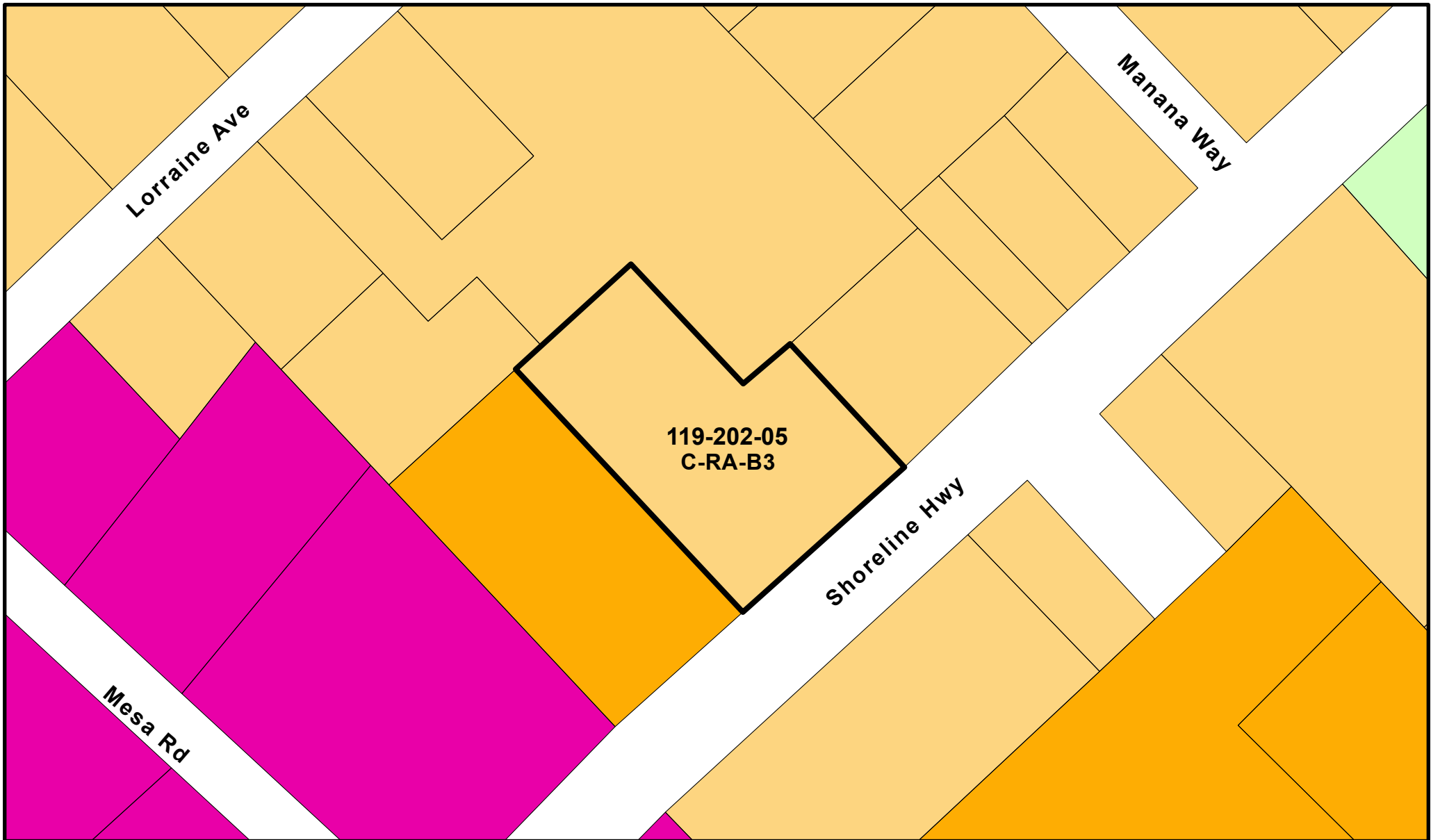
- | | |
|--|---|
|  Parcel Boundary | Existing Zoning |
|  Olema Commercial |  C-ARP |
| Proposed Zoning |  C-OA |
|  C-VCR-HOD |  C-RCR |
| |  C-VCR |









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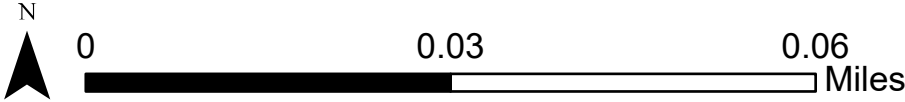
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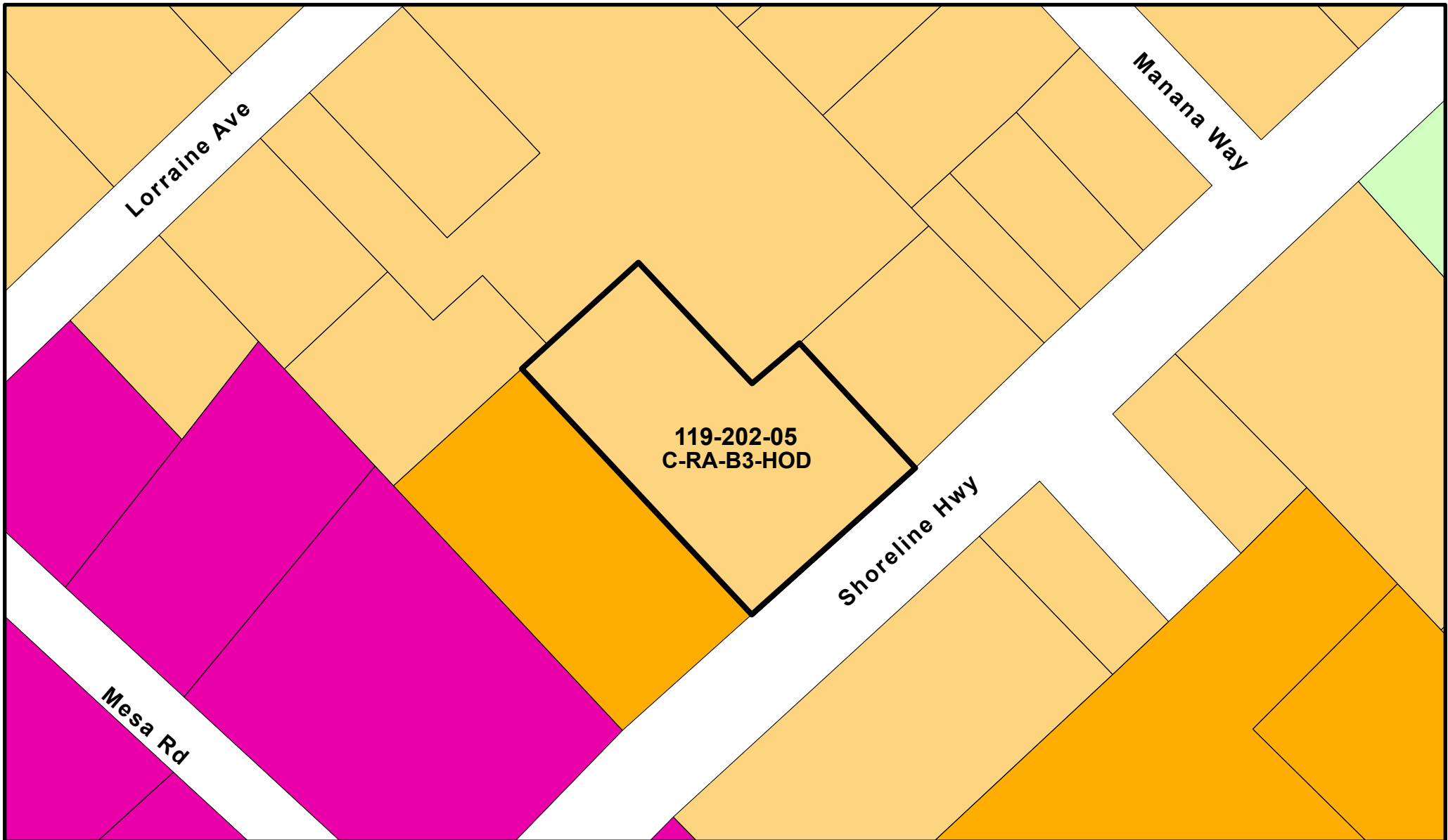


Existing Zoning Designation - Presbytery of the Redwoods




- | | | |
|--|--|---|
|  Parcel Boundary | Existing Zoning |  C-RMP |
|  Presbytery |  C-OA |  C-VCR |
| |  C-RA | |

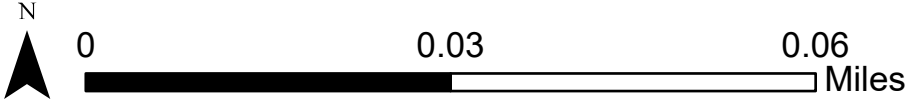


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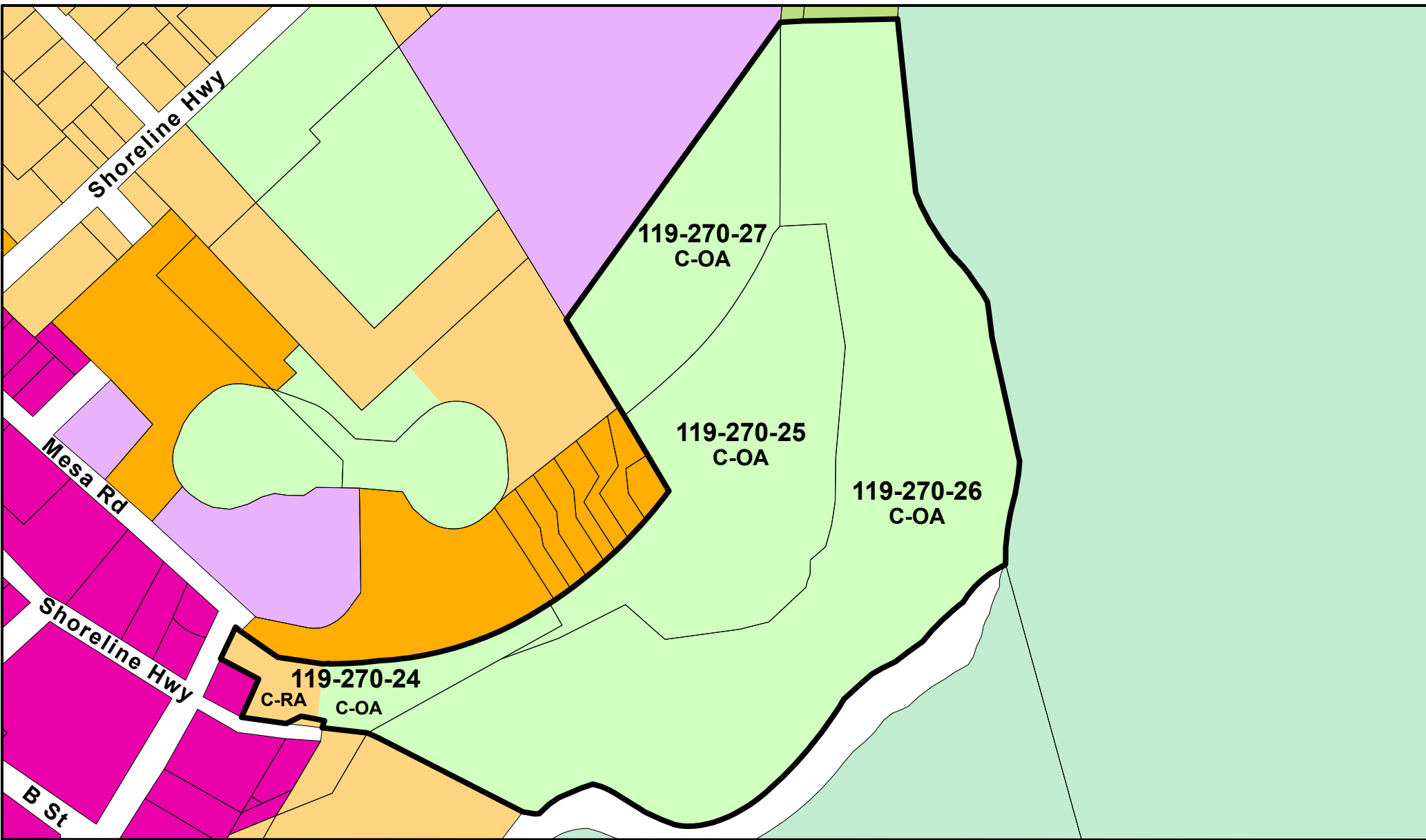


Proposed Zoning Designation - Presbytery of the Redwoods

- | | | |
|--|---|---|
|  Parcel Boundary | Existing Zoning |  C-VCR |
|  Presbytery |  C-OA | |
| Proposed Zoning |  C-RA | |
|  C-RA-B3-HOD |  C-RMP | |

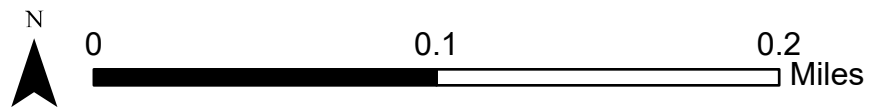


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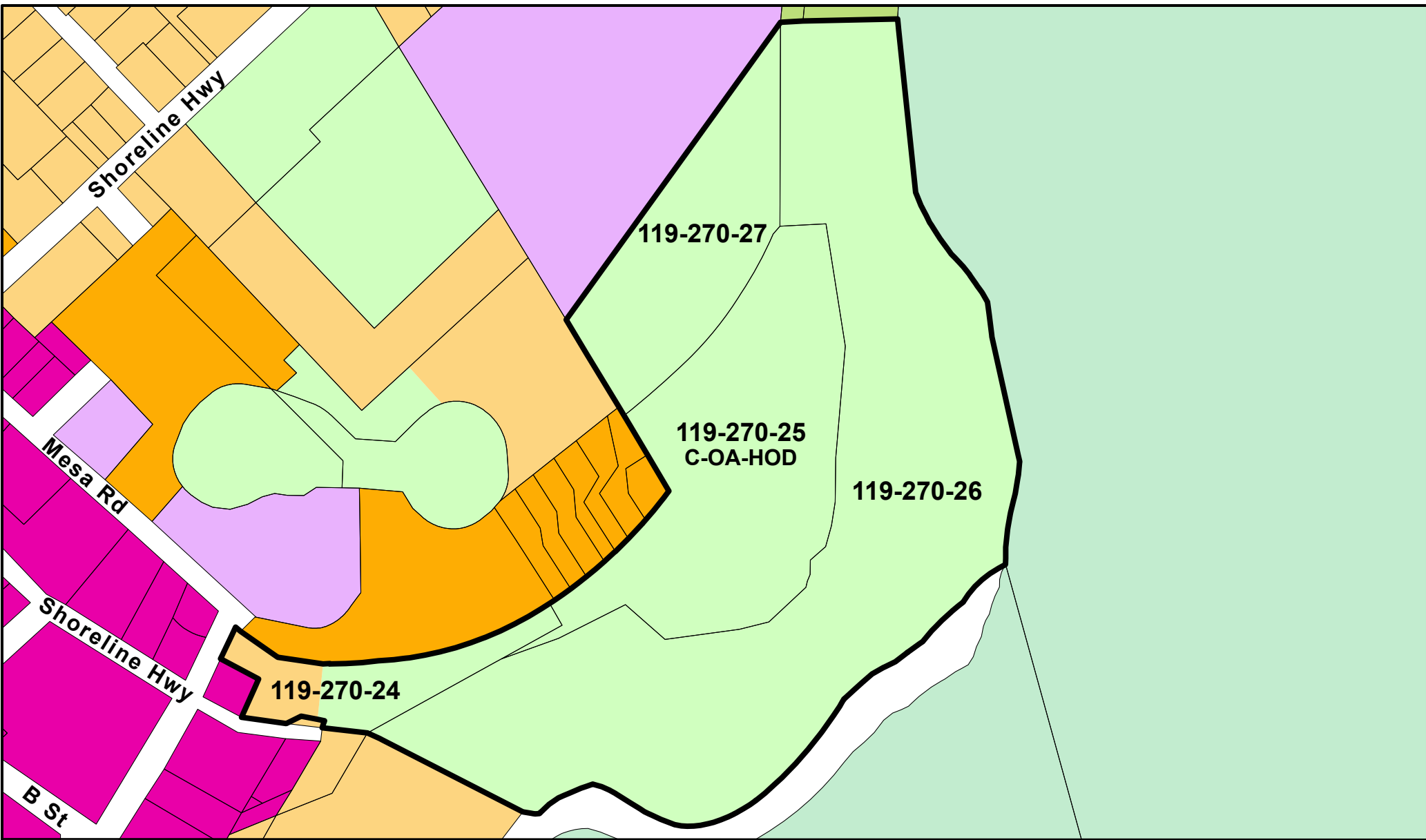


Existing Zoning Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

- | | | |
|------------------------|-------|--------|
| Parcel Boundary | C-ARP | C-RMP |
| Coast Guard Site | C-OA | C-VCR |
| Existing Zoning | C-RA | C-RMPC |
| C-APZ | | |

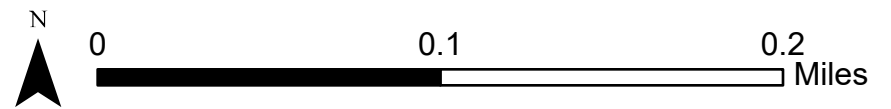


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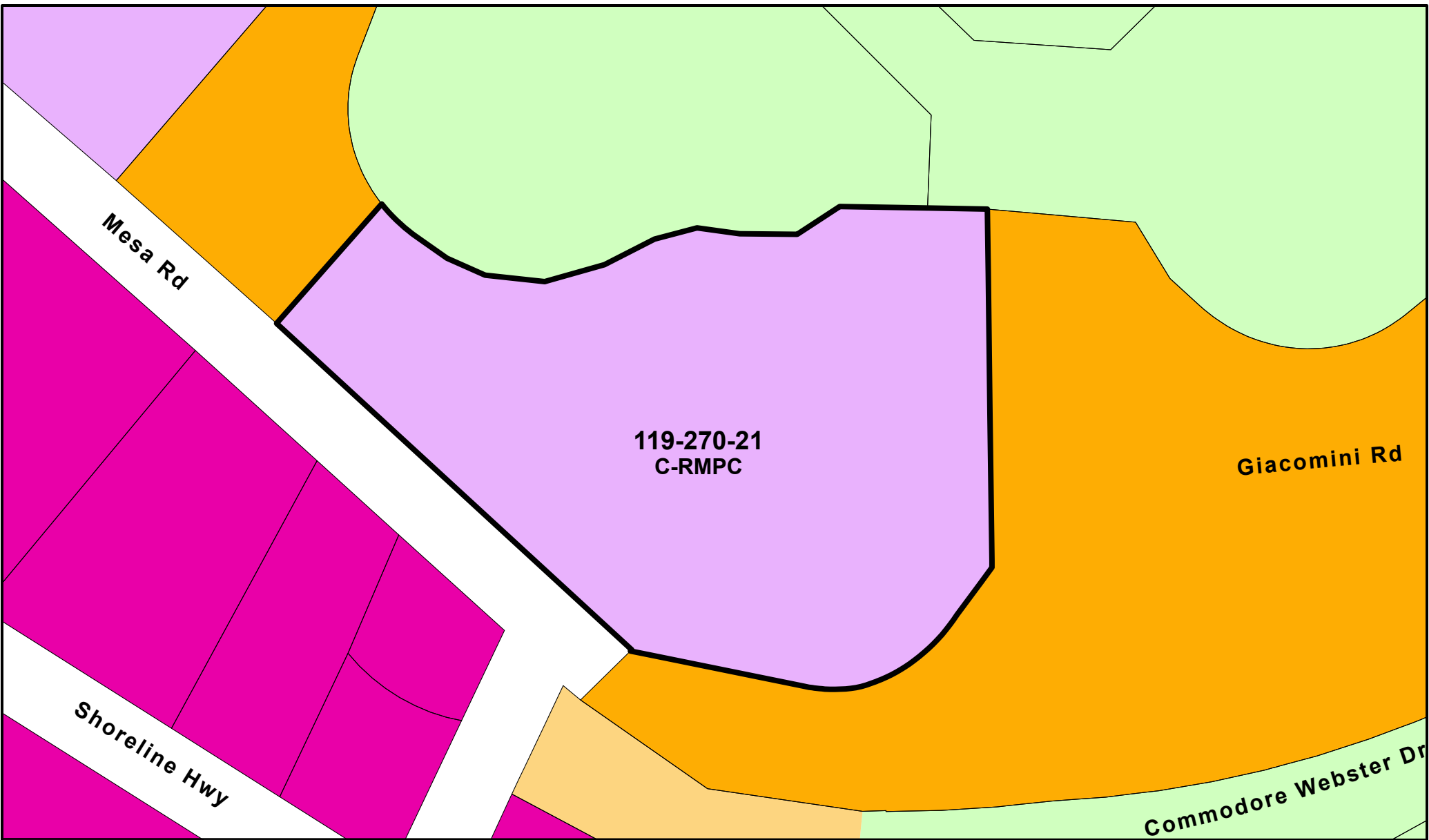


Proposed Zoning Designation - Pt. Reyes Coast Guard Rehabilitation/Conversion

- | | | |
|------------------------|------------------------|--------|
| Parcel Boundary | Existing Zoning | C-RA |
| Coast Guard Site | C-APZ | C-RMPC |
| Proposed Zoning | C-ARP | C-RMP |
| C-OA-HOD | C-OA | C-VCR |

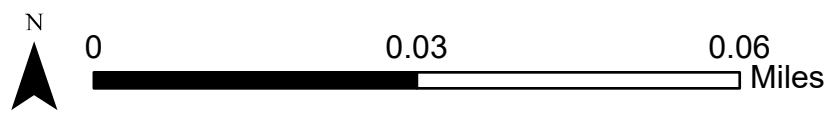


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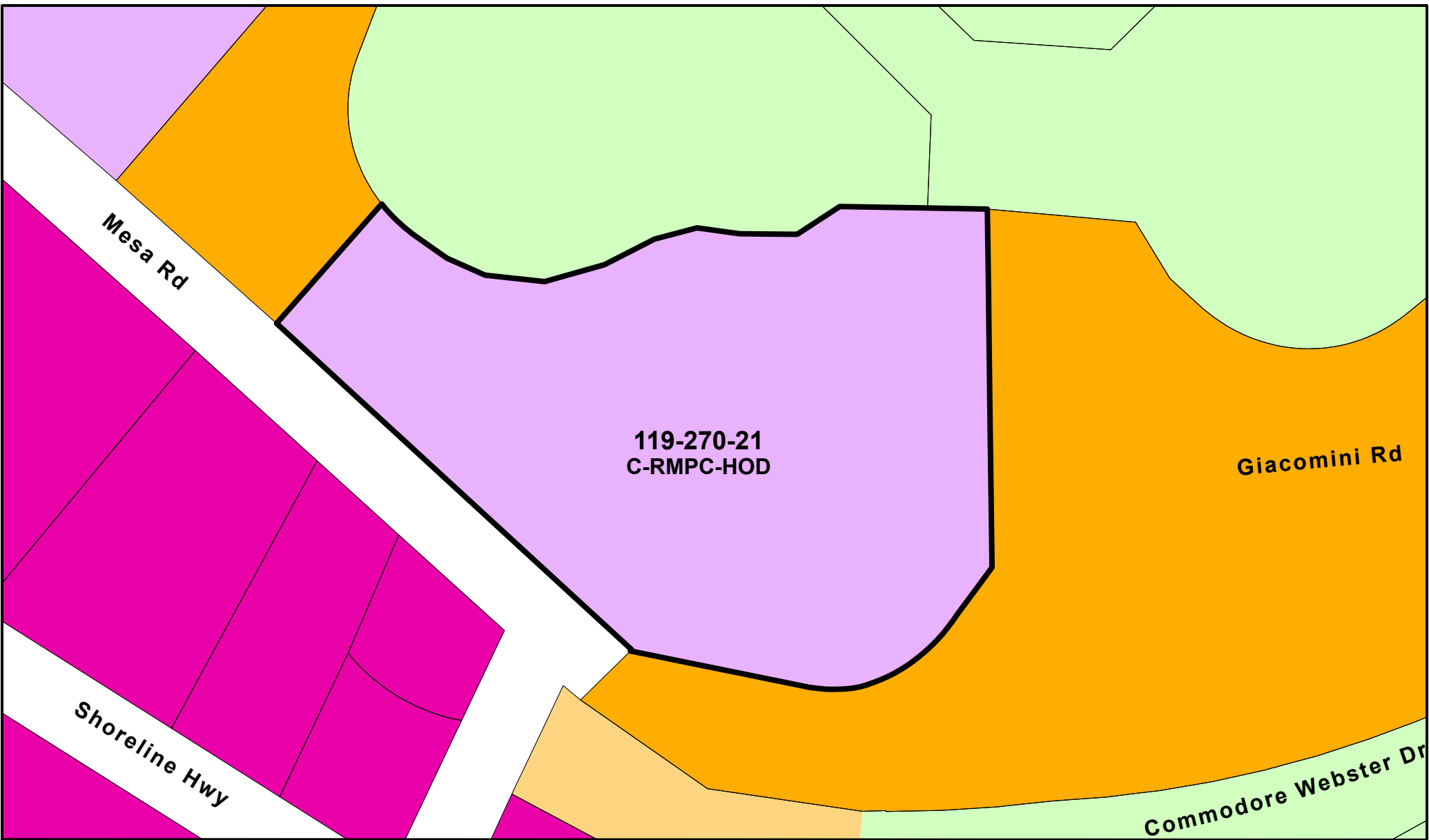


Existing Zoning Designation - Pt. Reyes County Vacant Site

- | | |
|------------------------|--------|
| Parcel Boundary | C-RA |
| Vacant Site | C-RMPC |
| Existing Zoning | C-RMP |
| C-OA | C-VCR |

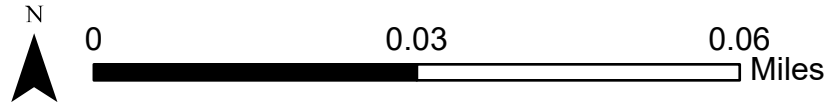


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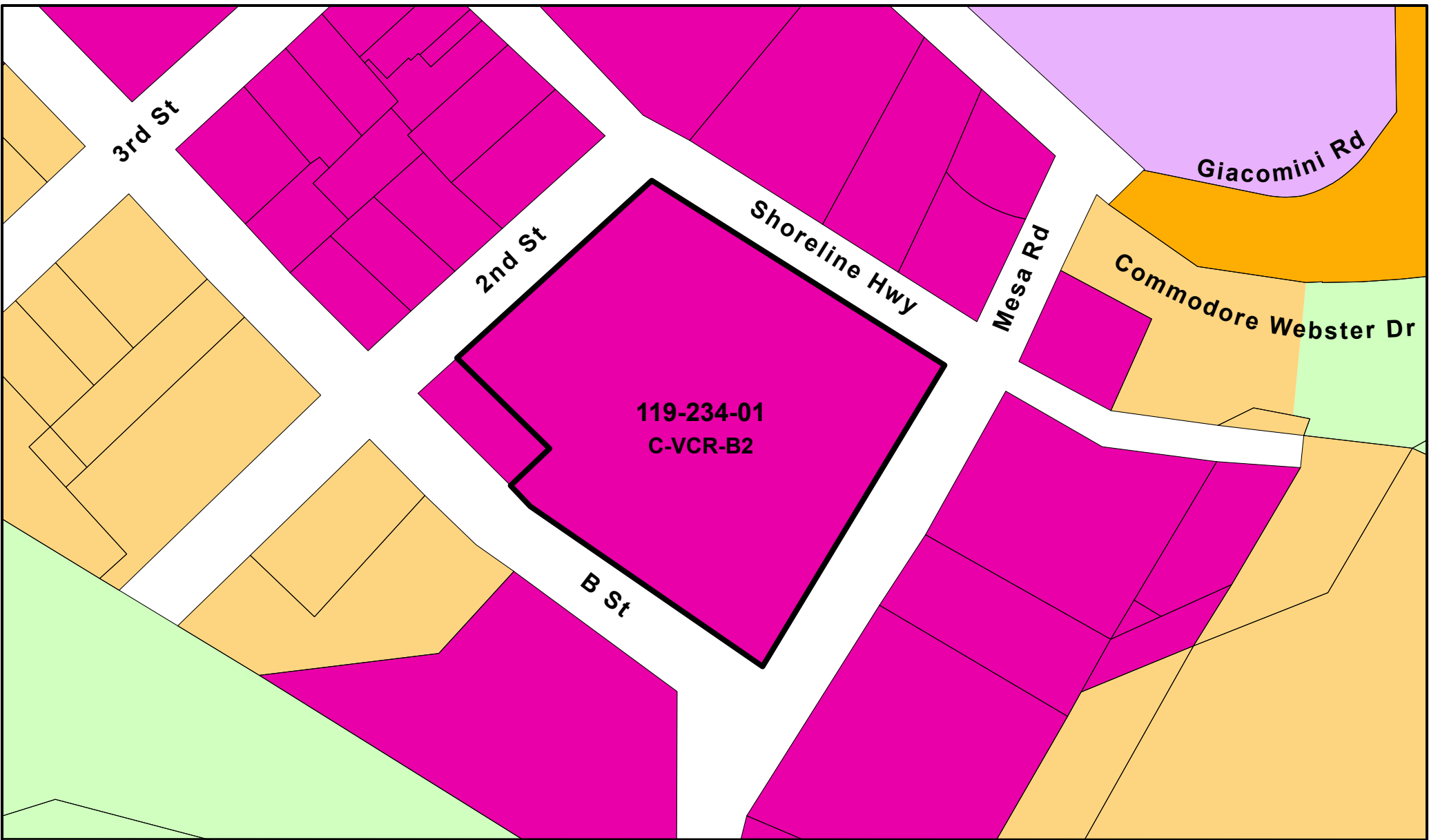


Proposed Zoning Designation - Pt. Reyes County Vacant Site

- | | | |
|------------------------|------------------------|--------|
| Parcel Boundary | Existing Zoning | C-RMP |
| Vacant Site | C-OA | C-VCR |
| Proposed Zoning | C-RA | C-RMPC |
| C-RMPC-HOD | | |

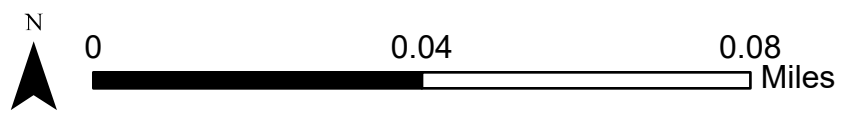


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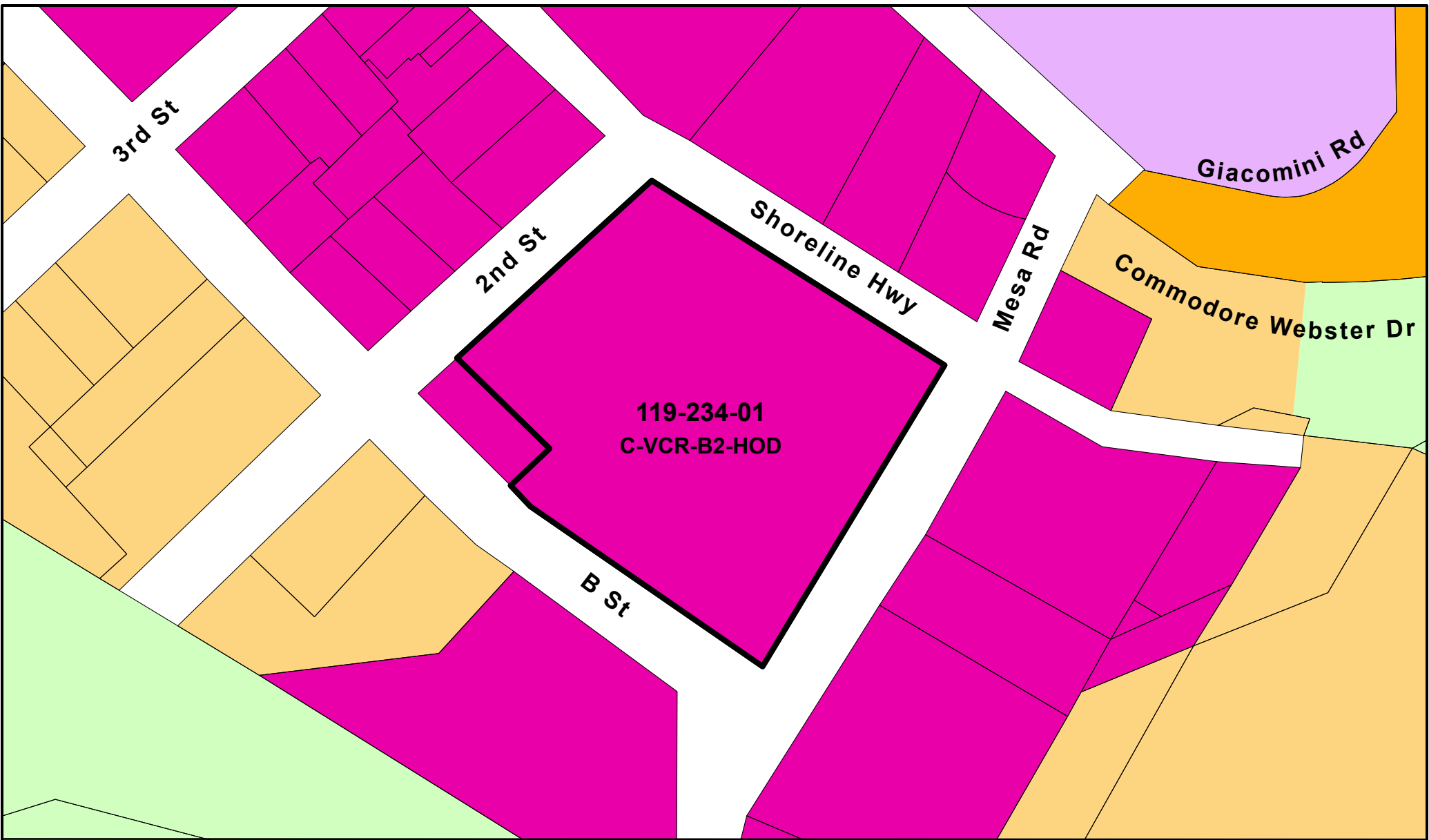


Existing Zoning Designation - Pt. Reyes Grandi Building/Site

- Parcel Boundary
- Grandi Building
- Existing Zoning**
- C-OA
- C-RA
- C-RMPC
- C-RMP
- C-VCR

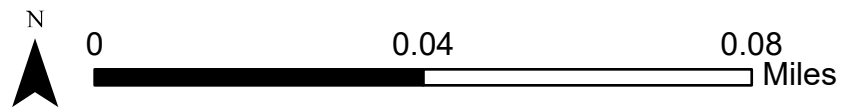


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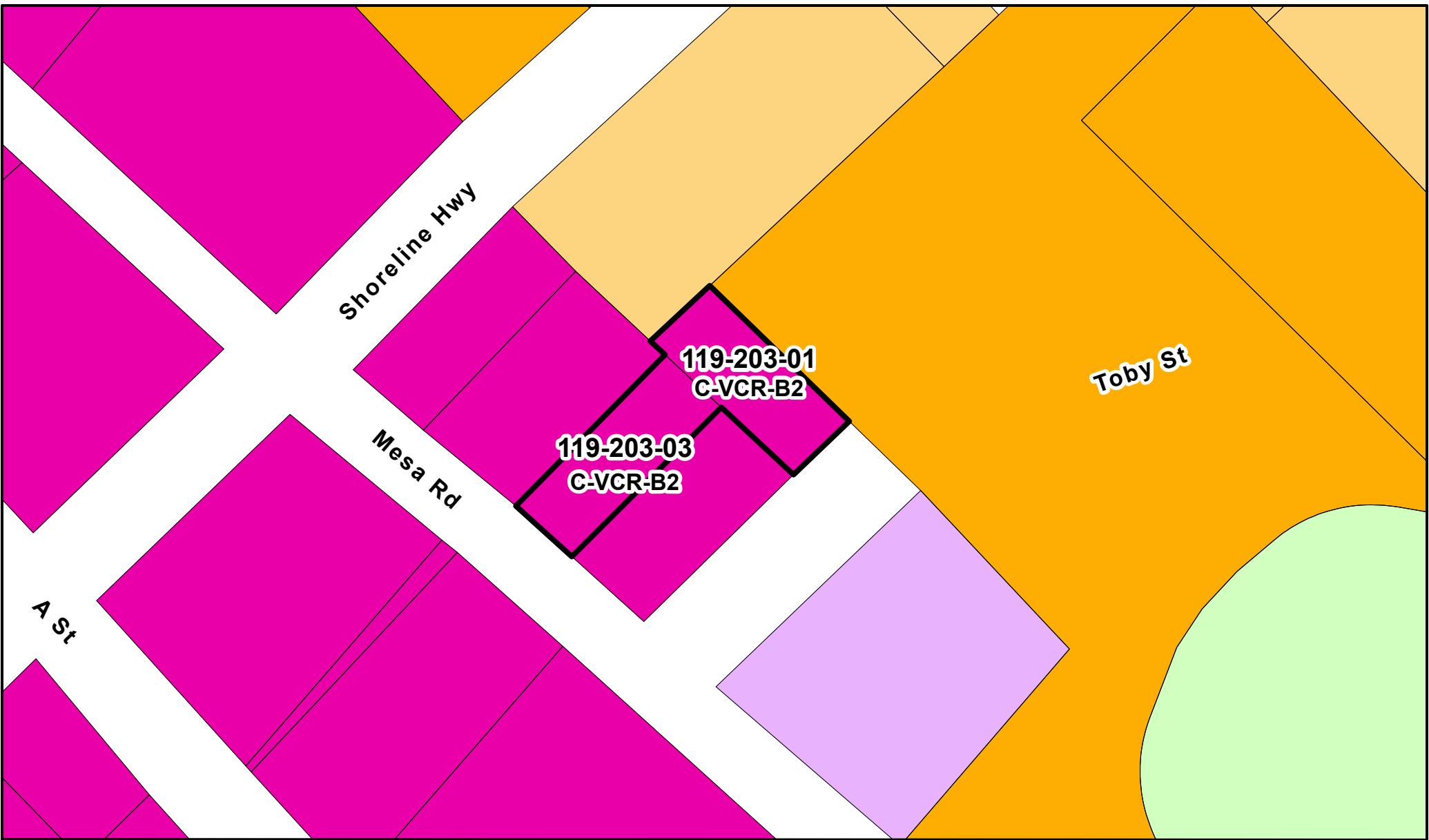


Proposed Zoning Designation - Pt. Reyes Grandi Building/Site








- | | | |
|------------------------|------------------------|-------|
| Parcel Boundary | Existing Zoning | C-RMP |
| Grandi Building | C-OA | C-VCR |
| Proposed Zoning | C-RA | |
| C-VCR-B2-HOD | C-RMPC | |

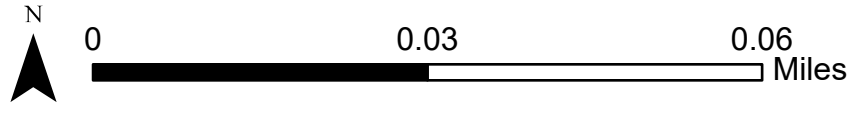


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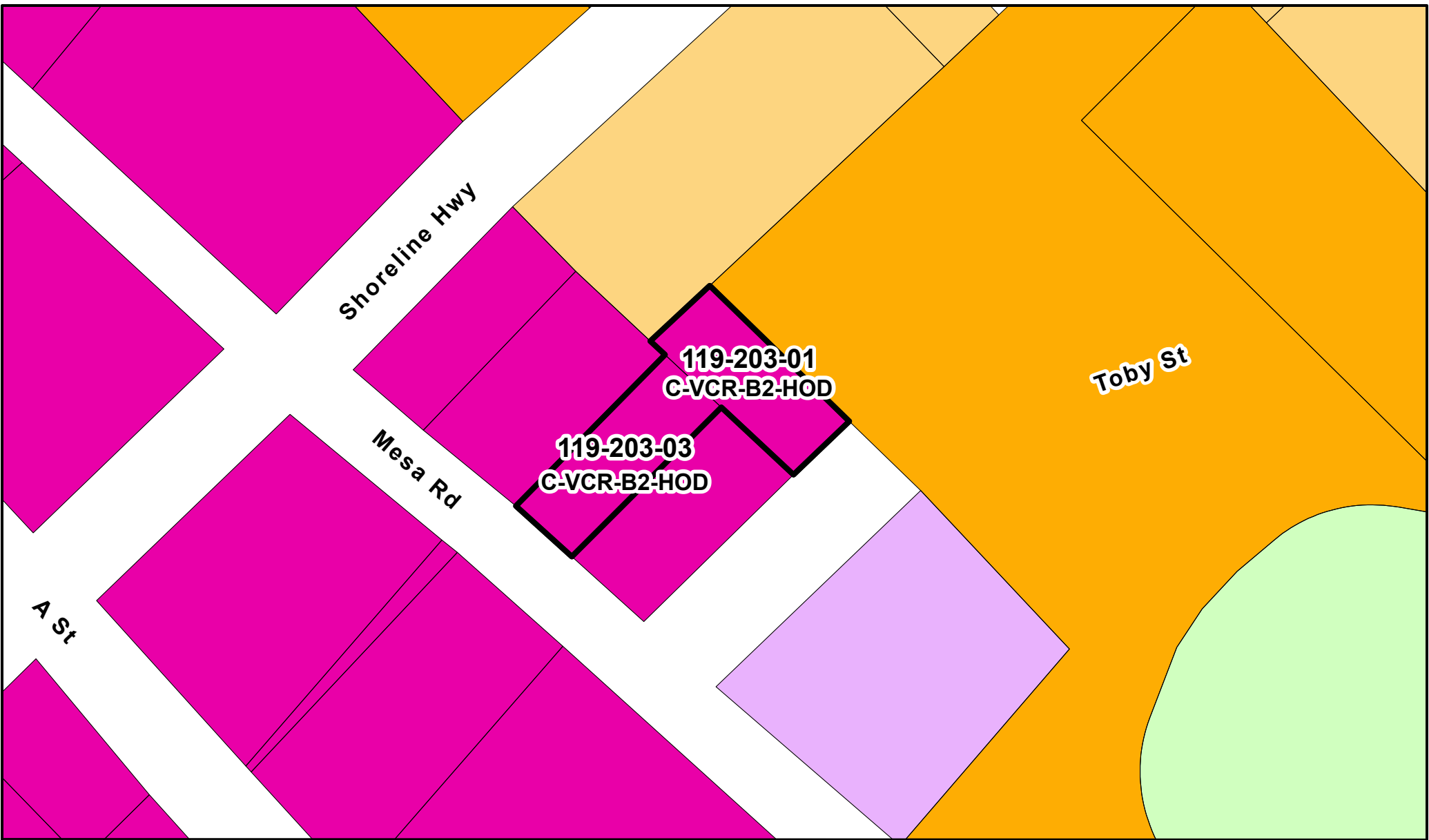


Existing Zoning Designation - Pt. Reyes Station (Vacant)

-  Parcel Boundary
-  Pt. Reyes Village
- Existing Zoning**
-  OA
-  C-RA
-  C-RMPC
-  C-RMP
-  C-VCR

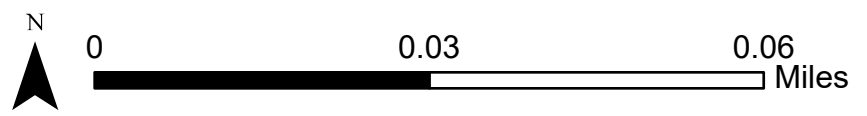


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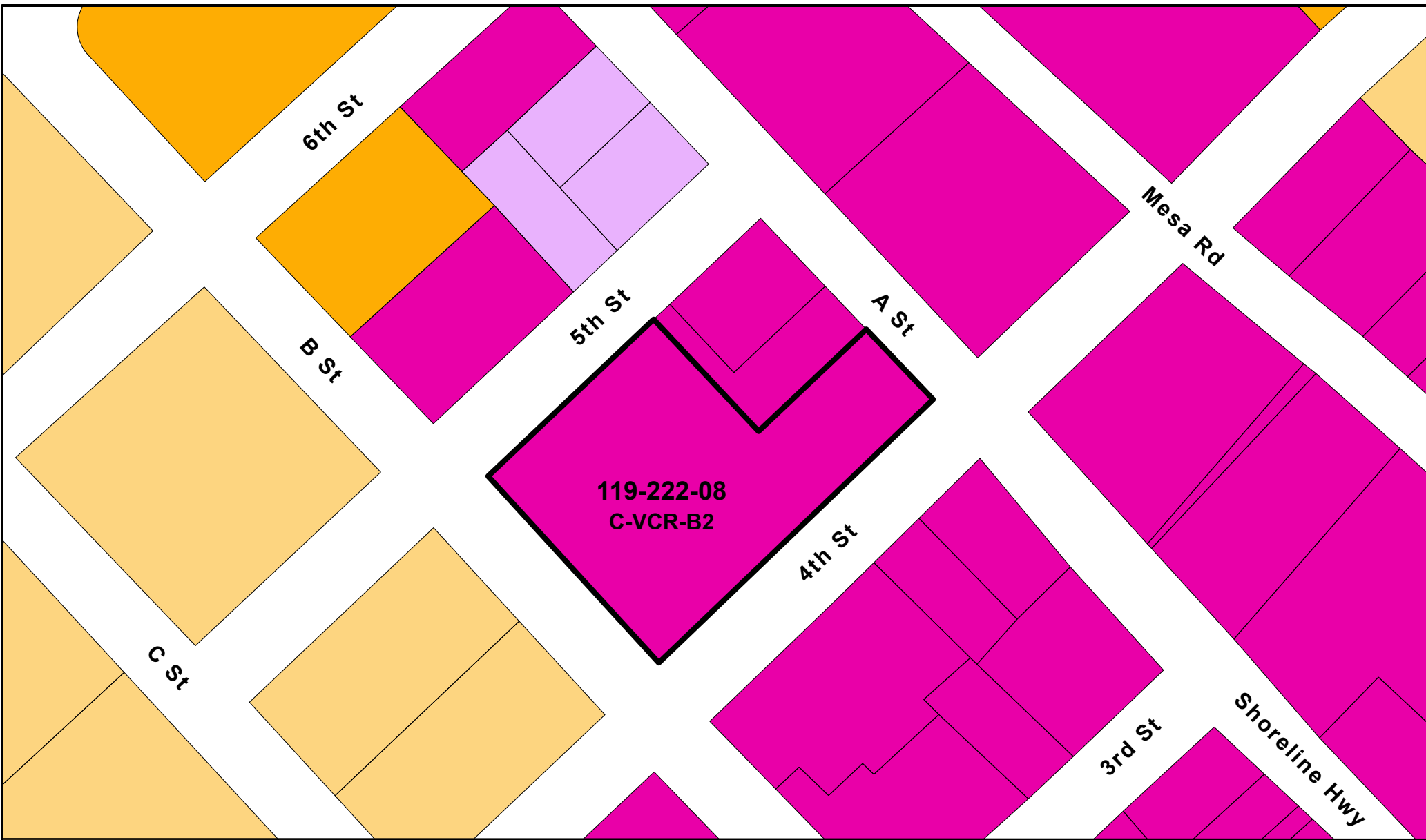


Proposed Zoning Designation - Pt. Reyes Station (Vacant)



- | | | |
|------------------------|------------------------|--------|
| Parcel Boundary | Existing Zoning | C-RMP |
| Pt. Reyes Village | C-OA | C-VCR |
| Proposed Zoning | C-RA | C-RMPC |
| C-VCR-B2-HOD | | |

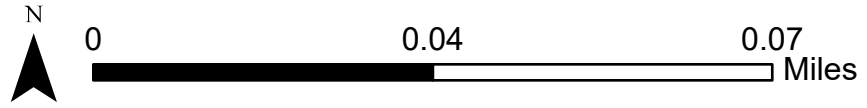


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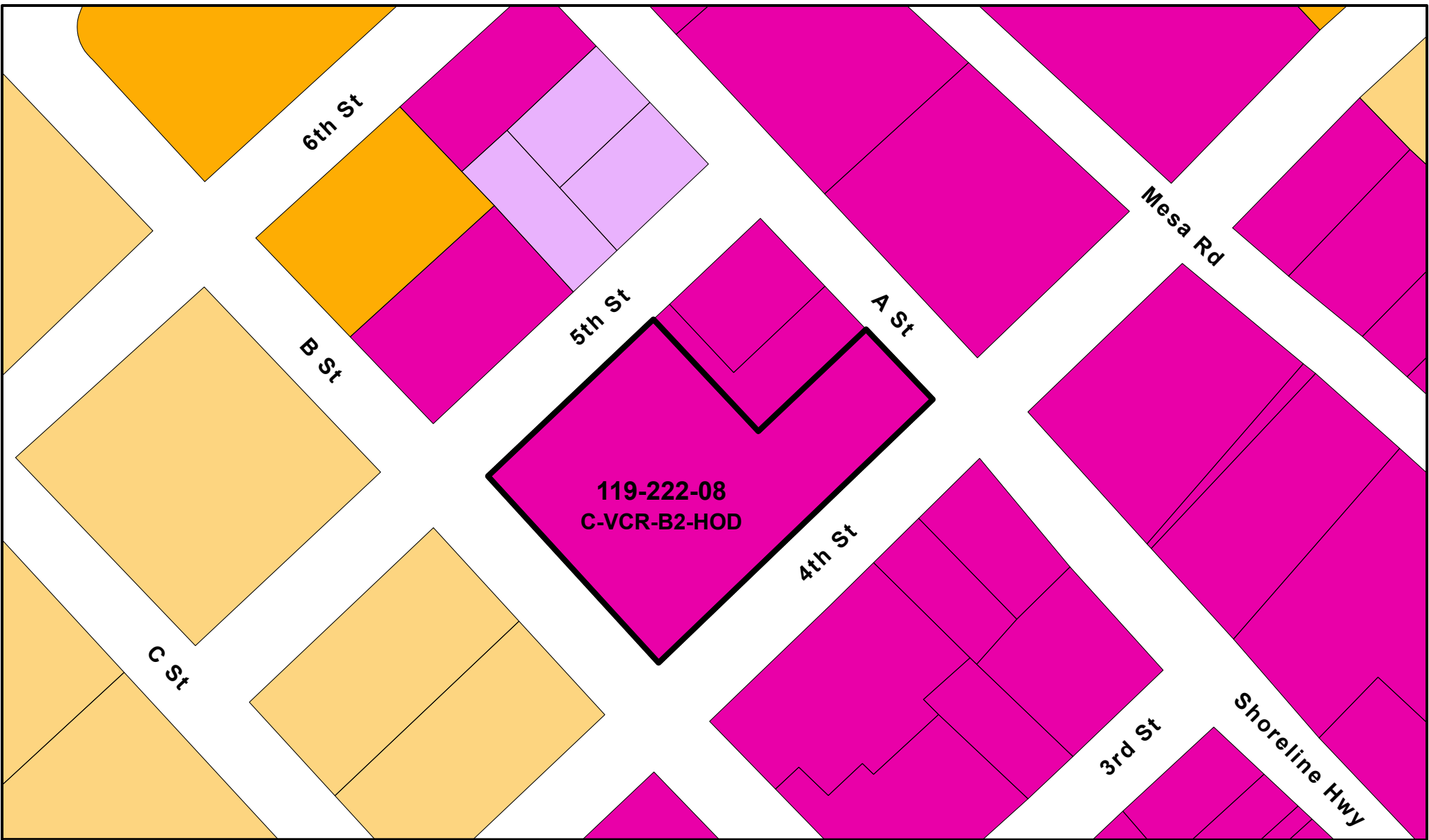


Existing Zoning Designation - Pt. Reyes Village

-  Parcel Boundary
-  Pt. Reyes Village
- Existing Zoning**
-  C-RMPC
-  C-RMP
-  C-VCR
-  C-RA

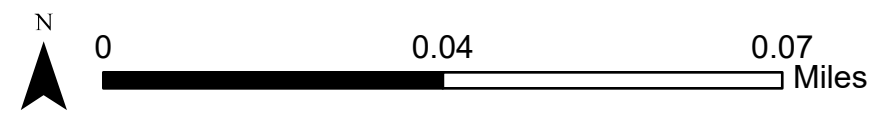


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

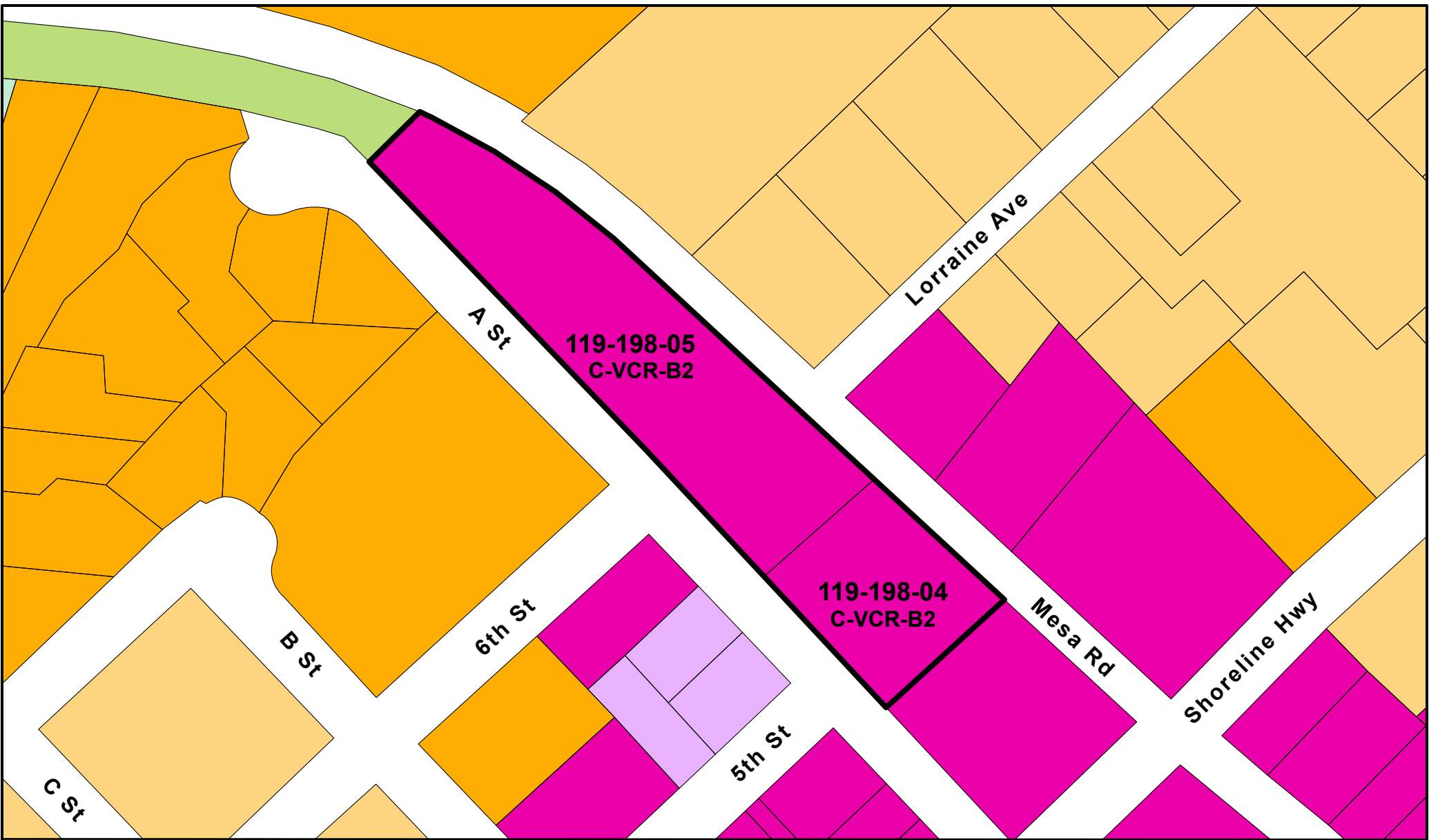


Proposed Zoning Designation - Pt. Reyes Village

- Parcel Boundary
- Pt. Reyes Village
- Existing Zoning**
- C-RA
- C-RMP
- Proposed Zoning**
- C-RMPC
- C-VCR
- C-VCR-B2-HOD

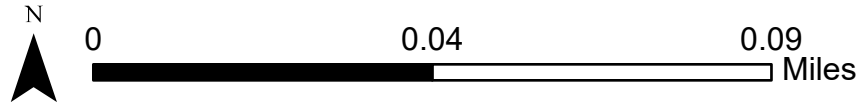


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

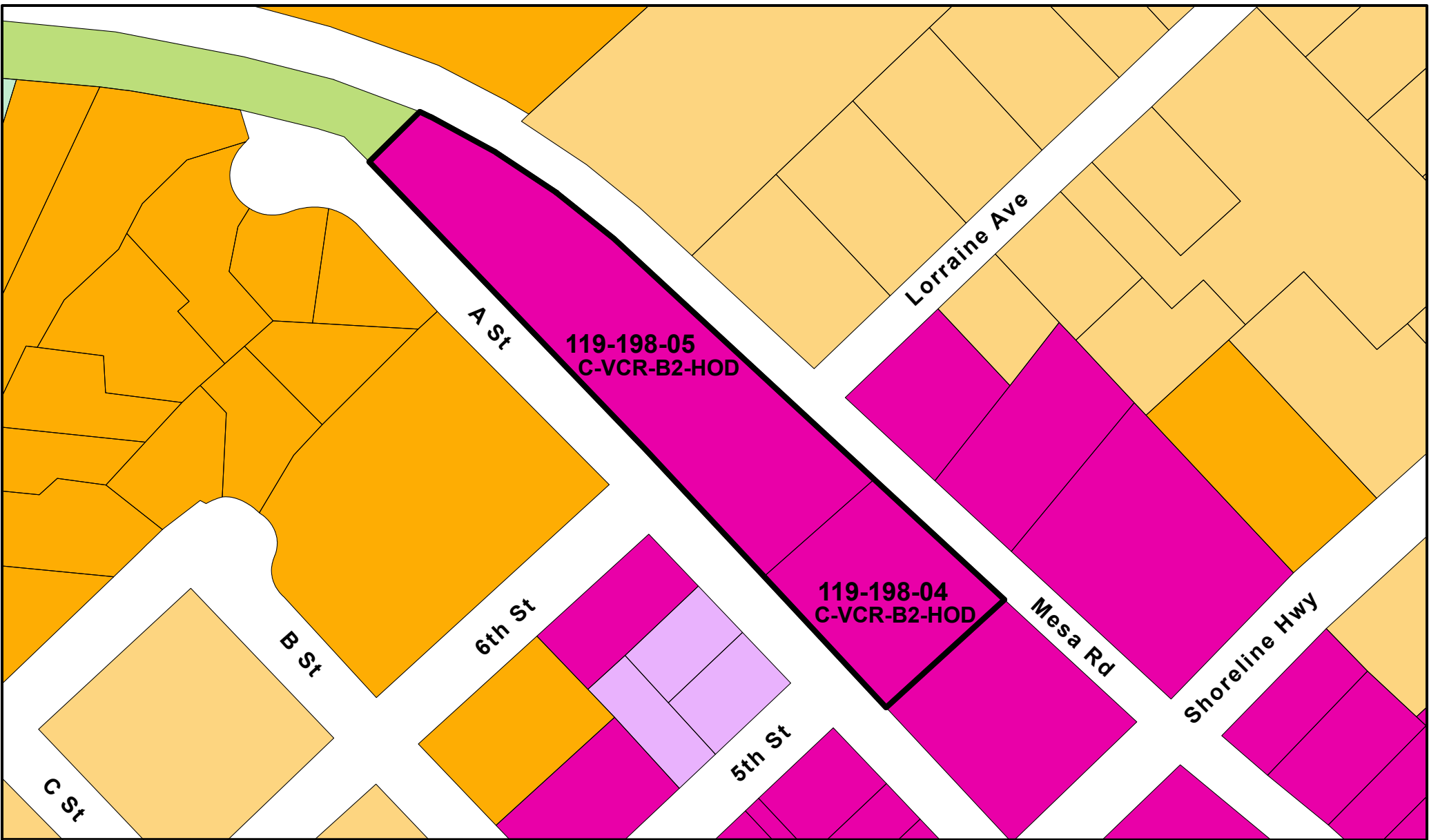


Existing Zoning Designation - Pt. Reyes Village Red/Green Barn

- Parcel Boundary
- Pt. Reyes Village
- C-ARP
- C-RA
- C-RMP
- C-APZ
- C-RMPC
- C-VCR

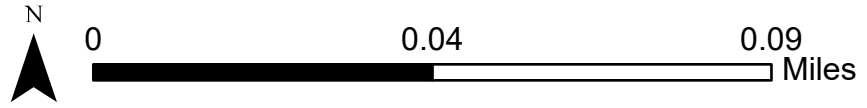


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

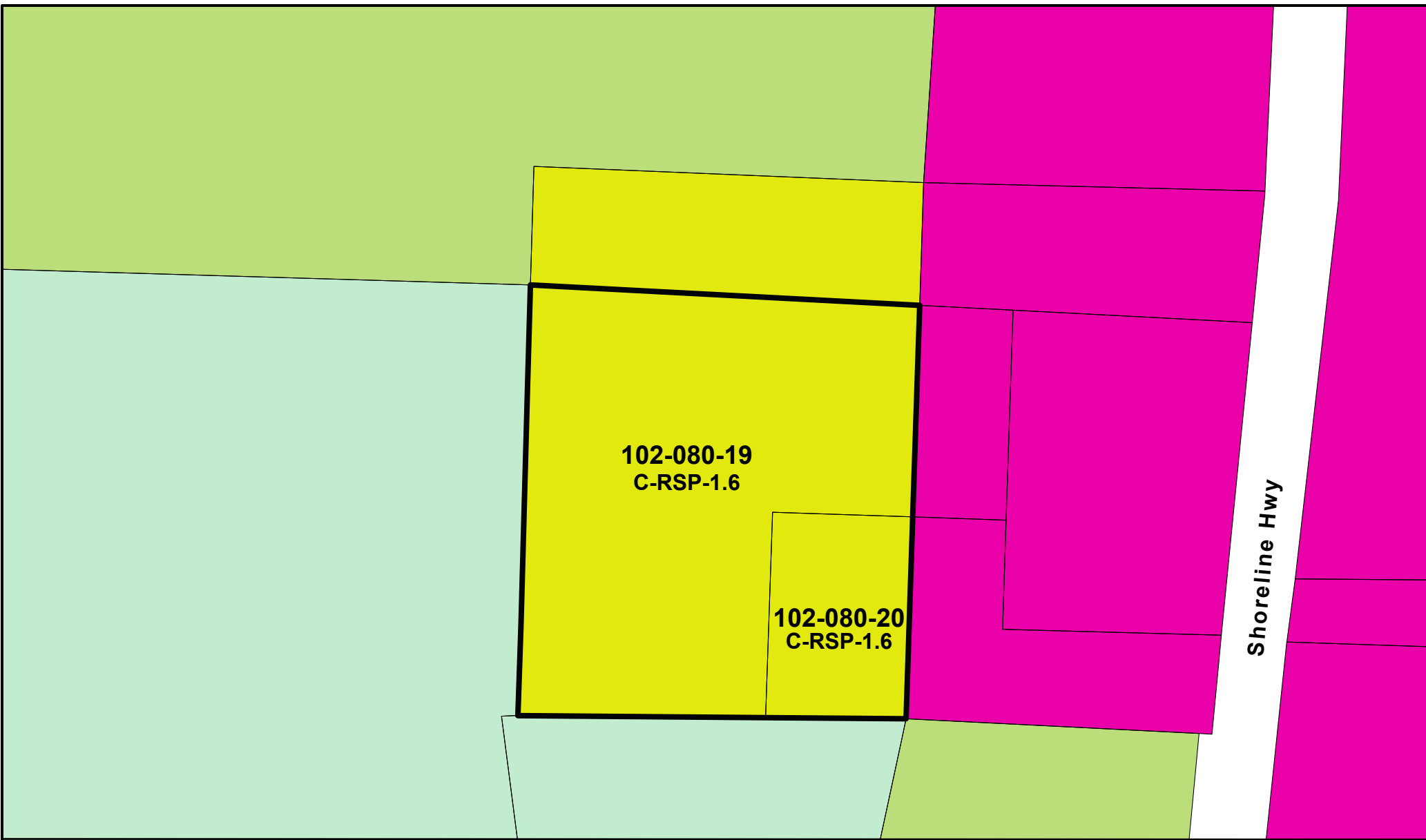


Proposed Zoning Designation - Pt. Reyes Village Red/Green Barn







- Parcel Boundary
- Pt. Reyes Village
- Existing Zoning**
- C-APZ
- C-ARP
- C-RMPC
- C-RMP
- C-RA
- Proposed Zoning**
- C-VCR
- C-VCR-B2-HOD

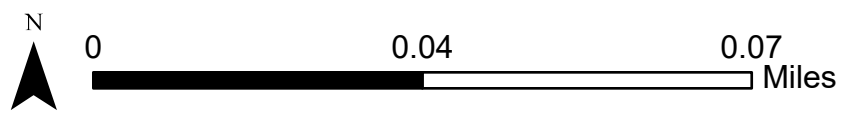


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

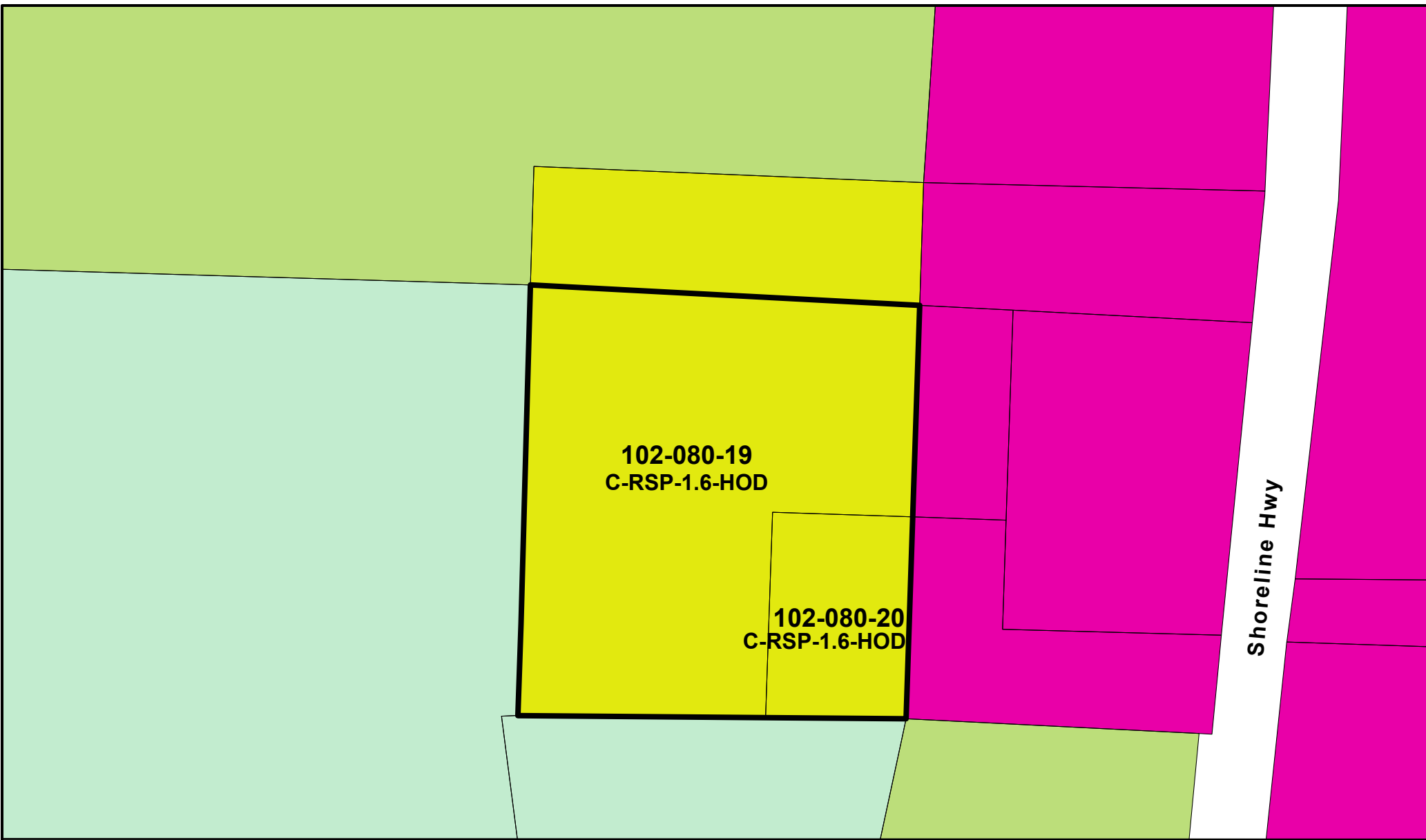


Existing Zoning Designation - Shoreline Unified School District








-  Parcel Boundary
-  School District
- Existing Zoning**
-  C-ARP
-  C-RSP
-  C-VCR
-  C-APZ

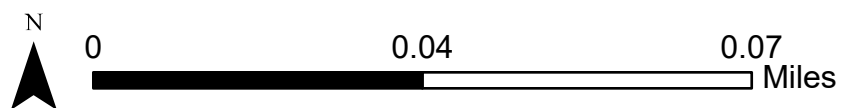


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

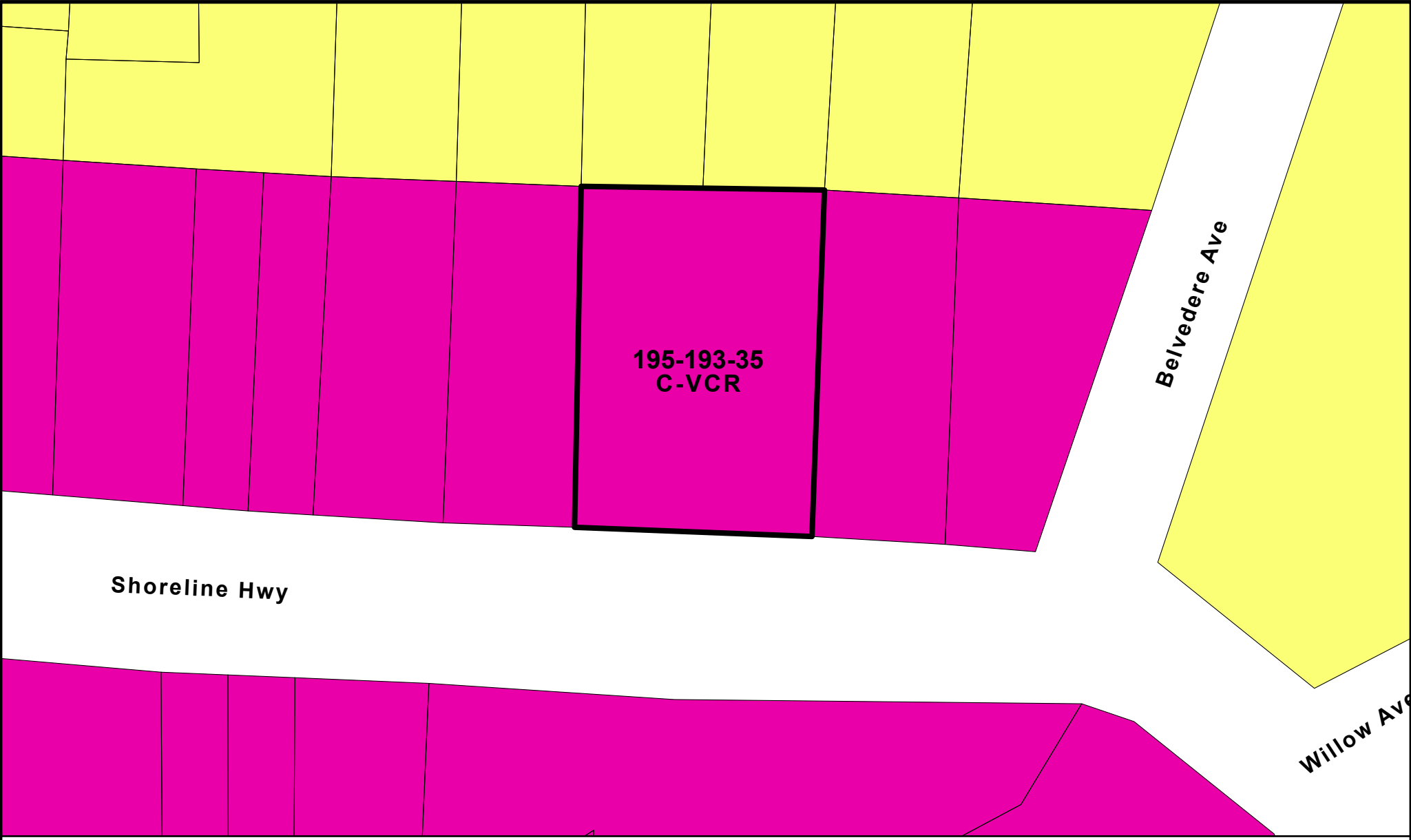


Proposed Zoning Designation - Shoreline Unified School District

- | | |
|---|---|
|  Parcel Boundary | Existing Zoning |
|  School District |  C-APZ |
| Proposed Zoning |  C-ARP |
|  C-RSP-1.6-HOD |  C-RSP |
| |  C-VCR |



Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



**195-193-35
C-VCR**

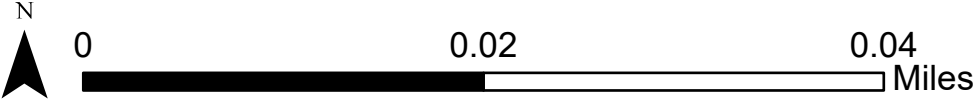
Belvedere Ave

Willow Ave

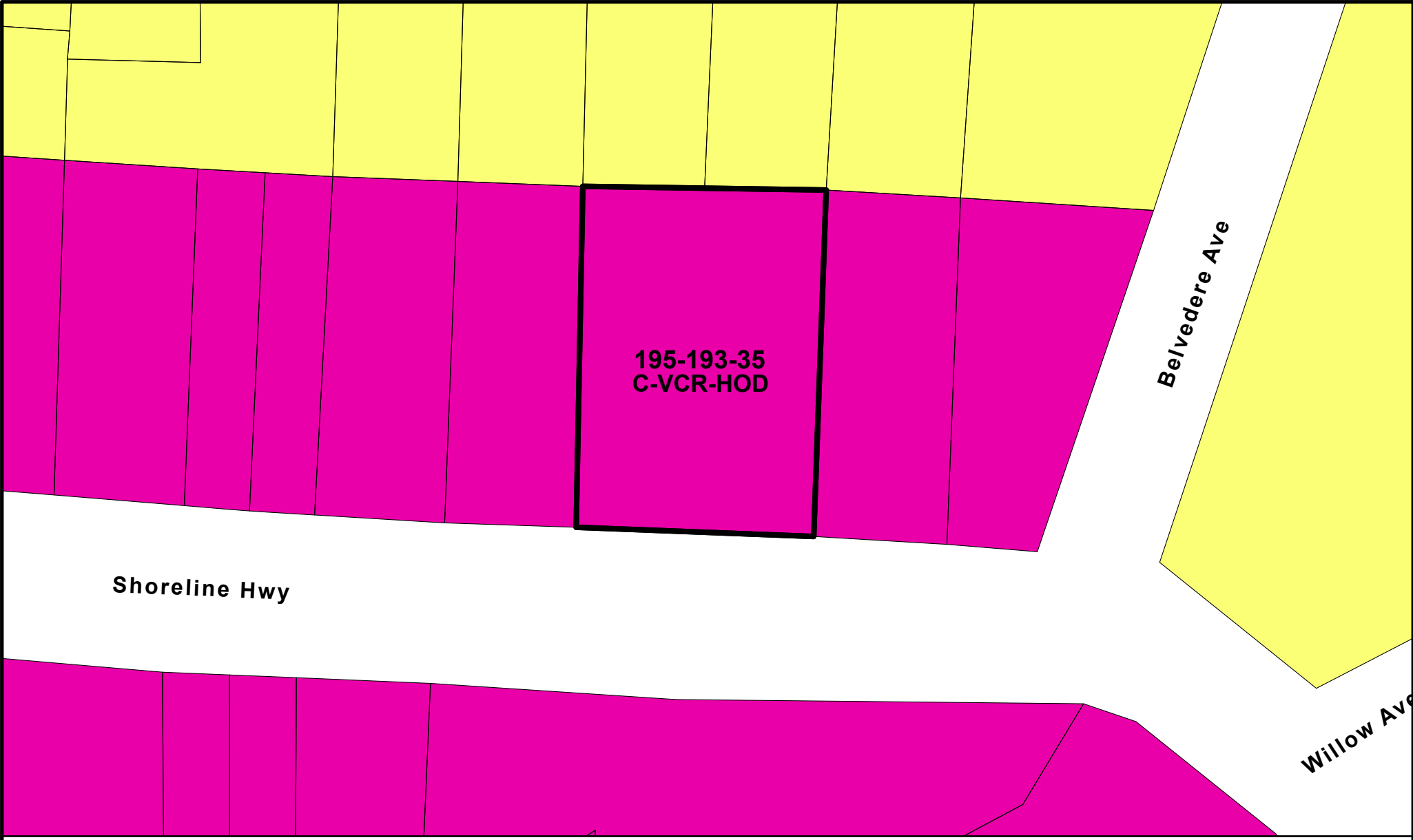
Shoreline Hwy

Existing Zoning Designation - Stinson Beach Commercial

- | | |
|---|---|
|  Parcel Boundary | Existing Zoning |
|  Commercial Site |  C-R1 |
| |  C-VCR |



Date: November 18th, 2024
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.








**195-193-35
C-VCR-HOD**

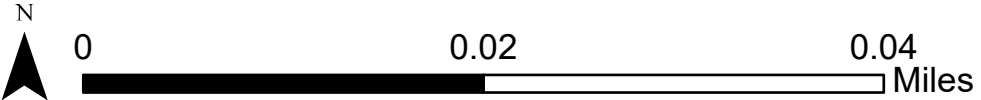
Belvedere Ave

Willow Ave

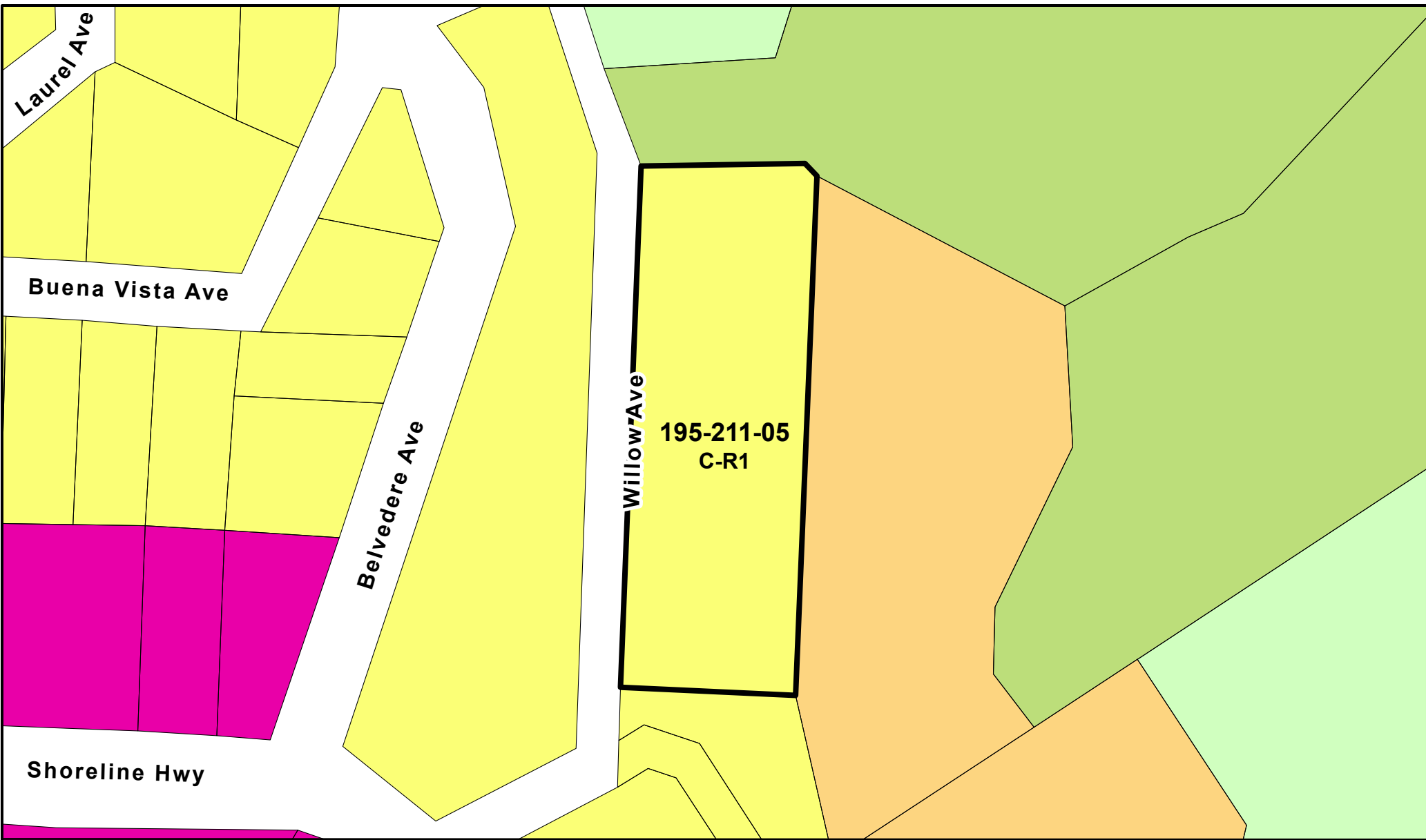
Shoreline Hwy

Proposed Zoning Designation - Stinson Beach Commercial

-  Parcel Boundary
-  Commercial Site
- Existing Zoning**
-  C-R1
-  C-VCR
- Proposed Zoning**
-  C-VCR-HOD

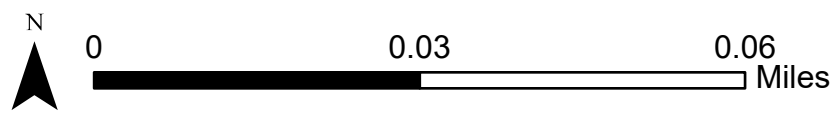


Date: November 18th, 2024
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

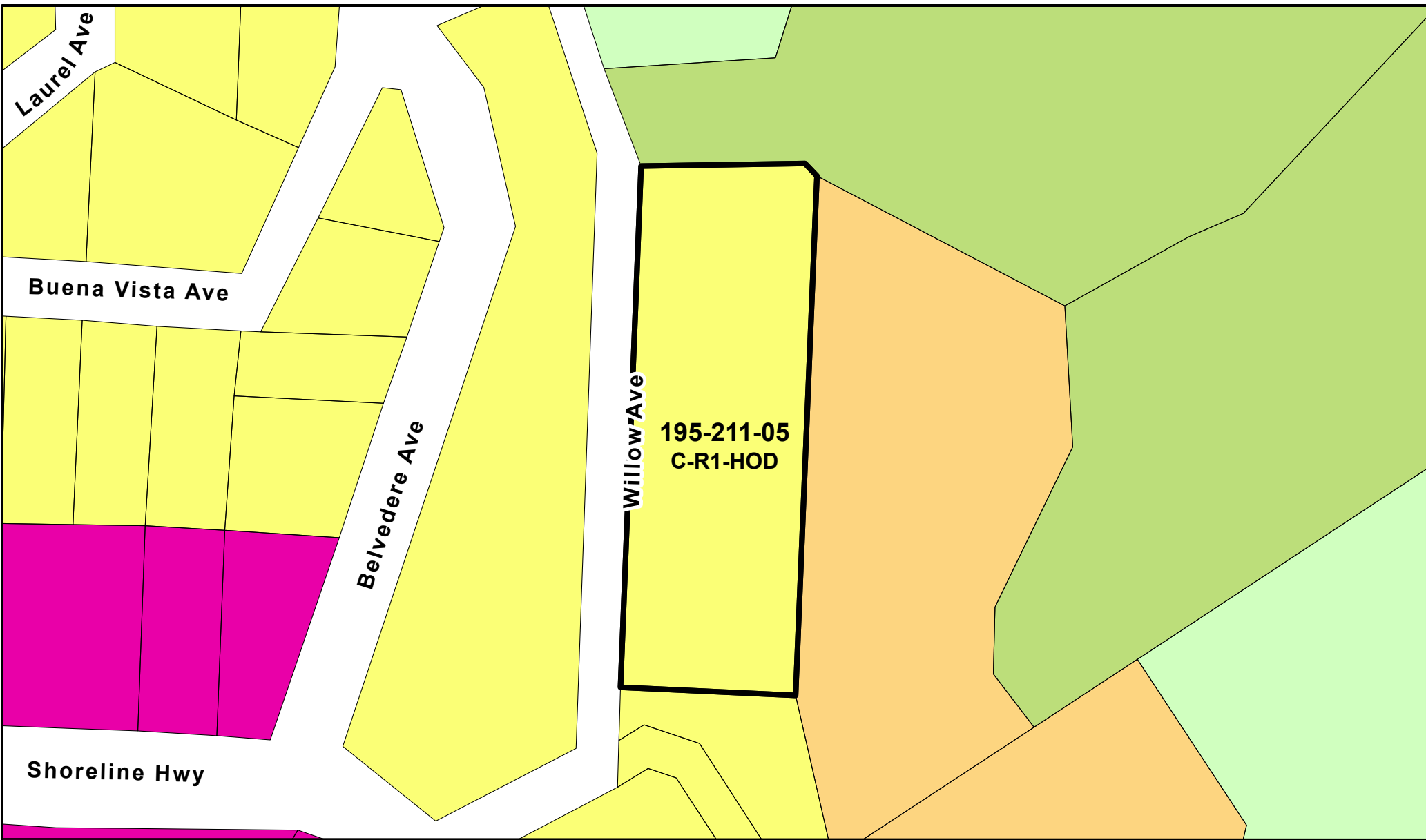


Existing Zoning Designation - Stinson Beach Commercial Center Vacant

- Parcel Boundary
- Commercial Center
- Existing Zoning**
- C-OA
- C-RA
- C-R1
- C-ARP
- C-VCR

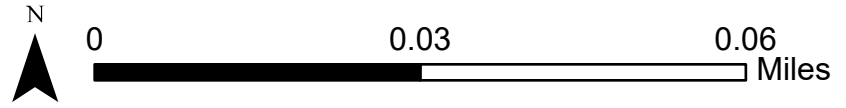


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

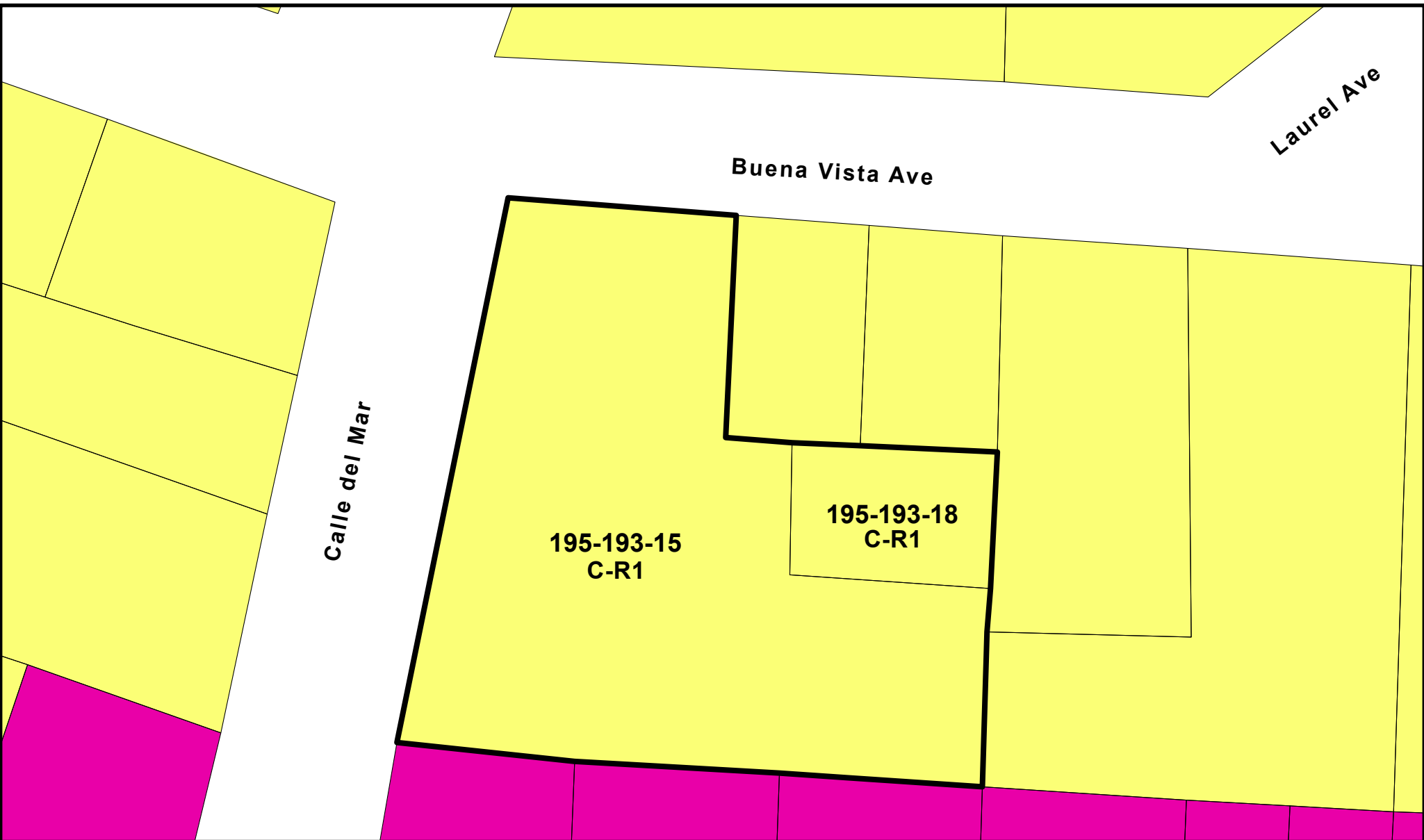


Proposed Zoning Designation - Stinson Beach Commercial Center Vacant

- | | | |
|------------------------|------------------------|-------|
| Parcel Boundary | Existing Zoning | C-R1 |
| Commercial Center | C-ARP | C-VCR |
| Proposed Zoning | C-OA | |
| C-R1-HOD | C-RA | |

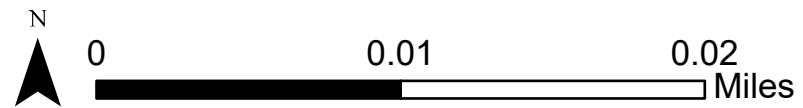


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

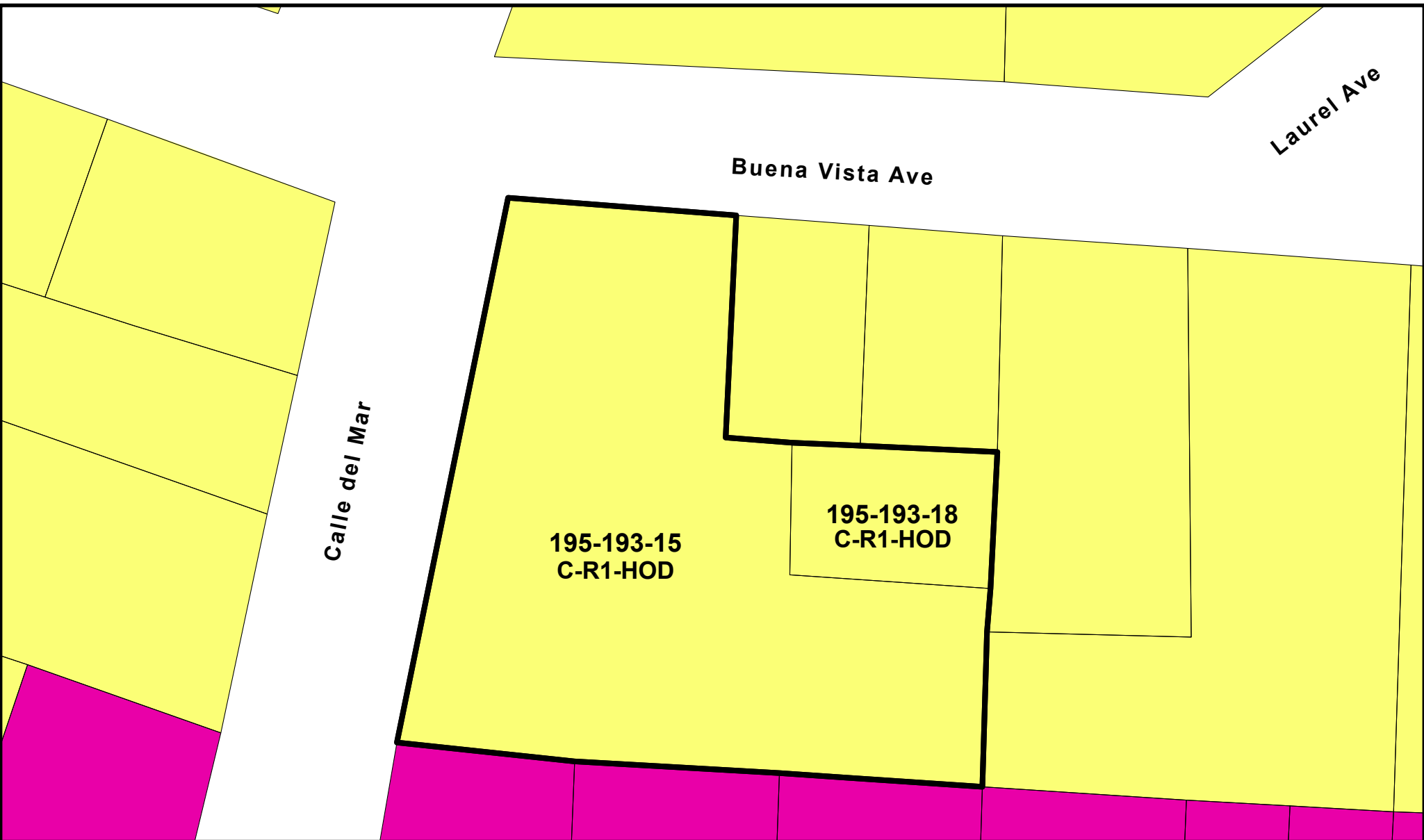


Existing Zoning Designation - Stinson Beach Underutilized Residential






- | | |
|---|---|
|  Parcel Boundary | Existing Zoning |
|  Underutilized Site |  C-R1 |
| |  C-VCR |

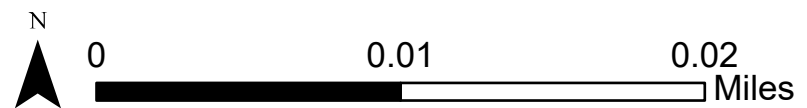


Date: November 18th, 2024
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

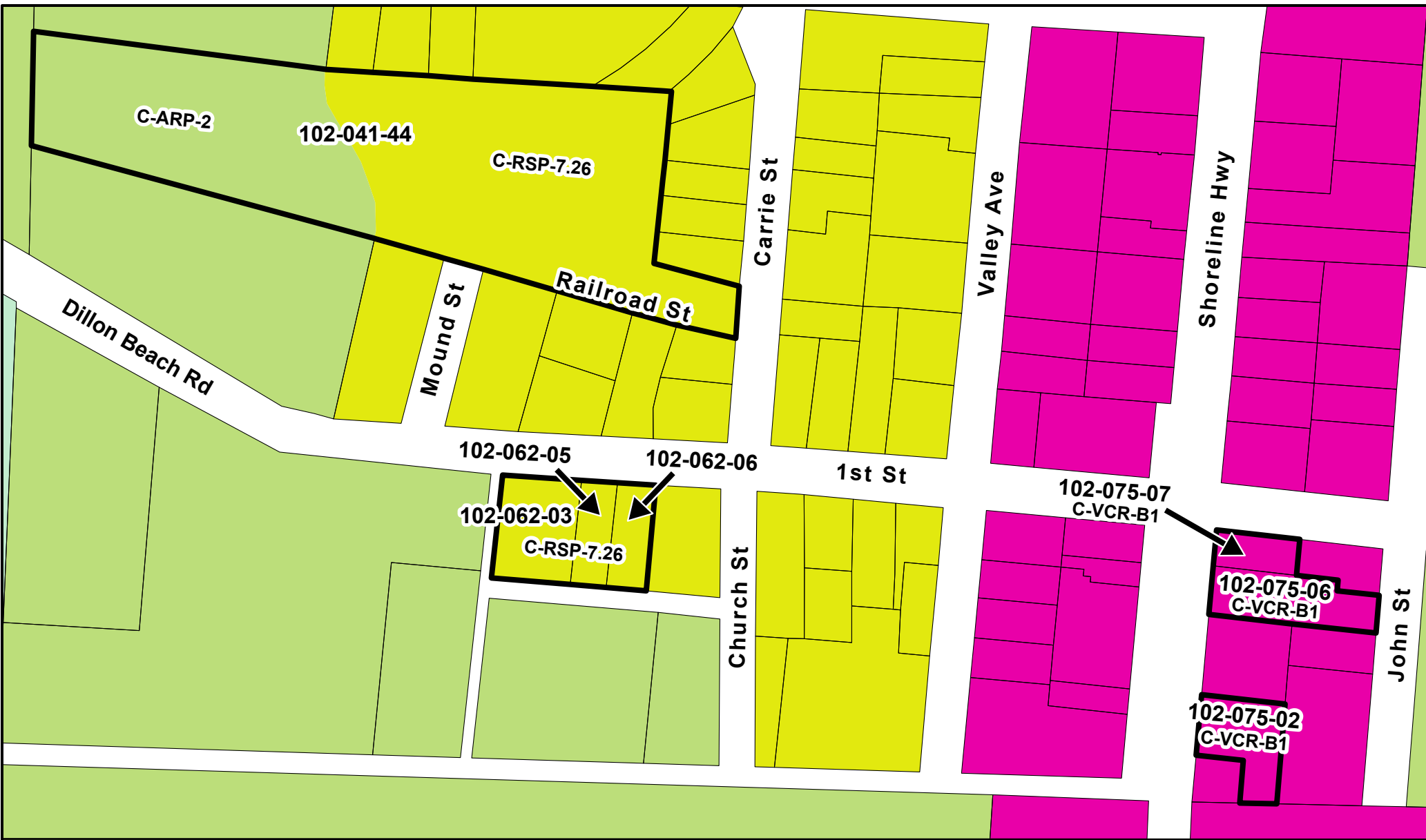


Proposed Zoning Designation - Stinson Beach Underutilized Residential

- | | |
|---|---|
|  Parcel Boundary | Existing Zoning |
|  Underutilized Site |  C-R1 |
| Proposed Zoning |  C-VCR |
|  C-R1-HOD | |

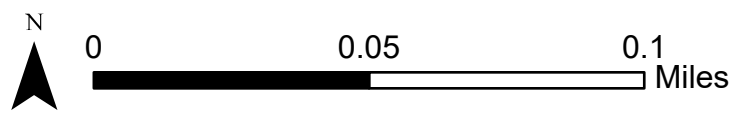


Date: November 18th, 2024
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

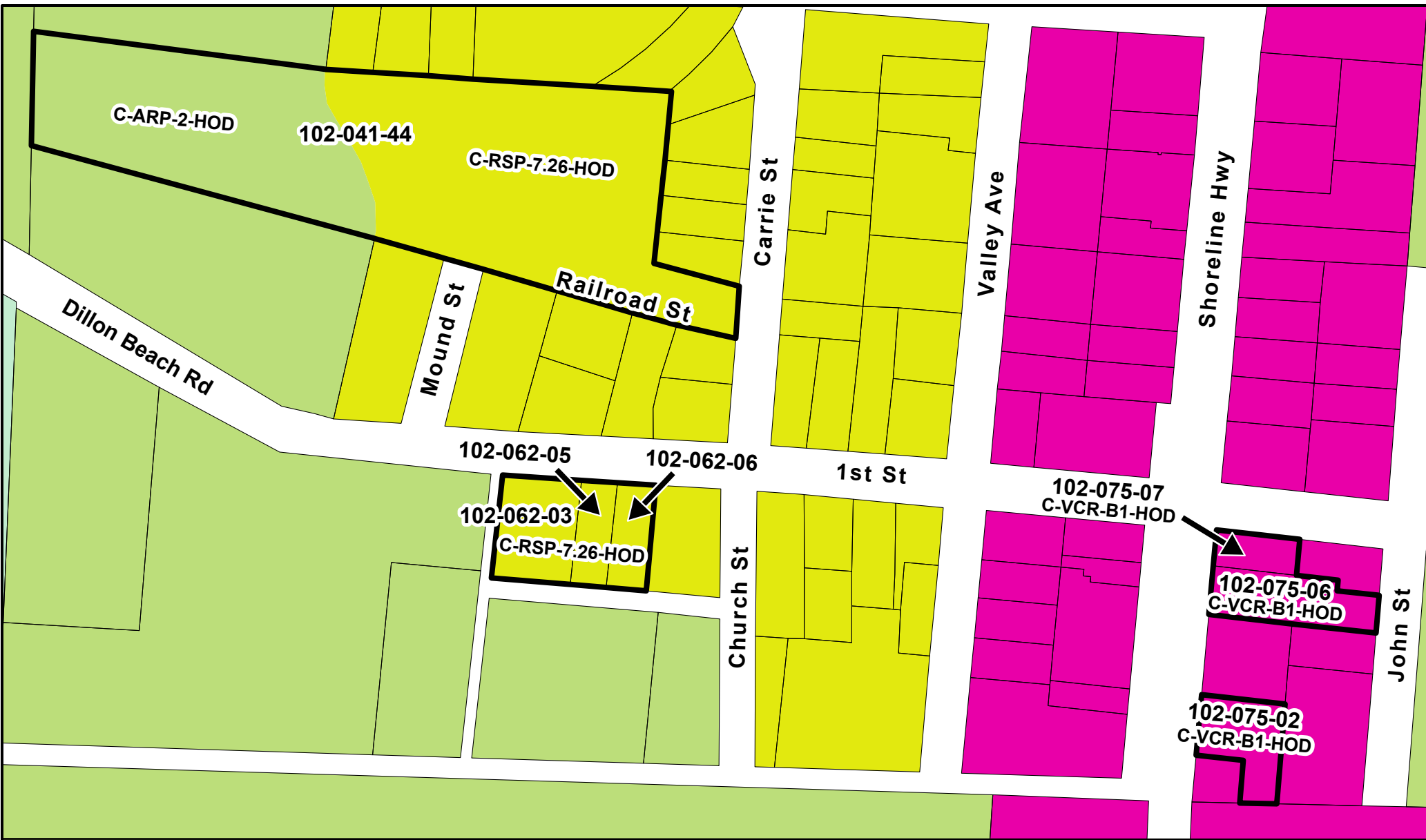


Existing Zoning Designation - Tomales (Vacant)

- Parcel Boundary
- Tomales (Vacant)
- Existing Zoning**
- C-ARP
- C-RSP
- C-APZ
- VCR

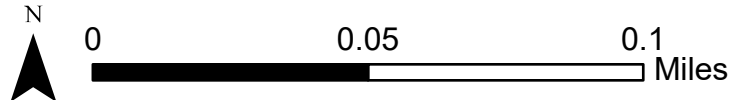


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

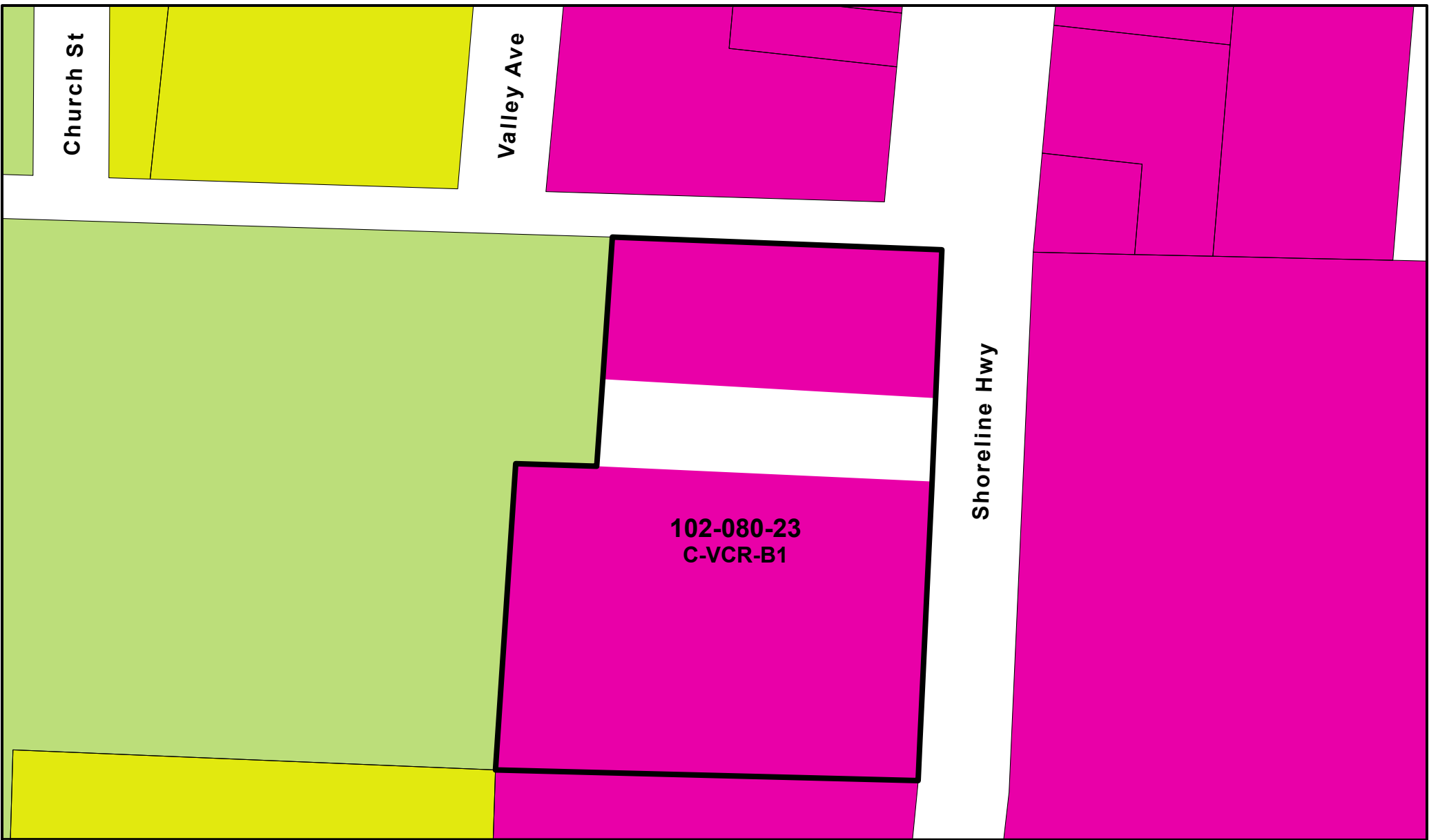


Proposed Zoning Designation - Tomales (Vacant)

- | | | |
|------------------------|------------------------|-------|
| Proposed Zoning | Parcel Boundary | C-ARP |
| C-ARP-2-HOD | Tomales (Vacant) | C-RSP |
| C-RSP-7.26-HOD | Existing Zoning | VCR |
| C-VCR-B1-HOD | C-APZ | |



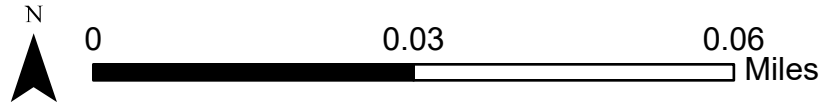
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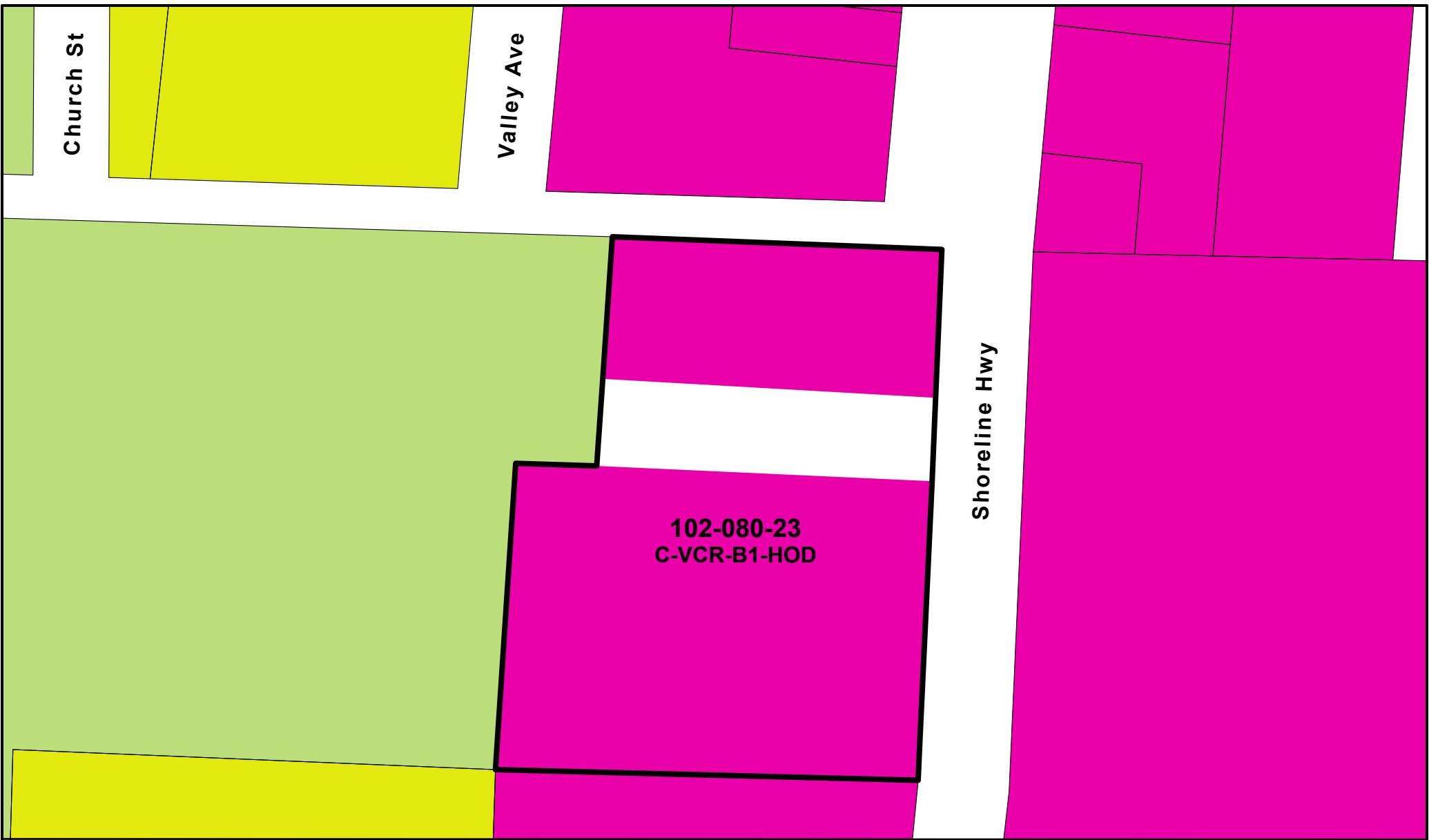
Existing Zoning Designation - Tomales Catholic Church

- Parcel Boundary
- Church
- C-RSP
- C-VCR
- C-ARP

Existing Zoning

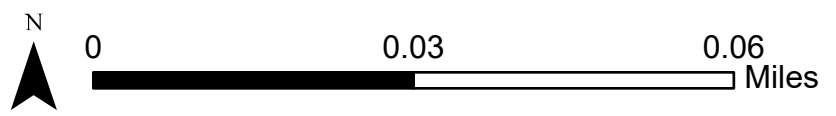


Date: March 25th, 2026
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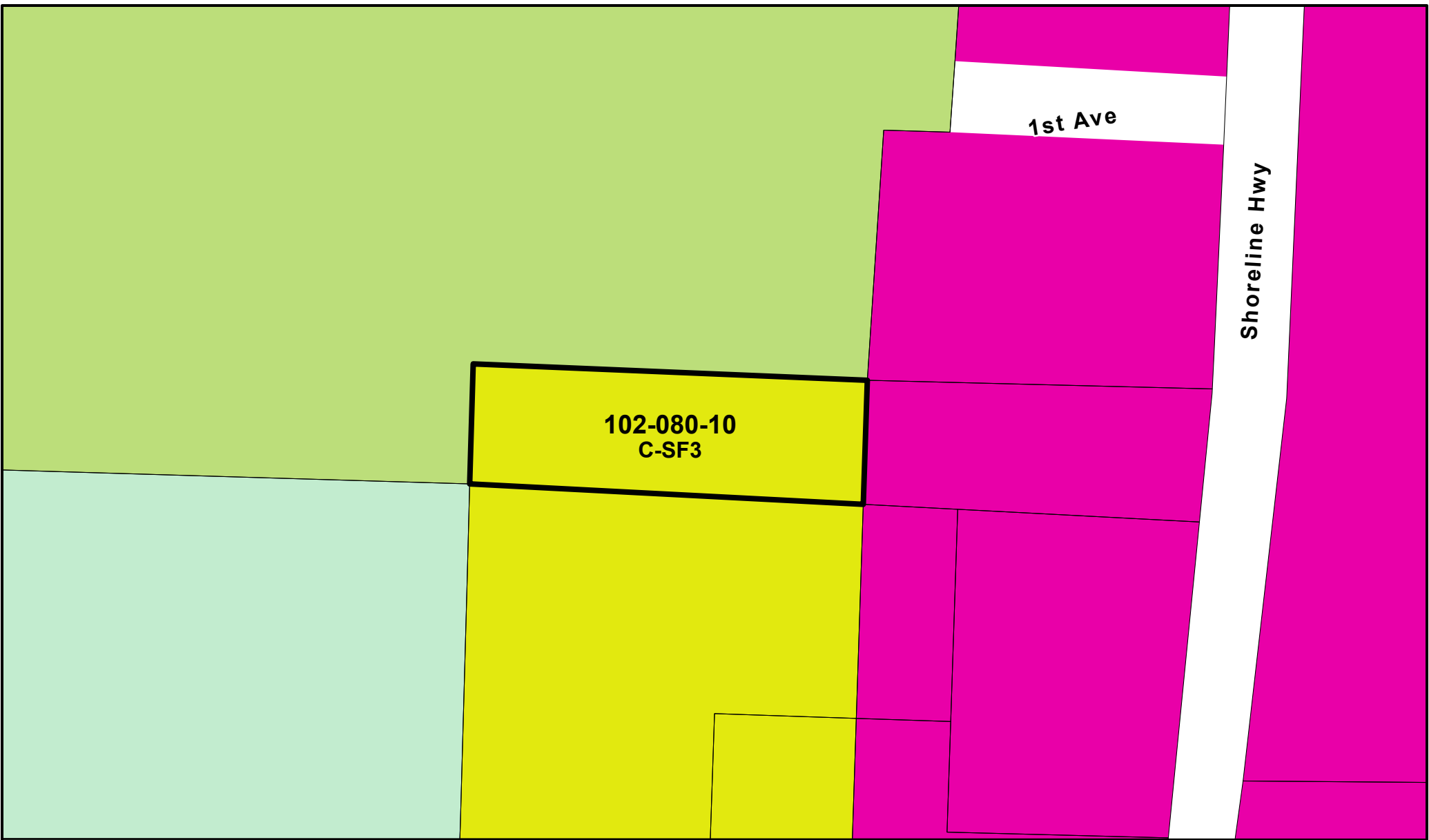


Proposed Zoning Designation - Tomales Catholic Church







- Parcel Boundary
- Church
- Existing Zoning**
- C-ARP
- C-RSP
- Proposed Zoning**
- C-VCR-B1-HOD
- C-VCR

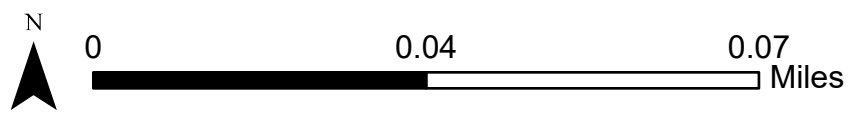


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
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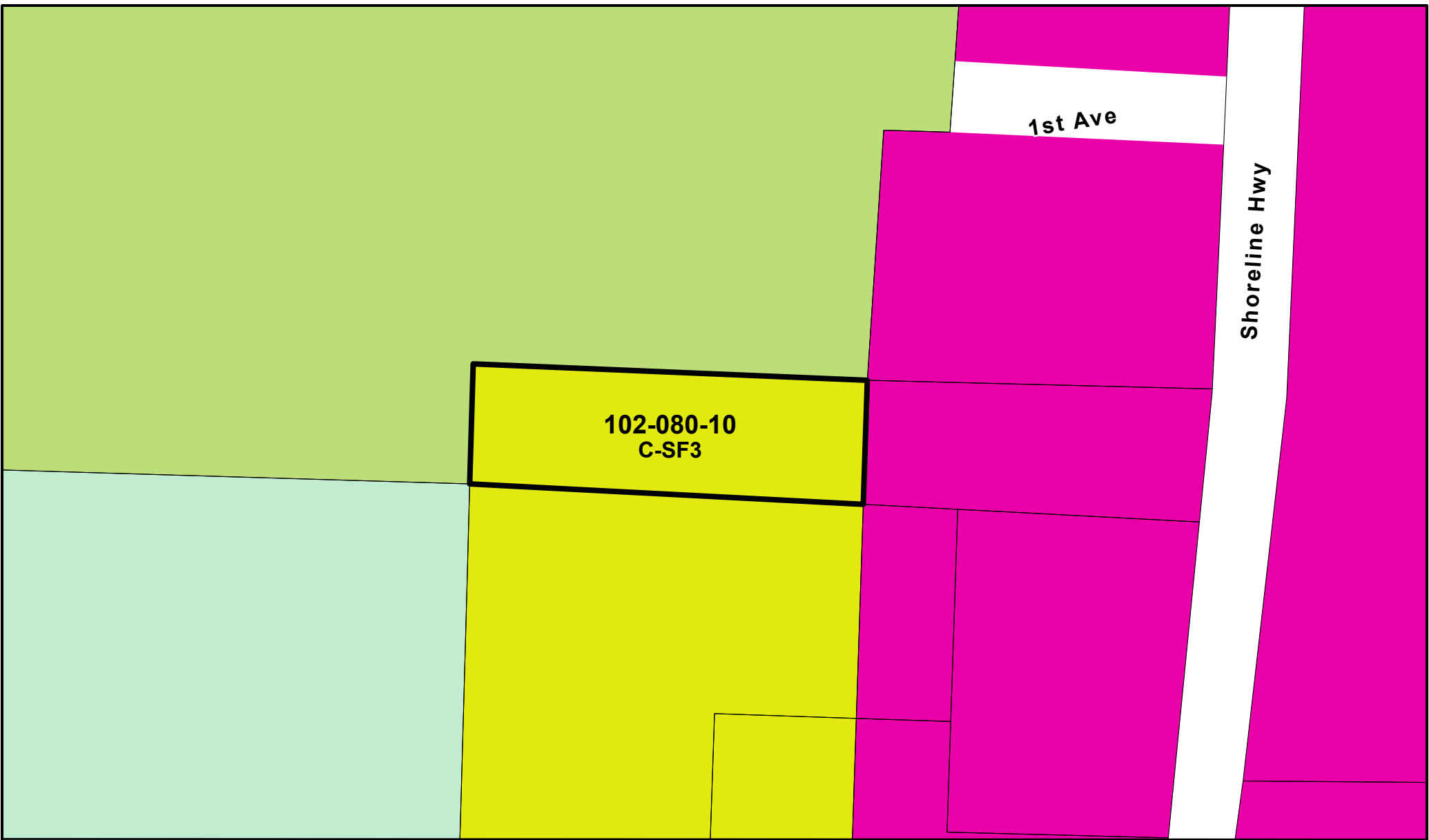


Existing Zoning Designation - Tomales Joint High School District








-  Parcel Boundary
-  School District
- Existing Zoning**
-  C-ARP
-  C-APZ
-  C-RSP
-  C-VCR

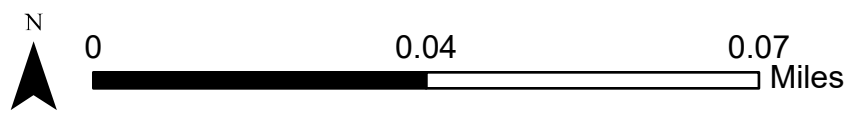


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
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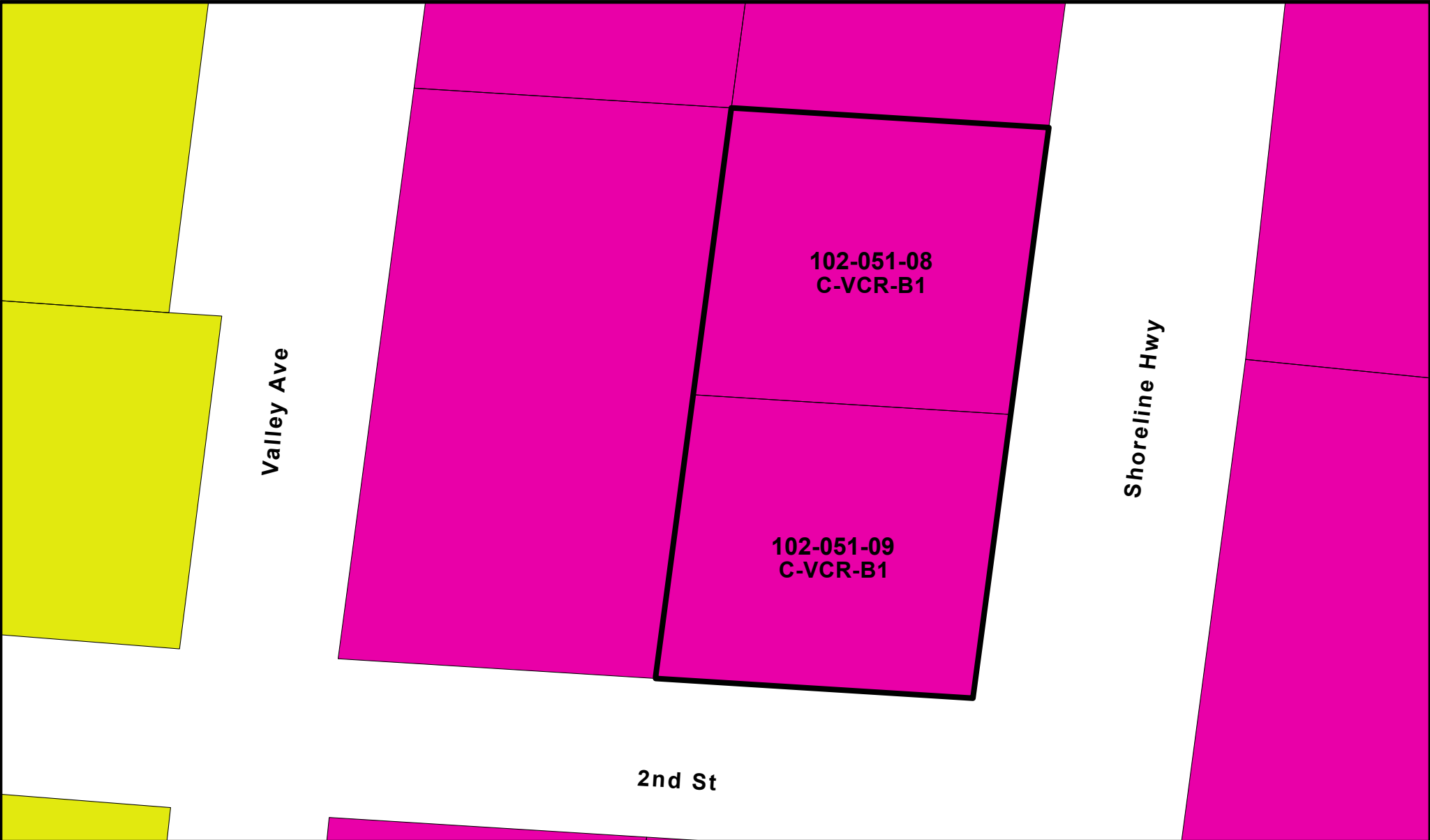


Proposed Zoning Designation - Tomales Joint High School District

-  Parcel Boundary
-  School District
- Proposed Zoning**
-  C-APZ
-  C-ARP
-  C-RSP-1.6-HOD
-  C-RSP
-  C-VCR

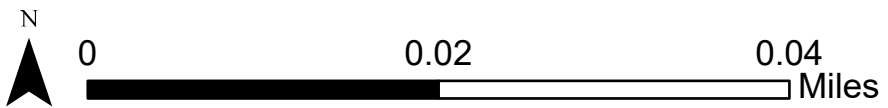


Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
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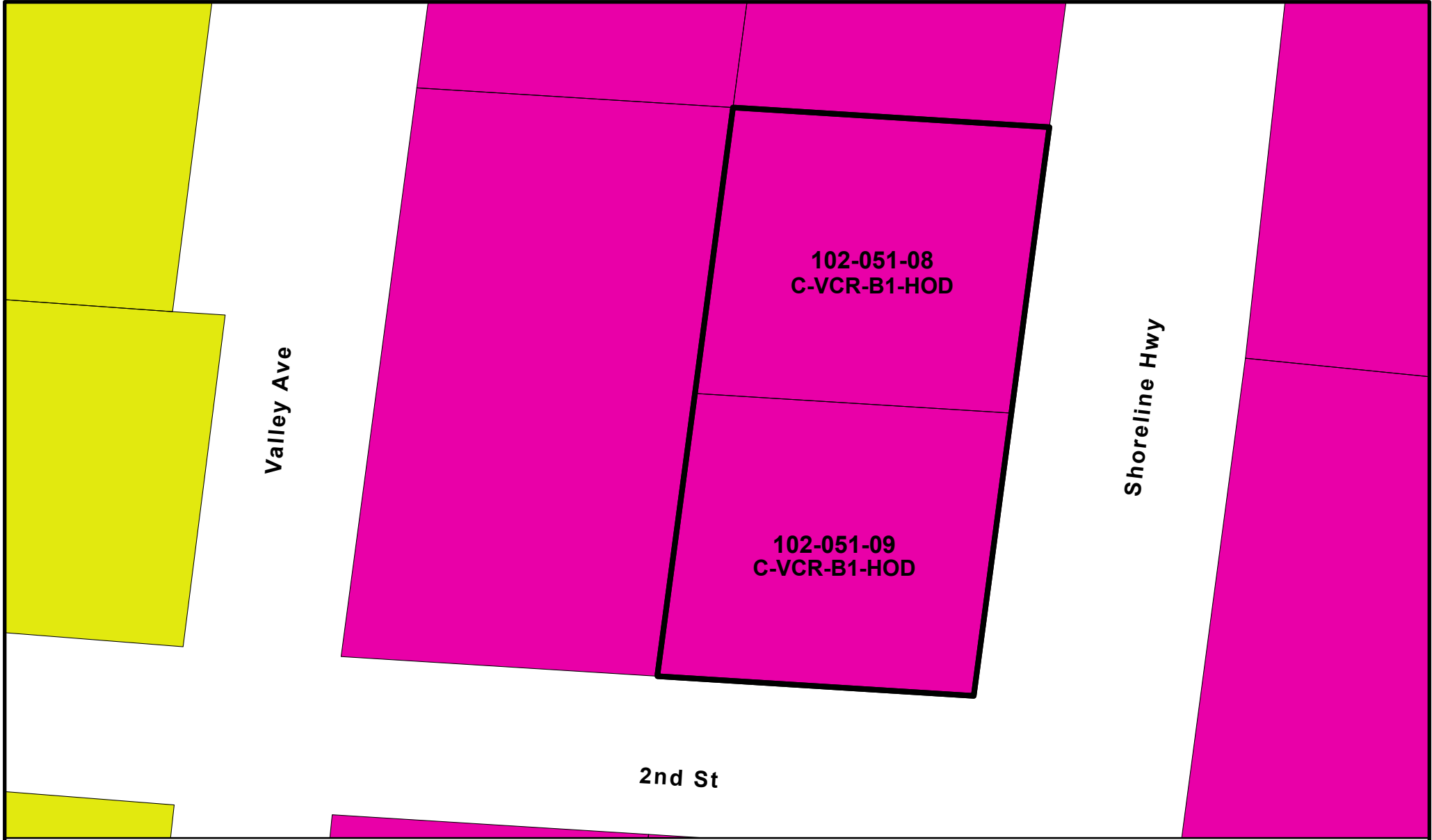


Existing Zoning Designation - Tomales Nursery






- Parcel Boundary
- Tomales Nursery
- Existing Zoning**
- C-RSP
- C-VCR

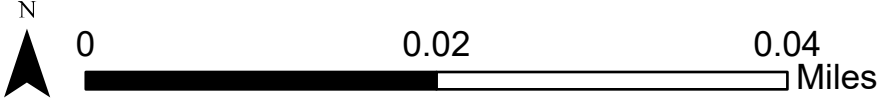


Date: November 18th, 2024
 Data Source: Marin County Community Development Agency
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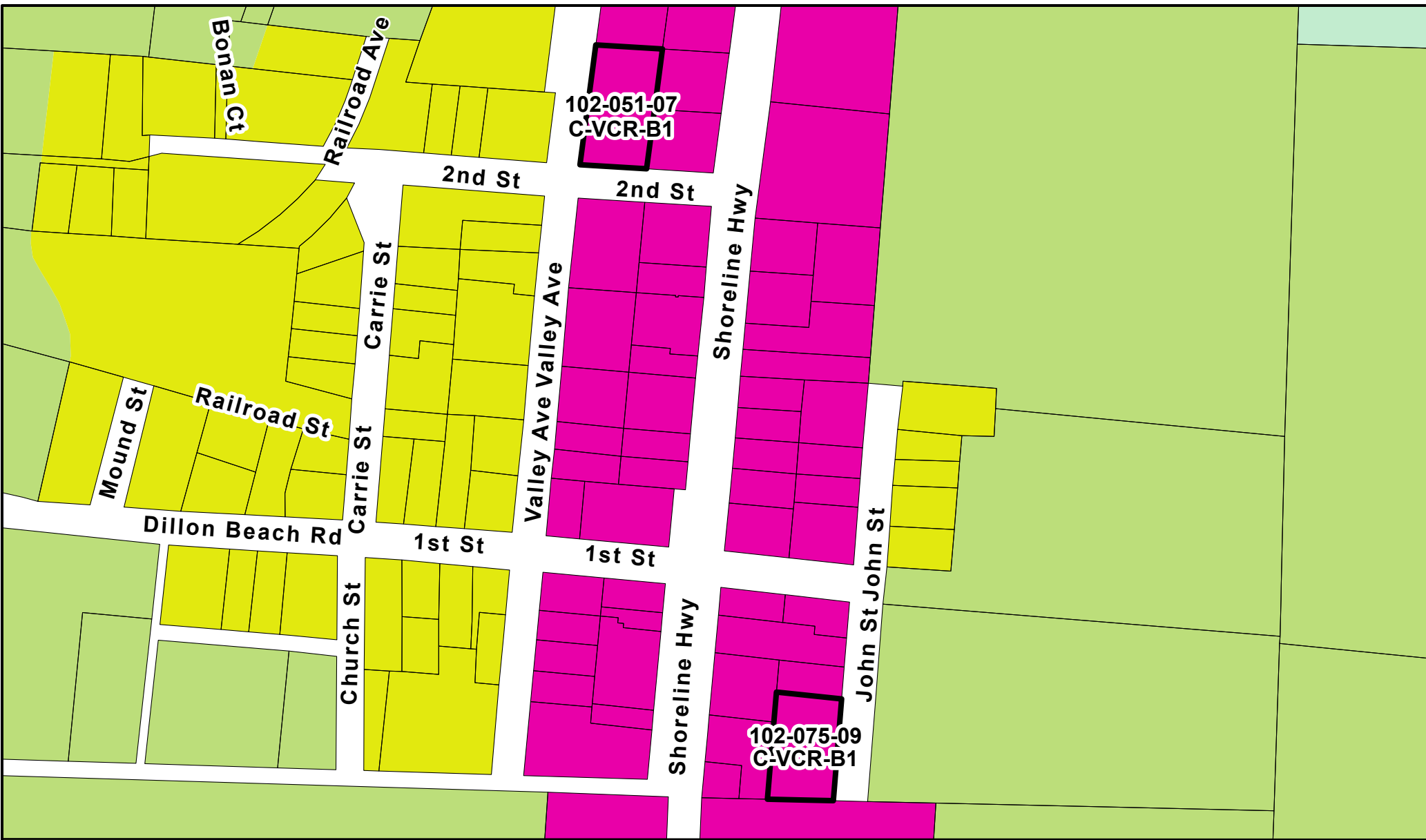


Proposed Zoning Designation - Tomales Nursery

-  Parcel Boundary
-  Tomales Nursery
- Existing Zoning**
-  C-RSP
-  C-VCR
- Proposed Zoning**
-  C-VCR-B1-HOD

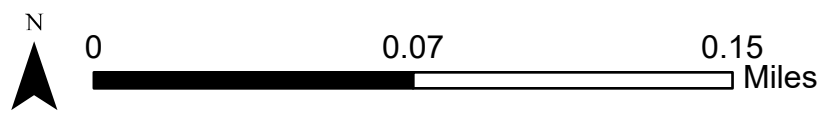


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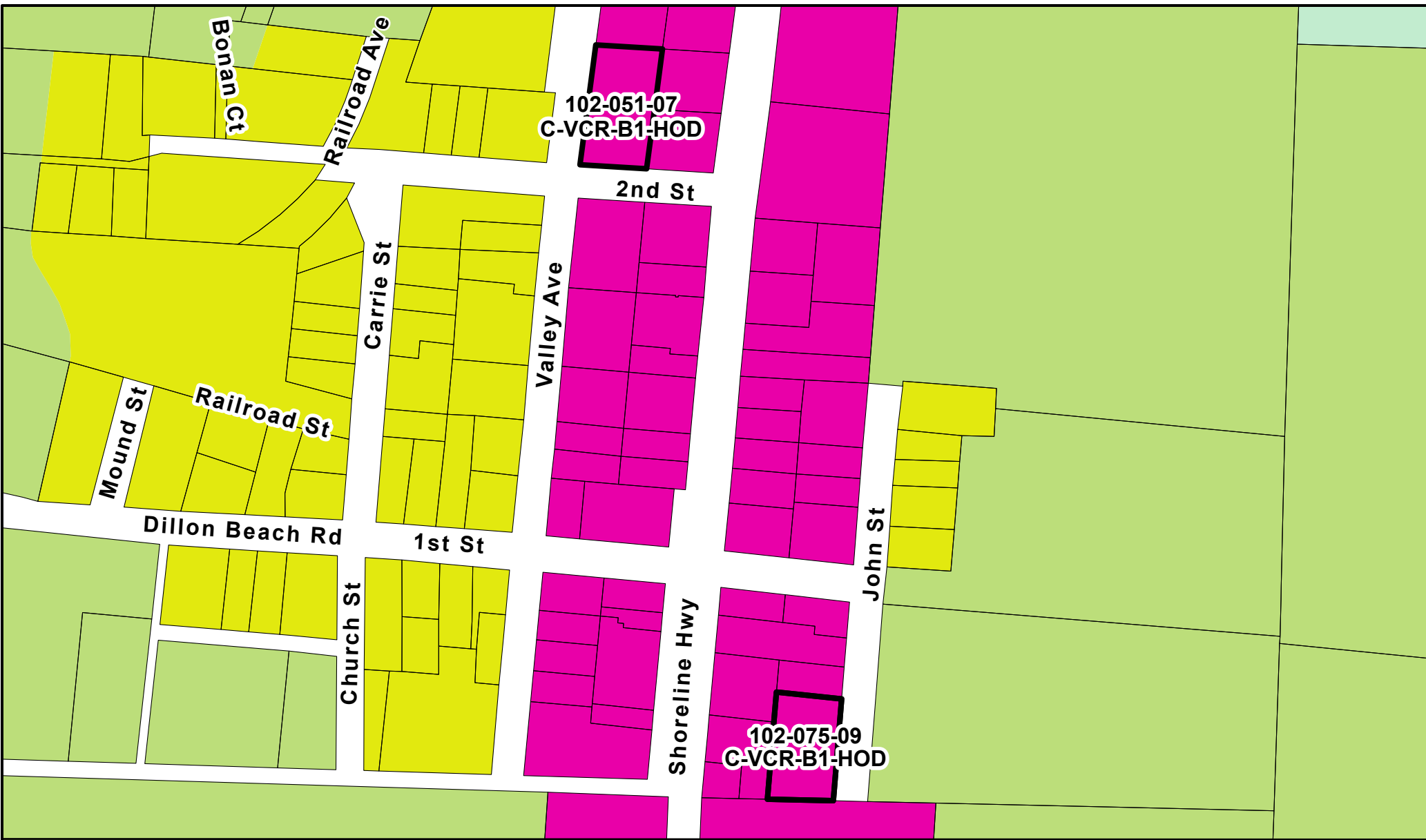


Existing Zoning Designation - Tomales Underutilized





- Parcel Boundary
- Tomales
- Existing Zoning**
- C-ARP
- C-RSP
- C-VCR
- C-APZ



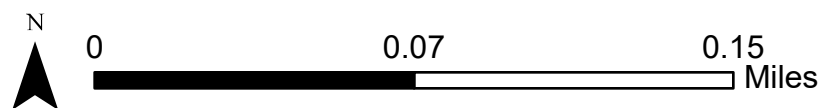
Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - Tomales Underutilized

-  Parcel Boundary
-  Tomales
- Proposed Zoning**
-  C-VCR-B1-HOD
-  C-RSP
-  C-VCR

-  C-APZ
-  C-ARP



Date: March 25th, 2026
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.