

**APPENDIX C:
STAFF RECOMMENDED LAND USE MAP CHANGES**

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PROPOSED GENERAL PLAN 2040 LAND USE MAP AMENDMENTS RECOMMENDED BY STAFF

Location	2020 General Plan	2040 General Plan	Discussion
Correcting Scrivener's Errors			
999 Las Pavadas (APN 175-171-01)	Park	Low Density Residential	Hillview Park was digitized on wrong parcel
40 Elena Circle (APN 175-311-24)	Park	Low Density Residential	Arbor Park was digitized on wrong parcel
Vacant lot end of Meadow Drive in unincorporated Santa Venetia (APN 180-131-10)	High Density Residential	Park, Recreation, and Open Space	Unimproved lot at the entrance to Santa Margarita Island preserve. Publicly owned open space and part of the park.
15 Harbor Street (APN 014-182-10)	2 nd /3 rd Mixed Use	Marine-Related Mixed Use	This is a waterfront restaurant and bar (Pier 15) in the Canal Area that was incorrectly digitized with one of the downtown land use designations.
635 Adrian Way (APN 180-053-23)	Park	Public/Quasi-Public	The parcel contains the Korean Presbyterian Church and is incorrectly shown as "Park" (the site is between two mini-parks in Santa Venetia)
Cresta Drive (Deer Valley) APN 155-280-09	Undesignated	High Density Residential	This is a small parcel in the Deer Valley area developed with multi-family housing that has no designation.
Expanding Mapping of Public/Quasi-Public Land Uses			
All San Rafael City Schools All Miller Creek Schools	Mostly Low Density Residential	Public/Quasi Public	Properties owned by San Rafael City Schools and the Miller Creek School District are being mapped as Public/Quasi-Public to reflect their ownership and use.
Marin County Sheriff's Office 1600 Los Gamos (APN 165-220-11 and -10)	Office	Public/Quasi Public	The 1600 Los Gamos building is owned and operated by the County of Marin for law enforcement, fire protection, and public safety services.
San Rafael Public Works Center 111 Morphew (APN 009-430-01)	Light Industrial/Office	Public/Quasi Public	Property is owned and operated by the City of San Rafael as the Public Works Center.
Fire Station 53 30 Joseph Ct (APN 151-081-088)	Light Industrial/Office	Public/Quasi Public	Other fire stations are similarly designated Public/Quasi-Public.
Marin Academy 1618 Fifth Avenue (APN 011-154-01)	Medium Density Residential	Public/Quasi Public	Other Marin Academy parcels are designated Public/Quasi-Public. This parcel was acquired and developed with academic facilities.
Marin Tennis Club 925 Belle Avenue (APN 015-101-10)	Low Density Residential	Public/Quasi Public	Similar facilities (such as the San Rafael Raquet Club and Peacock Gap Golf Course) have a Public/Quasi-Public designation.
Smith Ranch Rd Park and Ride Lot (APN 155-121-01)	Undesignated	Public/Quasi Public	Large surface park and ride lot, separate and distinct from the Highway corridor properties
15 Caltrans-owned parcels; east side of Brookdale Avenue (APNs 011-075-05 to -08 and 011-094-01 to -11)	Medium Density Residential	Public/Quasi Public	This strip of formerly residentially-designated lots facing Brookdale Avenue is now owned by Caltrans. It is separated from US 101 by the SMART right-of-way.
Northwest corner of Lucas Valley Road and US 101 (APN 164-270-04)	Hillside Residential	Public/Quasi Public	9.36 acre parcel created when the Daphne property was subdivided. This portion was deeded to Caltrans.

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Water tank and adjacent public open space at Ridgewood Drive and Oakwood Drive (Sun Valley) (APNs 010-011-02, 010-081-07, 010-081-25, 010-081-26)	Hillside Residential	Public/Quasi Public	Four parcels owned by Marin Municipal Water District, including a large water storage tank.
Expanding Mapping of Park and Open Space Land Uses			
Lagoon Park (APN 179-270-12) – Civic Center area	Public/Quasi-Public	Park, Recreation, and Open Space	This 10-acre area at the Civic Center, including the lake, island, lawns, paths, playground, fishing pier, and picnic areas, is classified as a park by Marin County Parks.
Upper elevations of the Falkirk Mansion tract (APN 011-131-05) – Fairhills area	Public/Quasi-Public	Park, Recreation, and Open Space	The Mansion and grounds retain their Public/Quasi Public designation, However, the undeveloped upper portion of the site is re-designated as Parks and Open Space, similar to Boyd Park.
End of Limestone Grade (Marinwood) (APN 164-211-04)	Hillside Resource Residential	Park, Recreation, and Open Space	12.85 acre parcel in the northern part of Marinwood; now owned by Marinwood Community Services District and managed as open space.
Former Daphne Property (APN 164-270-04) (Marinwood)	Hillside Residential	Park, Recreation, and Open Space	69.9 acre parcel, formerly part of the Daphne property northwest of the 101/Lucas Valley interchange in unincorporated Marinwood. Now dedicated as open space.
Heron Hill (APN 180-231-05, -06, -07, -09, and 180-291-04) – east of Santa Venetia	Hillside Residential	Park, Recreation, and Open Space	This 16-acre area on North San Pedro Road was recently acquired by Marin County Parks.
Bucks Landing (APN 180-171011, 186-010-20) – east of Santa Venetia	Hillside Resource Residential	Parks and Open Space	This 32.1-acre area at the gateway to China Camp State Park was recently acquired by Marin County Parks.
Sterling Way (155-050-53) – end of Professional Center Parkway	Public/Quasi-Public	Park, Recreation, and Open Space	When Professional Center Parkway was extended (as Sterling Way), this parcel had a Public/Quasi Public designation. The portion of the parcel not occupied by the street is now permanent open space.
Loch Lomond Highlands Open Space (APN 186-520-19)	Hillside Resource Residential	Park, Recreation, and Open Space	This is a 45.73-acre open space preserve owned and managed by the Loch Lomond Highlands Homeowners Association.
Loch Lomond “Marina Green” (fragment of APNs 016-070-09 and 016-070-018)	Marine Related Commercial	Park, Recreation, and Open Space	This designation applies only to the portions of the Loch Lomond Marina development that have been developed as parkland, including the Marina Green and playground areas.
Oakwood Unit 2 (APN 012-320-09 and -10) – end of Greenwood Ave (Gerstle Park)	Hillside Residential	Park, Recreation, and Open Space	Reflects recent dedication of two parcels as open space
Mt Olivet Cemetery (APN 175-250-15)	Public/Quasi-Public	Park, Recreation, and Open Space	Cemeteries function as an extension of the open space network
Mt Tam Cemetery (APN 177-240-03)	Public/Quasi-Public	Park, Recreation, and Open Space	Cemeteries function as an extension of the open space network
Westside Las Gallinas just north of Montevideo (APN 165-010-66)	Hillside Residential	Park, Recreation, and Open Space	2.94 acres acquired by Marin County Open Space District in Terra Linda Open Space Preserve

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Parcel 180-281-09 (behind Jehovah Witnesses parcel on North San Pedro)	Low Density Residential	Park, Recreation, and Open Space	0.97 acres acquired by Marin County Open Space District in San Pedro Mountain Open Space Preserve
Parcel 180-341-34 (end of Bayhills Drive)	Hillside Residential	Park, Recreation, and Open Space	3.17 acres acquired by State of California (part of China Camp State Park)
Adjusting to Reflect Actual Uses and Densities			
“33 North” (APN 179-511-01) apartments at 33 San Pablo Av (Civic Center area)	Office	High Density Residential	This is a multi-family apartment building on a former office building site. Although the use is permitted under the Office designation, High Density Residential is a better fit.
Anise Turina House Apartments (APN 180-1467-31) – 28 apartments on a 0.85 acre site on N. San Pedro Road at LaBrea in unincorporated Santa Venetia	Low Density Residential	High Density Residential	Although the County Plan showed this as a multi-family site, the City’s plan shows it as a low density site. It has been developed with apartments and is being corrected here.
Adrian Terrace (APNs 180-530-01 through -22, and 180-530-24 through -33) – 32 small lot single family homes	High Density Residential	Medium Density Residential	The actual use of the site is a small lot single family home development at 11 units per acre. This is located in unincorporated Santa Venetia on North San Pedro Road.
Maria B Freitas Senior Housing (APN 175-181-28) at 455 Freitas Parkway	Low Density Residential	High Density Residential	Change reflects existing use, which is a high-density apartment complex serving lower income seniors
Partridge Drive/Partridge Court subdivision in the Peacock Gap area (APNs 186-540-01 to -51)	Hillside Residential	Low Density Residential	Change reflects existing density, which is 6 units per net acre. The current designation allows a maximum density of 2 units per acre. The common area is designated as Open Space.
Vista Marin Drive (APN 180-540-01 to -21 and 180-550-01 to -28) - single family homes	Hillside Residential	Medium Density Residential	Change reflects existing density, which is 8.4 units per net acre. The current designation allows a maximum density of 2 units per acre. The common area is designated as Open Space.
The Oaks (APN 164-270-05) - Approved 126 unit assisted living facility in unincorporated Marinwood	Hillside Residential	High Density Residential	Site approved for assisted living by the County of Marin. The designation only applies to the parcel where the facility will be built—the adjacent land is re-designated open space (see #20).
Homeward Bound/190 Mill Street (APN 014-192-12 and -13) in the Canal area	Light Industrial-Office	High Density Residential	Change accommodates the proposed development of 32 units of supportive housing and counseling/admin services
Adjusting to Reflect Zoning and Parcel Patterns			
257 Glen Park (APN 015-021-34) in Dominican Area Zoned duplex residential.	Low Density Residential	Medium Density Residential	Fine tunes the boundary between Low and Medium Density Residential to acknowledge existing multi-unit RD zoned bldg.
235 Union (APN 014-024-15) in Montecito – rear portion of lot only	Medium Density Residential	Medium Density Residential	Splits the GP designation on a through-lot between Union and Ridge so that the Ridge frontage stays Low Density, consistent with the other lots on Ridge Avenue. Matches existing zoning.
Toyota of Marin; 445 Francisco Boulevard East (APN 014-133-12 and 014-152-18)	Marine-Related Commercial	General Commercial	Change reflects existing use and longer-term opportunity for a broader range of uses of this site

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#20, 30, 34, 44 Roberts Avenue; #10 Glen Av, #211 Picnic in the Picnic Valley area (APNs 013-101-09, 013-122-07 to -10, and -02)	Medium Density Residential	Low Density Residential	Splits the GP designation on the block to match existing zoning and land uses and retain the Roberts Av frontage as Low Density Residential. Multi-family uses on Picnic Avenue are not impacted.
Changing Density to Reflect Site Constraints			
54 Elda Drive (APN 175-082-21) in Terra Linda	Low Density Residential	Hillside Residential	Constrained 5.05-acre hillside parcel developed with a single family home, currently zoned R-20, with average slope of 40%. Better suited as Hillside Residential.
28 Sirard Lane (APN 010-052-01) in Sun Valley	Low Density Residential	Hillside Residential	Constrained 1.41-acre hillside parcel with a single family home, zoned PD, with average slope of 30%. Suited as Hillside Residential.
Changing for Consistency with 2013 Civic Center Station Area Plan			
380 Merrydale and 401 Merrydale, near Civic Center SMART Station (APNs 179-041-05, -22, and -26)	Light Industrial-Office	Office Mixed Use	Public Storage (1.95 net acres) and Northgate Security Storage (0.9 net acres) self-storage facilities; identified as office/potential residential sites in the <i>Civic Center Station Area Plan</i> (amended in September 2013; Resolution 13618).
Formalizing Prior Council Resolutions.			
Resolution 11682 (2004) changed 1540 Fifth Avenue (APN 011-195-03) to reflect Marin Academy ownership	Fifth/Mission Residential Office	Public/Quasi Public	Parcel no longer exists and is now part of APN 011-195-06. This change already appears on the City's official Map.
Resolution 12331 (2007) shows the approved General Plan designations for the Loch Lomond Marina development	Neighborhood Com, Marine Com, Conservation	Neighborhood Commercial, Marine Commercial, Conservation	No change. This merely formalizes the previously approved designations.
Resolution 12557 (2008) – 226 Magnolia Avenue (Dominican Admissions Office)	Large Lot Residential	Public/Quasi Public	No change. This formalizes the previously approved designation.
Resolution 14242 (2016) –Portions of SMART Right of Way and several City/County owned properties	Miscellaneous	Public/Quasi Public and Park, Recreation, and Open Space	This 2016 Resolution acknowledged SMART's ownership of several properties along the rail line, and noted several City and County owned properties as PQP or Open Space.
Resolution 14242 (2016) – 1820 Point San Pedro Road	Open Space	Low Density Residential	Change approved by Council in 2016 to acknowledge that a privately held parcel that had been designated open space.

Notes: Assessor Parcel Number = APN
Source: City of San Rafael, 2020.