

Housing Sites List

B
APPENDIX

Mill Valley Housing Element Update 2023-2031, Housing Units Summary

Existing							Housing Element Update ¹		
Site Number	Address	Acreage	General Plan Land Use Designation	Existing Use	Existing Zoning (DU/Acre)	Anticipated Units ⁴ with Existing Density Standards	Proposed Maximum DU/Acre with Overlay Zone	Proposed Allowed Use	Maximum Units Permitted ⁵ with Overlay/Rezoning Based on New Density Standards
<i>Sites Inventory</i>									
Publicly Owned Sites									
1	1 Hamilton Drive	1.7 (approx.)	OS (Open Space)	Undeveloped parking lot	O-A (Open Area)	0	Up to 29 units per acre	100% Affordable deed restricted housing	50 (approx.)
<i>1 site</i>	<i>Publicly Owned Sites Subtotal</i>	<i>1.7 (approx.)</i>				<i>0</i>			<i>50 (approx.)</i>
Small Lot/ "Underutilized Sites": Commercial and Multi-Family Zoned Sites under 0.5 Acres									
2	10 Willow Street	0.33	CN (Neighborhood Commercial)	Office building	C-N (17 to 29 units per acre for mixed use development with residential)	7	Up to 40 units per acre	Mixed-Use	13
3	124-130 Throckmorton	0.30	CD (Downtown Commercial)	Citibank	C-D (17 to 29 units per acre for mixed use)	6	Up to 40 units per acre	Mixed-Use	12

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					development with residential)				
4	15 Locust	0.11	CN (Neighborhood Commercial)	Latitude 38 (Magazine Office)	C-N (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use	4
5	19 Sunnyside	0.22	CD (Downtown Commercial)	Bank of Marin	C-D (17 to 29 units per acre for mixed use development with residential)	4	Up to 40 units per acre	Mixed-Use	9
6	340 Miller	0.15	CN (Neighborhood Commercial)	Chevron Gas Station	C-N (17 to 29 units per acre for mixed use development with residential)	3	Up to 40 units per acre	Mixed-Use	6
7	35 Corte Madera	0.21	CD (Downtown Commercial)	Office building	C-D (17 to 29 units per acre for	4	Up to 40 units per acre	Mixed-Use	8

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					mixed use development with residential)				
8	270 Miller	0.60	MFR 1 (Multi-Family Residential -1)	Guidepost Montessori (school)	RM-P (8 to 15 units per acre)	5	Up to 40 units per acre	Multi-family	24
9	310 Miller	0.35	MFR 2 (Multi-Family Residential – 2)	Hair & Joy (beauty salon)	RM-P (17 to 29 units per acre)	7	Up to 40 units per acre	Multi-Family	14
10	338 Miller	0.17	CN (Neighborhood Commercial)	Tamalpais Paint & Color (paint store)	C-N (17 to 29 units per acre for mixed use development with residential)	3	Up to 40 units per acre	Mixed-Use	7
11	374 Miller	0.29	CN (Neighborhood Commercial)	Jiffy Lube (for sale)	C-N (17 to 29 units per acre for mixed use development with residential)	6	Up to 40 units per acre	Mixed-Use	12

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12	380-384 Miller/ 9 Montford	0.45	CN (Neighborhood Commercial)	2AM Club, Joe's Taco Lounge, back building (car repair) (vacant) (for sale)	C-N (17 to 29 units per acre for mixed use development with residential)	7	Up to 40 units per acre	Mixed-Use	18
13	390 Miller	0.15	CN (Neighborhood Commercial)	Buddhist Temple (minimal operation, less than a church)	C-N (17 to 29 units per acre for mixed use development with residential)	3	Up to 40 units per acre	Mixed-Use	6
14	433 Miller	0.40	CN (Neighborhood Commercial)	Upper Cervical Chiropractic	C-N (17 to 29 units per acre for mixed use development with residential)	8	Up to 40 units per acre	Mixed-Use	16
15	438 Miller	0.17	CN (Neighborhood Commercial)	Red Dragon Yoga	C-N (17 to 29 units per acre for mixed use development)	4	Up to 40 units per acre	Mixed-Use	7

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					with residential)				
16	458 Miller	0.31	CN (Neighborhood Commercial)	Gas Station and adjacent lot	C-N (17 to 29 units per acre for mixed use development with residential)	8	Up to 40 units per acre	Mixed-Use	12
17	465 Miller	0.10	CN (Neighborhood Commercial)	Café of Life Chiropractic Center	C-N (17 to 29 units per acre for mixed use development with residential)	1	Up to 40 units per acre	Mixed-Use	4
18	493 Miller	0.40	CN (Neighborhood Commercial)	Grilly's Mexican Restaurant/Malugani Tire	C-N (17 to 29 units per acre for mixed use development with residential)	8	Up to 40 units per acre	Mixed-Use	16
19	524 Miller	0.11	CN (Neighborhood Commercial)	Symmetry of Movement (yoga studio)	C-N (17 to 29 units per acre for mixed use	2	Up to 40 units per acre	Mixed-Use	4

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					development with residential)				
20	530 Miller	0.29	CN (Neighborhood Commercial)	PH Studio (graphic design office)	C-N (17 to 29 units per acre for mixed use development with residential)	5	Up to 40 units per acre	Mixed-Use	12
21	546 Miller	0.31	CN (Neighborhood Commercial)	Pet Clinic	C-N (17 to 29 units per acre for mixed use development with residential)	6	Up to 40 units per acre	Mixed-Use	12
22	554 Miller	0.19	CN (Neighborhood Commercial)	LifeWorks Learning Center (tutoring office)	C-N (17 to 29 units per acre for mixed use development with residential)	4	Up to 40 units per acre	Mixed-Use	8
23	600 Miller	0.25	CN (Neighborhood Commercial)	Mt. Tam Sport and Spine (chiropractor office)	C-N (17 to 29 units per acre for	5	Up to 40 units per acre	Mixed-Use	10

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					mixed use development with residential)				
24	64 East Blithedale	0.40	CD (Downtown Commercial)	West America Bank	C-D (17 to 29 units per acre for mixed use development with residential)	8	Up to 40 units per acre	Mixed-Use	16
25	71 Throckmorton	0.04	CD (Downtown Commercial)	U.S. Bank (for sale and vacant)	C-D (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use	2
26	60 Throckmorton	0.12	CD (Downtown Commercial)	Bank of America (for sale and vacant)	C-D (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use	5

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27	19 Madrona	0.15	CD (Downtown Commercial)	Private parking lot	C-D (17 to 29 units per acre for mixed use development with residential)	3	Up to 40 units per acre	Mixed-Use	6
28	No Site Address (APN: 028-212-10)	0.08	CN (Neighborhood Commercial)	Private parking lot for 14 Locust	C-N (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use	3
29	No Site Address (APN: 028-211-06)	0.08	CN (Neighborhood Commercial)	Private parking lot for 21 Locust	C-N (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use	3
30	No Site Address (APN: 0030-073-09)	0.08	CN (Neighborhood Commercial)	Private parking lot for 458 Miller	C-N (17 to 29 units per acre for mixed use development)	2	Up to 40 units per acre	Mixed-Use	3

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					with residential)				
31	12 Evergreen	0.13	CN (Neighborhood Commercial)	Single Family home	C-N (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use	5
32	91 E Blithedale	0.11	CD (Downtown Commercial)	Office	C-D (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use	4
33	39 Forrest	0.18	CD (Downtown Commercial)	Private parking lot	C-D (17 to 29 units per acre for mixed use development with residential)	4	Up to 40 units per acre	Mixed-Use	7
34	18 Miller	0.14	CD (Downtown Commercial)	Wells Fargo Bank (for sale and vacant)	C-D (17 to 29 units per acre for mixed use)	3	Up to 40 units per acre	Mixed-Use	6

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					development with residential)				
33 sites	<i>Underutilized Sites Subtotal</i>	7.37				138			294
"Opportunity Sites": Underutilized Commercial Sites 0.5 Acres or More									
35	430 Miller	0.52	CN (Neighborhood Commercial)	Super Duper Burger	C-N (17 to 29 units per acre for mixed use development with residential)	11	Up to 40 units per acre	Mixed-Use or full residential	21
36	765 Redwood Highway	0.37	CG (General Commercial)	Goodman's Lumber (combined lots)	C-G (17 to 29 units per acre for mixed use development with residential)	8	Up to 40 units per acre	Mixed-Use or full residential	10
37	775 Redwood Highway	0.53	CG (General Commercial)	Food and Stuff – Goodman (combined lots)	C-G (17 to 29 units per acre for mixed use development)	11	Up to 40 units per acre	Mixed-Use or full residential	21

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					with residential)				
38	777 Redwood Highway	0.34	CG (General Commercial)	Goodman Building Supply (combined lots)	C-G (17 to 29 units per acre for mixed use development with residential)	7	Up to 40 units per acre	Mixed-Use or full residential	14
39	No Site Address (APN: 030-222-07)	0.69	CG (General Commercial)	Goodman Building Supply (combined lots)	C-G (17 to 29 units per acre for mixed use development with residential)	14	Up to 40 units per acre	Mixed-Use or full residential	28
40	61 Camino Alto	0.79	CG (General Commercial)	Behind Starbucks buildings, adjacent to Safeway (reduced vacancy)	C-G (17 to 29 units per acre for mixed use development with residential)	16	Up to 40 units per acre	Mixed-Use or full residential	32
41	45 Camino Alto	0.70	CG (General Commercial)	Starbucks building, adjacent to Safeway	C-G (17 to 29 units per acre for mixed use)	14	Up to 40 units per acre	Mixed-Use or full residential	28

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					development with residential)				
42	250 Camino Alto	0.81	CG (General Commercial)	Office Center/Building	C-G (17 to 29 units per acre for mixed use development with residential)	17	Up to 40 units per acre	Mixed-Use or full residential	32
43	653 E Blithedale	0.88	CG (General Commercial)	Urban Farmer Store/Sloat (garden center)	C-G (17 to 29 units per acre for mixed use development with residential)	18	Up to 40 units per acre	Mixed-Use or full residential	35
44	16 La Goma	0.67	CN (Neighborhood Commercial)	Jolly King Liquor Store/Shapiro (combined lots)	C-N (17 to 29 units per acre for mixed use development with residential)	14	Up to 40 units per acre	Mixed-Use or full residential	27
45	401 Miller	0.23	CN (Neighborhood Commercial)	Eggar Plaza/Sloat Garden Center (combined lots)	C-N (17 to 29 units per acre for	5	Up to 40 units per acre	Mixed-Use or full residential	9

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					mixed use development with residential)				
46	707 Redwood Highway	1.03	CG (General Commercial)	Travelodge Hotel	C-G (17 to 29 units per acre for mixed use development with residential)	21	Up to 40 units per acre	Mixed-Use or full residential	41
47	392 Miller	0.15	CN (Neighborhood Commercial)	Private Parking Lot across from Whole Foods (combined lots)	C-N (17 to 29 units per acre for mixed use development with residential)	3	Up to 40 units per acre	Mixed-Use or full residential	6
48	398 Miller	0.15	CN (Neighborhood Commercial)	Private Parking Lot across from Whole Foods (combined lots)	C-N (17 to 29 units per acre for mixed use development with residential)	3	Up to 40 units per acre	Mixed-Use or full residential	6

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49	400 Miller	0.14	CN (Neighborhood Commercial)	Private Parking Lot across from Whole Foods (combined lots)	C-N (17 to 29 units per acre for mixed use development with residential)	3	Up to 40 units per acre	Mixed-Use or full residential	6
50	42 Miller	0.56	CD (Downtown Commercial)	Law Offices	C-D (17 to 29 units per acre for mixed use development with residential)	11	Up to 40 units per acre	Mixed-Use or full residential	22
51	363 Miller	0.39	CN (Neighborhood Commercial)	Tea Foundation/Office Building (combined lots)	C-N (17 to 29 units per acre for mixed use development with residential)	8	Up to 40 units per acre	Mixed-Use or full residential	16
52	55 La Goma	0.60	CN (Neighborhood Commercial)	Tea Foundation/Office Building (combined lots)	C-N (17 to 29 units per acre for mixed use development)	12	Up to 40 units per acre	Mixed-Use or full residential	24

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					with residential)				
53	413 Miller	0.60	CN (Neighborhood Commercial)	Trio Salon/Swirl Frozen Yogurt	C-N (17 to 29 units per acre for mixed use development with residential)	11	Up to 40 units per acre	Mixed-Use or full residential	24
54	510 Miller	0.66	CN (Neighborhood Commercial)	KFC/Taco Bell (vacant)	C-N (17 to 29 units per acre for mixed use development with residential)	13	Up to 40 units per acre	Mixed-Use or full residential	26
55	38 Miller	0.83	CD (Downtown Commercial)	Mill Creek Plaza (restaurants, shops and offices)	C-D (17 to 29 units per acre for mixed use development with residential)	17	Up to 40 units per acre	Mixed-Use or full residential	33
56	No Site Address (APN: 030-057-16)	0.16	SFR-2 (Single Family Residential 2)	Sloat Garden Center	RS-6	1	Up to 40 units per acre	Mixed-Use or full residential	5

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57	No Site Address (APN: 030-071-01)	0.18	CN (Neighborhood Commercial)	Sloat Garden Center	C-N (17 to 29 units per acre for mixed use development with residential)	4	Up to 40 units per acre	Mixed-Use or full residential	5
58	No Site Address (APN: 030-071-33)	0.18	CN (Neighborhood Commercial)	Owner Interest – same owner as 16 La Goma	C-N (17 to 29 units per acre for mixed use development with residential)	4	Up to 40 units per acre	Mixed-Use or full residential	5
59	No Site Address (APN: 030-071-37)	0.19	CN (Neighborhood Commercial)	Owner Interest – same owner as 16 La Goma	C-N (17 to 29 units per acre for mixed use development with residential)	4	Up to 40 units per acre	Mixed-Use or full residential	5
60	No Site Address (APN: 030-071-42)	0.29	CN (Neighborhood Commercial)	Eggar Plaza/Sloat Garden Center (combined lots)	C-N (17 to 29 units per acre for mixed use development)	6	Up to 40 units per acre	Mixed-Use or full residential	8

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					with residential)				
61	10 Evergreen	0.15	CN (Neighborhood Commercial)	Private Parking Lot across from Whole Foods (combined lots)	C-N (17 to 29 units per acre for mixed use development with residential)	2	Up to 40 units per acre	Mixed-Use or full residential	3
<i>27 sites</i>	<i>Opportunity Sites Subtotal</i>	<i>12.79</i>				<i>258</i>			<i>492</i>
Office Conversion (Upper Floor)²									
62	103 E Blithedale Ave	0.17	CD (Downtown Commercial)	Office Building	C-D (17 to 29 units per acre for mixed use development with residential)	5	40 units per acre	Mixed-Use	7
63	125 Camino Alto	0.48	CL (Limited Commercial)	Camino Alto Vet Hospital	C-N (17 to 29 units per acre for mixed use development with residential)	8	40 units per acre	Mixed-Use	19

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64	141 Camino Alto	0.34	CN (Neighborhood Commercial)	Office Building	C-L (Commercial Limited) (17 to 29 units per acre for mixed use development with residential)	3	40 units per acre	Mixed-Use	14
65	163 Miller Ave	0.31	MFR 1 (Multi-Family Residential-1)	Office in MFR Zone	RM-P (Residential Multi-Family – Parkway) (8 to 15 units per acre)	4	40 units per acre	Mixed-Use	12
66	20 Sunnyside Ave	0.26	CD (Downtown Commercial)	Office Building	C-D (17 to 29 units per acre for mixed use development with residential)	4	40 units per acre	Mixed-Use	10
67	225 Miller Ave	0.64	MFR 1 (Multi-Family Residential-1)	Office in MFR Zone	RM-P (Residential Multi-Family – Parkway)	3	40 units per acre	Mixed-Use	22

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					(8 to 15 units per acre)				
68	238 E Blithedale Ave	0.54	CN (Neighborhood Commercial)	Pharmaca	C-N (17 to 29 units per acre for mixed use development with residential)	10	40 units per acre	Mixed-Use	22
69	24 Sunnyside Ave	0.11	CD (Downtown Commercial)	Prabh Indian Restaurant	C-D (17 to 29 units per acre for mixed use development with residential)	4	40 units per acre	Mixed-Use	4
70	30 Sunnyside Ave	0.09	CD (Downtown Commercial)	Lower Office Space in SFR Building	C-D (17 to 29 units per acre for mixed use development with residential)	4	40 units per acre	Mixed-Use	4
71	55 Sunnyside Ave	0.38	CD (Downtown Commercial)	Old Post Office	C-D (17 to 29 units per acre for	3	40 units per acre	Mixed-Use	15

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					mixed use development with residential)				
72	650 E Blithedale Ave	0.67	CG (General Commercial)	Dentist/Yoga Studio	C-G (17 to 29 units per acre for mixed use development with residential)	7	40 units per acre	Mixed-Use	27
73	78 E Blithedale Ave	0.12	CD (Downtown Commercial)	Sotheby's Realty office	C-D (17 to 29 units per acre for mixed use development with residential)	3	40 units per acre	Mixed-Use	5
74	8 E Blithedale Ave	0.31	CD (Downtown Commercial)	Phyllis' Burgers Restaurant	C-D (17 to 29 units per acre for mixed use development with residential)	7	40 units per acre	Mixed-Use	12

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13 sites	<i>Office Conversion Subtotal</i>	4.42				65			173
75-162 (88 Sites)	<i>Vacant Sites in Single-Family Zoning Districts</i>	63.74	<i>SFR-1 and SFR-2</i>	<i>Vacant</i>	<i>RS</i>	88 ³	<i>N/A</i>	<i>Single Family Residential</i>	88
163-170 (8 sites)	<i>Anticipated New Units Allowed under Senate Bill 9</i>	6.66	<i>SFR-1 and SFR-2</i>	<i>Vacant</i>	<i>RS</i>	36 ³	<i>N/A</i>	<i>Single Family Residential</i>	36
170 sites	<i>Sites Inventory Subtotal</i>	96.68				585			1,133
<i>Other Rezoned Sites</i>									
171 (1 site)	<i>300 E. Blithedale (RS-6 to Multi-Family Parkway)</i>	0.50	<i>SFR-2 (Single-Family Residential)</i>	<i>Comcast Server Building</i>	<i>RS-6 (Single-Family Residential, minimum lot size of 6,000 sq. ft.)</i>	2 ³	<i>9 units per acre to 15 units per acre</i>	<i>Multi-Family Residential Parkway (RM-P)</i>	8

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172-265 (94 sites)	Presidio Neighborhood (RM-3.5 – Multi-Family to Downtown Residential)	7.27	SFR-2 (Single-Family Residential)	Residential homes	RM-3.5 (Multi-Family Residential minimum lot 3,5000 sq. ft.)	15	9 units per acre to 15 units per acre	Downtown Residential (DR)	15
265 sites	Grand Totals	104.45				602			1,156

SOURCE: City of Mill Valley, March 22, 2022 PC/CC Agenda Packet; MarinMap 2022; City of Mill Valley staff

NOTE:

1. The City anticipates no change in the existing commercial square footage on each of the opportunity sites with existing commercial uses.
2. Assumes one unit per 1,000 square feet of upper commercial space.
3. Assumes one Single Family residential unit and one accessory dwelling unit per parcel.
4. "Anticipated units with overlay" represent the number of units anticipated with adaptive reuse, assuming that portions of the commercial buildings will remain for commercial use.
5. "Maximum units permitted" is a calculation of square footage X maximum allowable density.