



Housing Opportunity Site

Town Council
June 15, 2022

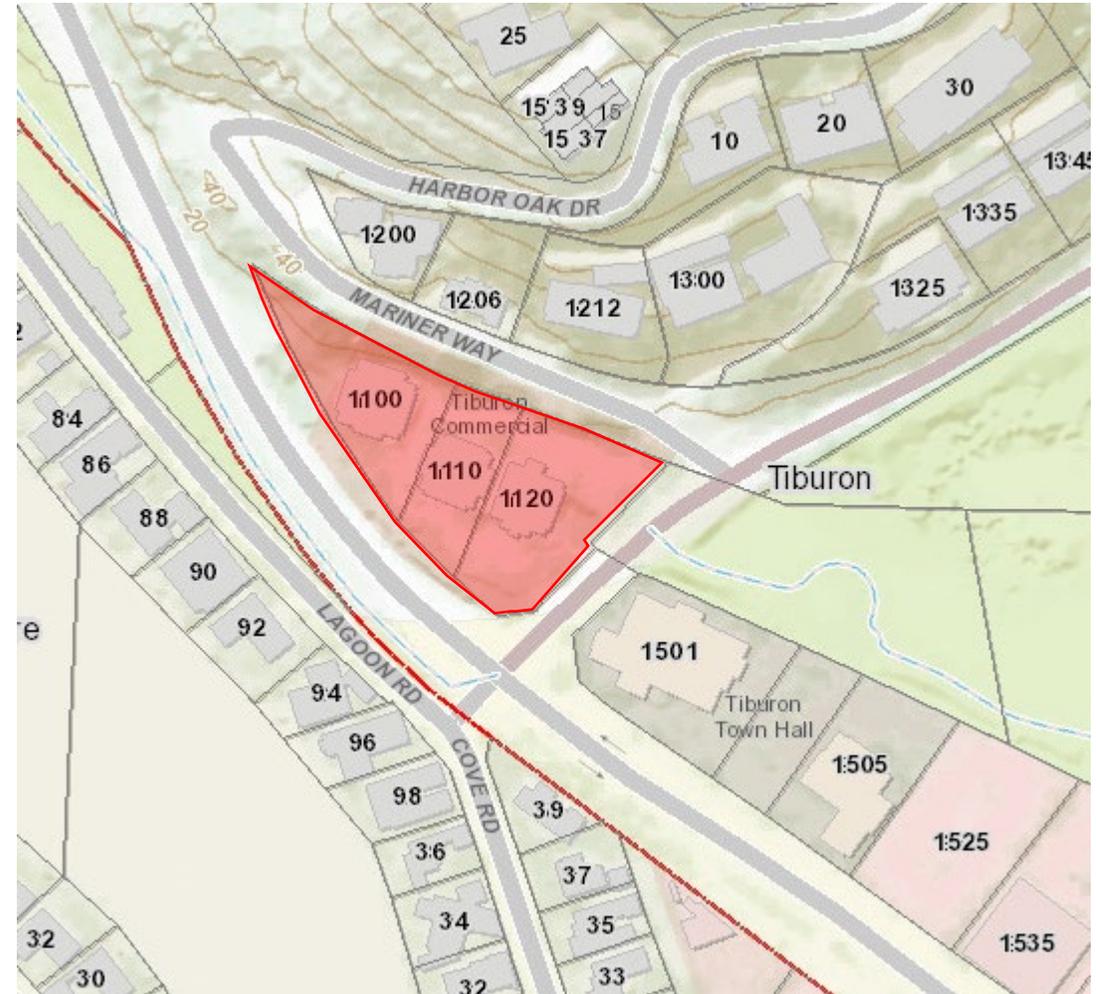
POTENTIAL ADDITIONAL HOUSING SITE: 1100-1120 MAR WEST ST.

Existing Condition

- 3 contiguous parcels under the same ownership
- 1.36 acres
- Each parcel contains a 5,880 sq. ft. office building constructed in 1982
- Owner states office space is difficult to rent

Proposal

- Designate Mixed Use Low
- Rezone area for 30-35 units/acre
- 40-47 units
- Require minimum residential use and make commercial use optional



Map ID	Site Address	Existing Use	Parcel size (acres)	Proposed Density (du/ac)	Housing Unit Capacity
1	1525 Tiburon Blvd	Parking lot	0.66	40-45	26-29
2	1535 Tiburon Blvd	Chase Bank	0.72	40-45	28-32
3	1601 Tiburon Blvd	Bank of America (vacant)	0.57	40-45	22-25
4	4 Beach Rd	Parking lot	1.07	40-45	42-48
5	1550 Tiburon Blvd	Boardwalk Shopping Ctr.	2.21	40-45	88-99
6	1620 Tiburon Blvd	Comm. bldg.	0.27	30-35	26-30
	1640/50 Tiburon Blvd	Comm. bldg.	0.60	30-35	
7	6 Beach Rd	Comm. bldg. and apts.	0.41	40-45	53-60
	12 Beach Rd	Post office	1.00	40-45	
8	1199 Tiburon Blvd.	Reed School	2.90	20-25	58-72
9	1100-1120 Mar West St.	Office buildings	1.36	30-35	40-47
A	1555 Tiburon Blvd	Parking lot	0.86	40-45	34-38
B	1599 Tiburon Blvd	CVS	1.66	40-45	66-74
C	1600 Tiburon Blvd	Former Shark's Deli	0.39	30-35	11-13
D	1610 Tiburon Blvd.	Comm. bldg.	0.13	30-35	4
E	1660 Tiburon Blvd	Comm. bldg.	0.43	30-35	12-15
F	1680 Tiburon Blvd	Comm. bldg.	0.29	30-35	8-10
G	26 Main St./2 Juanita Ln.	Theatre and shops	0.43	20-25	8-10
TOTAL					526 - 606

Note: Unit counts do not reflect potential additional units from application of a density bonus.