

From: [Toni Shroyer](#)
To: [housingelement](#)
Subject: Fw: Tuesday August 9th: Housing Element Board of Supervisors/Planning Commission Workshop
Date: Friday, August 5, 2022 10:08:33 PM

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Public Comment:

With regard to the unreasonable number of housing units for the unincorporated area of Marin (this does not include the additional RHNA numbers for all the cities and towns), the lack of water and perpetual droughts Marin County experiences, is not being addressed at all. Our county has a water deficiency that cannot accommodate more water hook-ups with more development.

Moreover, our infrastructure is not being addressed. As corporate nonprofit developers do not pay real estate taxes and obtain tax credits and tax exemptions, these large apartment complex will not be paying their fair share of taxes for our schools, libraries, police and fire, yet will be making a mint off of rents. The current residents of Marin will have to continue to pay more and more taxes as a result.

There are too many proposed housing units in the Atherton Area of Novato ----which is considered the country and has had a min. of one to two units an acre. There isn't enough public safety in that area now. Novato continues to have to take on more than their fair share of the Marin's housing mandates and that is not sustainable. Novato needs fewer units.

Please let us know where the jobs will be for the new residents or will the new residents have to work?

None of these concerns are ever addressed. The RNHA numbers and the One Bay Area is a failed model. Sadly, we don't have any politicians who will push back against the state for common sense and accountability.

Toni Shroyer
Novato

From: housingelement <housingelement@marincounty.org>
Sent: Thursday, August 4, 2022 4:11 PM
To: housingelement <housingelement@marincounty.org>
Subject: Tuesday August 9th: Housing Element Board of Supervisors/Planning Commission Workshop

Tuesday August 9th: Housing Element Board of Supervisors/Planning Commission Workshop

On Tuesday August 9th 2022, at 5:00 PM or thereafter, the Board of Supervisors and Planning Commission will hold a workshop to provide feedback to staff on **proposed Countywide Plan (CWP) amendments and rezoning considerations** related to the 2023-2031 Marin County Housing Element and its identified sites. The changes will come back to the

Planning Commission and Board of Supervisors in the fall. The meeting link is available on the [Board of Supervisors](#) webpage.

The Housing Element is an integral component of the Countywide Plan (the County's general plan). The proposed changes discussed at this meeting are necessary for the County to meet State requirements to reduce barriers to housing development and meet the Regional Housing Needs Allocation (RHNA). The RHNA for unincorporated Marin in the next Housing Element cycle is 3,569 units.

Additional details about this item are available in the [Board Packet](#), available for review on the County's [Housing Element Meetings & Workshops](#) webpage.

[Comments](#) may be submitted before the meeting, or during the meeting.

- **Before the meeting:** please email housingelement@marincounty.org or BOS@marincounty.org no later than 3:30 PM on Monday, August 8th. In your comment, please indicate the item number you are addressing, your name and address. These comments will be forwarded to the Board of Supervisors and will be placed into the public record. Attachments to emails are permitted.
- **During the meeting:** you will have the opportunity to speak to this item during the public comment period. You will need to join the meeting via Zoom and utilize the raise hand feature to inform the moderator that you would like to comment.

To continue receiving the latest development, [join our subscription list](#). For any questions, please contact the Housing and Federal Grants Division [by email](#) or by phone, at (415) 473-7309.

El Martes 9 de Agosto: Reunión de la Junta de Supervisores/ Comisión de Planificación por el Elemento de Vivienda

El martes 9 de agosto de 2022, a las 5:00 PM o después, la Junta de Supervisores y la Comisión de Planificación celebrarán un taller para proporcionar información al personal sobre **las enmiendas propuestas al Plan del Condado (CWP) y las consideraciones de rezonificación** relacionadas con el Elemento de Vivienda del Condado de Marin 2023-2031 y sus sitios identificados. Los cambios volverán a la Comisión de Planificación y a la Junta de Supervisores en otoño. El enlace de la reunión está disponible en la página web de la [Junta de Supervisores](#). El Elemento Vivienda es un componente fundamental del Plan del Condado (el plan general del Condado). Los cambios propuestos que se discutirán en esta reunión son necesarios para que el Condado cumpla con los requisitos del Estado para reducir las barreras al desarrollo de la vivienda y cumplir con la Asignación Regional de Necesidades de Vivienda (RHNA). La RHNA para la zona no incorporada de Marin en el próximo ciclo del Elemento de Vivienda es de 3,569 unidades.

Los detalles adicionales sobre este tema están disponibles en el [Paquete de la Junta](#), disponible para su revisión en la página web de [Reuniones y Talleres del Elemento Vivienda](#) del Condado (la traducción al español estará disponible pronto).

Puede presentar [sus comentarios](#) antes o durante la reunión.

- **Antes de la reunión:** envíe un correo electrónico a housingelement@marincounty.org o BOS@marincounty.org a más tardar a las 3:30 p.m. el lunes 8 de Agosto. En su comentario, incluya el número del tema de la agenda al que se está dirigiendo, su nombre, y su dirección. Los comentarios enviados por correo electrónico a la Junta de Supervisores se incluirán en el registro público. Se permiten archivos adjuntos a correos electrónicos.
- **Durante la reunión:** tendrá la oportunidad de hablar sobre este tema durante el periodo de comentarios del público. Deberá unirse a la reunión a través de Zoom y utilizar la función de levantar la mano para informar al moderador de que desea hacer comentarios.

[Regístrese en nuestra lista de suscripción](#) para recibir las últimas novedades. Si tiene alguna pregunta, comuníquese con el personal del condado por [correo electrónico](#) o por teléfono (415) 473-7309.

Bạn cần thông tin này bằng tiếng Việt? Vui lòng liên lạc nhân viên của Quận Marin theo số (415) 473-7309

hoặc housingelement@marincounty.org.

您需要中文信息吗? 请致电 (415) 473-7309 联系马林县工作人员或发送电子邮件至 housingelement@marincounty.org.

Housing and Federal Grants Division
County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 303
San Rafael, CA 94903
415 473 7309

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

From: [CAROL CADY](#)
To: [housingelement](#)
Subject: waater shortages/electric power outages
Date: Sunday, August 7, 2022 8:54:52 AM

You don't often get email from carolcady@comcast.net. [Learn why this is important](#)

Has this committee taken into account that more housing needs water and electricity? My water bill has been raised annually and so is my PG&E bills. We are in a drought now for several years. I have also had several PG&E outages without much of any explanation from them. I took a look at Lake Mead and Bolder Dam issues around water. and several; states including LA, Nevada and Arizona will be severly affected by "no water" for these areas. Take a look!. We may be already sharring electricity with LA without being told. I can't believe this state is soooooooooooooo nearsided. Thanks for reading. Carol Cady

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TO: Marin County Board of Supervisors
FROM: Northbridge Homeowners Association
DATE: August 8, 2022
RE: Comments Re 8/9/22 BOS/PC Meeting re Housing Element

In connection with the upcoming August 9, 2022 Board of Supervisors/Planning Commission meeting, the Northbridge Homeowners Association (“NHA”) respectfully submits these comments.

The Cumulative Impact of Concentrating 134 Additional Units Along a Small Stretch of North San Pedro Rd. Would Be Devastating

As stated in previously-submitted NHA comments, the Northbridge community remains extremely concerned about the prospect of adding so many additional units, and so dense, in such a small area right next to our neighborhood. The current list of sites/unit numbers, and the corresponding density assumptions, if adopted, would result in a grossly disproportionate share of the County’s total required units being concentrated right next to our community.

While maybe not apparent upon a quick view of the list of proposed sites, the current list provides for far too much concentration of additional units in a very small area along North San Pedro Rd that is adjacent to our Northbridge neighborhood. The cumulative impact of adding this much additional housing in such a small area would be, frankly, devastating to our community. Specifically, sorting the list by address, the current draft list of sites includes *all* of the following:

Site	Address	Units Proposed	Site Name
1	220 N. San Pedro Rd.	35 units Lower-income (20 units per acre density)	The Church of Jesus Christ
2	210 N. San Pedro Rd. 200 N. San Pedro Rd. 180 N. San Pedro Rd.	36 units Lower-income (20 units per acre density)	Bernard Osher Marin JCC
3	170 N. San Pedro Rd	13 units Moderate-income housing	Congregation Rodef Shalom Marin

4	251 N. San Pedro Rd.	50 units Lower-income (super-dense 30 units per acre density)	Old Galinas School
Total		134 units	

That adds up to whopping **134 additional housing units** in a *very small stretch* along North San Pedro Rd. right next to our neighborhood, a grossly disproportionate concentration of the overall additional housing burden countywide. If this is adopted as part of the ultimate plan, that would be seriously unfair to the Northbridge neighborhood and to the surrounding neighborhoods in Santa Venetia, just as it would be if all 134 additional units were proposed for to be added to any one of those essentially adjacent sites.

Indeed, Sites 1, 2, and 3 listed above are literally *right next to one another*, and Site 4 listed above is just a few parcels down and directly on the other side of our Northbridge Neighborhood. Among other consequences, adding this many units to this small area would exacerbate an already very bad traffic situation, compound our residents' serious concerns regarding emergency evacuation of the neighborhood, and drastically change the character of our community and the surrounding neighborhood.

We ask that the BOS/PC please not just consider these sites individually in their own vacuums, but instead consider the *aggregate* number of units proposed for such a small area, the very real and practical *cumulative* impacts this would have on our Northbridge neighborhood, and the inequity of having so much of this additional housing so concentrated in these four essentially adjacent lots. At least some of these adjacent sites should be removed, and the maximum numbers of units provided for the remaining sites, and the density, should be reduced substantially.

The County Should Choose a Lower-Density Approach

With respect to the upcoming meeting, and (to the extent we can understand the subject matter thereof) the consideration apparently being given to whether to adopt a lower- or higher-density approach, a lower-density approach is the way to go. The density assumptions, and corresponding total number of units that are proposed for the properties adjacent or effectively adjacent to the Northbridge neighborhood provide a good illustration of why a lower-density approach makes more sense. A lower-density approach would spread the number of required units more evenly across the unincorporated parts of the County, reducing the burden of compliance with the State's mandate on any particular neighborhood(s) and helping to avoid (or at least alleviate) over-concentration of additional housing (and the added traffic, noise and other negative consequences of same) in a neighborhood like ours.

Old Galinas School Site

Additionally, with respect to Site 4 listed above (Old Galinas School), that site currently serves as a vital resource for our community—a child care center that is used and relied upon by Santa Venetia families and other families throughout the county. Eliminating this important resource would be a terrible loss for our community, and we would ask that you please remove this site from the list entirely.

Additional General Comments

More generally, while the current list of sites has reduced the overall number of proposed additional sites for Santa Venetia, the current list still calls for far too many additional units for Santa Venetia. Some neighborhoods just cannot accommodate that much additional housing, and Santa Venetia is one such neighborhood. There is only one street in and out of the neighborhood, with one lane in each direction. The traffic situation on North San Pedro Rd. is already very bad, particularly during school rush hours, even without any additional housing units being added. Moreover, the residents of Northbridge have significant concerns about the ability to evacuate the neighborhood in an emergency. The addition of hundreds of housing units to Santa Venetia, and the corresponding additional residents and their vehicles, would greatly exacerbate both problems. That would be on top of the additional traffic and related problems that would flow from the planned expansion of school facilities at the Osher Marin JCC and Venetia Valley School, the latter of which is largely or entirely beyond the County's control and oversight.

We very much appreciate the Board's and the Planning Commission's consideration of the above comments and greatly appreciate your hard work on these issues.

From: EbQuay@gmail.com
To: [housingelement](#)
Subject: Housing Element proposed CWP
Date: Monday, August 8, 2022 10:12:09 AM

Elizabeth Q Weber would like information about:
Hello,

Thank you for your time in reviewing the comments from the public about the proposed Countywide Plan (CWP) amendments and rezoning considerations.

First, let me state that I am a supporter of creating low to mid-income housing in Marin County. However, I disagree with the approach to areas and zoning that is being presented. There are many existing areas in Marin County, specifically, Novato that could be developed for housing - think Fireman's Fund or the condemned Hamilton military housing. Why are we reinventing the wheel? These example areas already have the infrastructure to support new or updated housing. No rezoning, low impact on habitat, and neighborhoods are already set up to support the influx of population.

Really, please consider moving the Housing Element from Marin County only regions and expanding into city zones.

Thanks for your consideration.
EQ Weber

From: [L Seh](#)
To: [housingelement](#)
Subject: North San Pedro Road
Date: Monday, August 8, 2022 10:37:42 AM

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Hi. I live in Northbridge, next to Venetia Valley and the Jewish Community Center.

I feel the County has dumped on this neighborhood. All the kids who don't live in Marin go to our local school; there's a big community center across the street. It's a nightmare getting in/out of my neighborhood. There are too many cars already. Please don't put anymore housing or cars in this neighborhood. It's not fair the way the county has treated us.

Thank you,
Lo Mei Seh
54 Edward

From: [Roger Gainer](#)
To: [housingelement](#)
Subject: Housing element
Date: Monday, August 8, 2022 11:16:08 AM

You don't often get email from rlgainer@yahoo.com. [Learn why this is important](#)

Dear Supervisors,

Please keep water supply and fire risk/mitigation as primary considerations when updating the housing element of the plan. Just changing zoning and adding more homes and apartments without the expansion of our infrastructure to support that influx of population is a path to putting all residents at risk.

Thank you for your consideration.

Roger Gainer
11 Plaza Drive,
Mill Valley, 94941
415-388-2460

Tanielian, Aline

From: Meehyun Kurtzman <meehyun@me.com>
Sent: Monday, August 8, 2022 12:21 PM
To: housingelement; BOS
Cc: Lucas Valley Homeowners Assc.
Subject: Housing Element Board of Supervisors/Planning Commission Workshop: August 9, 2022 Proposed Zoning Change in Marin County

You don't often get email from meehyun@me.com. [Learn why this is important](#)

Dear Supervisors of Marin County:

1. Many of our community members oppose any changes to zoning without knowing the consequences of that proposed zoning change.
2. I to date have not seen any EIR (Environmental Impact Report) of the current Housing Element. Without knowing what the impact, how can you as a body make far reaching decisions in our county without knowing what the consequence of those decision will be? This is to place the cart before the horse. Therefore, our comment 1 is pertinent.
3. The last HE 2013 as a package, rezoned over 6000 acres of land without an EIR study of those changes or even a legal notification to those impacted. Now to make matters worse, the current HE is piling on even more zoning changes without any EIR to support it. That is dereliction of duty to your constituents. You have massive amounts of documents on public record and piling on even more documents does not resolve the issue of how to mitigate the impacts you identify. Just because you identify the problem is not enough. You DO NOT have solutions on how to mitigate those problems.
4. Again, you have not addressed how the current zoning change will impact those parcels and the people living around them.
5. For the record, you have not addressed in the Housing Safety Report, any safe harbor evacuation information for the Lucas Valley Environ. Until that is addressed, all current HE allocation in Lucas Valley Environ is potentially dangerous and is ill-conceived planning due to its known wildfire hazards.

Meehyun Kurtzman, Lucas Valley Resident

Lucas Valley Homeowners Association, Current Zoning Committee Member

From: [ishy](#)
To: [housingelement](#)
Subject: Housing comments
Date: Monday, August 8, 2022 12:38:58 PM

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I would like the board to consider the drought we are having, and climate change fires
The Marin area has many buildings that are unused due to remote work.

Instead of building new units, it seems important to consider water usage and the close density
that we already have.

Kathryn Ellick
Knoll way
San Rafael

From: [Travis Ramsey](#)
To: [housingelement](#)
Subject: Housing Element - Comments for Tues Aug 9
Date: Monday, August 8, 2022 12:43:22 PM

You don't often get email from tr@travisramsey.com. [Learn why this is important](#)

Hello.

Thank you for your work on updating the housing element.
I have some general comments for this effort for your consideration to help guide choices:

1. Must consider any environmental impacts and general health of the area.
2. Prioritize development of already developed areas and brown sites that need to be rehabilitated. Do not develop on green sites that currently have no human development. Keep our nature space protected as maximum.
3. Identify high density sites/areas to have dense housing instead of small zones of high density scattered around the county. Focus the density in certain areas so that you can also build other infrastructure to support that such as tram/bus, services, etc. Make the neighborhood walkable and bike friendly for the dense centers. In general the strategy should be more dense human areas with good infrastructure and keeping more wild space and farming in the county.
4. Build infrastructure such as water recycling into the more dense communities since it will be easier to do when consolidated.
5. Create mixed zoning where there will be higher density residential. Make the zoning so people can walk/bike to work and all the services they need within 15 minutes. Office space, and all commercial space. Put commercial space on the first floor and residential above. This will help lower emissions.

The above will help keep our county full of nature to enjoy, build more housing, reduce emissions by using cars less and develop smart.

I have written a book on how to live sustainably. And I am interested to help plan sustainable communities. I have not yet made an effort to get more involved. But I would be interested to. I have created a vision of an organization that would develop high density communities here: www.econabe.com

Best Regards,
Travis Ramsey
323-712-3456

From: [Margaret Nau](#)
To: [housingelement](#)
Subject: Comments for Marin County 2023-2031 Housing and Safety Elements update banner Tuesday August 9th: Housing Element Board of Supervisors/Planning Commission Workshop
Date: Monday, August 8, 2022 2:28:15 PM

On Tuesday August 9th 2022, at 5:00 PM or thereafter, the Board of Supervisors and Planning Commission will hold a workshop to provide feedback to staff on proposed Countywide Plan (CWP) amendments and rezoning considerations related to the 2023-2031 Marin County Housing Element and its identified sites. The changes will come back to the Planning Commission and Board of Supervisors in the fall. The meeting link is available on the [Board of Supervisors](#) webpage.

It is true that the State of California has essentially declared an emergency regarding access to affordable housing with its regional housing needs allocation RHNA. Municipalities in the Bay Area will have to provide over 441,176 units of new housing over the next eight years starting in 2023. This is over twice the amount that was assigned during the last cycle and much of those previous identified sites were never developed. This time around the State will compel municipalities to produce the housing by carrot and stick. The carrots are access to transportation funds and grants, and ministerial review of projects that will fast track development and take out local review. Also state law provides for density bonuses for moderate to below market housing which will allow more units to be built. This incentivizes developers and homeowners to build at the highest density allowed.

The sticks that the State can use are lawsuits, fines, loss of permitting ability and ministerial review reverting to the State. We really don't want to dig in our heels against the RHNA because we will lose all ability to choose the type of housing that works for our communities.

The bottom line is that we must build more housing. However, as Californians (even more so Marinites), the enjoyment of natural beauty and open space is at the core of how we like to live. We do not want pristine land on the St Vincent, Buck Institute or 1501 Lucas Valley Rd properties and others built on when there is a blight of vacant and underutilized commercial building that can be used for residential units. This seems to be the compromise that is acceptable to most everyone. We would propose that the solution is infill of existing properties. Whether It is a homeowner putting in an accessory dwelling unit or a commercial property owner converting a vacant building to residential this is already built on land that is underutilized. Adaptive reuse of commercial or mixed-use building can be done by rezoning efforts at the municipal level. With the pandemic and online shopping creating a sea change in residents working and shopping from home, commercial vacancy is at an all-time high of 40% nationwide. This is not just in big cities like San Francisco but also suburban communities like Marin where in San Rafael alone there are currently over 100 vacant commercial properties listed for lease or sale. We are asking that Marin County with its CWP amendments and rezoning considerations be flexible about adaptive reuse of commercial and mixed-use zoning in order to respond to the needs of the marketplace and of the overwhelming demand for affordable housing.

Rezoning for the needs of the community has occurred in the past with the rezoning of residential to commercial uses. You can see this in downtown San Rafael especially with older homes turned into law or medical offices. We feel this is an old paradigm and that our needs have changed. All those residential homes that were turned into commercial buildings should be given the flexibility and incentives to revert to their original use as housing and all those vacant commercial spaces should be converted to residential.

My message to those of you considering the housing element sites and rezoning is to look to where there is a pull for housing – vacant commercial space or residential backyards that could use an ADU. The push for housing is the State which can ultimately take away local control if the housing numbers are not met. No one wants the State taking control of where and what density housing can be built. It is better to get out ahead of the mandate and come up with an acceptable solution for our local communities by using existing developed properties and preserving as much of the open space and natural beauty of California that make it

so desirable to live here.

Please consider rezoning your mixed-use commercial zoning to allow for all residential conversions.

From: [Amy Kalish](#)
To: [housingelement](#)
Cc: [Amy Kalish](#)
Subject: General Comments on the Housing Element and CWP
Date: Monday, August 8, 2022 3:04:29 PM

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To the Marin County Board of Supervisors and Planners,

We have local governments because they understand the situations and limitations our communities face. The state should work with them to solve issues, not just threaten them into compliance.

This RHNA cycle has gone far beyond housing. Combined with the new state laws, it amounts to an assault on localities, and an effort to impose, by threat, a top down vision for all communities as if they were the same.

Marin is unique, and not conducive to growth, which has obviously slowed since the 1980s. The reasons why are complex, as your ABAG appeal laid out. Knowing our history and hazards, It's tiresome to hear this careful growth reduced to selfishness.

We have a Countywide Plan for a reason, and I urge you leave it intact. Any changes weaken our county's ability to manage the very environmental and sustainability factors the plan was created to achieve: to safeguard our natural resources and enable sustainable communities by addressing the climate change crisis.

Changes to the CWP will rip away validity of all other Community Plans, painstakingly prepared by residents over years. There will be no local mechanism to guard against haphazard overdevelopment, and communities are left unable to regulate their long term plans. Because of the hazards here, residents are left to the mercy of builders who may not care at all about the flow or value of their community.

The unincorporated areas have very few spots appropriate for densification, and we do not have the the underlying infrastructure to support it on the scale it's being imposed. I know the penalties for not putting together a heavily padded Housing Element. I also believe that even if every square inch of the identified land is built out — which reason says cannot happen — the HCD will still not be satisfied because the very structure of the for-profit development will not provide enough incentives for the quantity of affordable housing they require.

The burn scars from the last large fires are barely repopulated, years later. The materials and labor for a housing effort on this massive scale simply do not exist. Competition for scarce resources will further increase their price.

The appeals filed with ABAG were solicited based on “changed circumstances.” All of California is in a changed circumstance. Drought is becoming aridification, and is fueling new kinds of fire threats. Marin is vulnerable to these threats. Literally. The scale of the mandated development, whether piecemeal or dense, may well end up causing the deaths of many citizens in event of fast spreading fire. The areas of greatest limitation are well known, yet heavily represented in the Housing Element.

This will put additional stress on our commendable first responders, as they will be working extra hard to protect us in the areas that should not be developed. SB 182 could have offered some comfort, but the Governor shrugged off responsibility by forcing local governments— YOU — to take the blame for siting development where it doesn’t belong.

The state is ignoring expert opinions based on the detailed hazard mapping done by the MWPD, preferring to rely on very old CAL FIRE WUI maps instead. The state is uninterested in water supply.

They are not tying housing to reality because they want the housing, the massive growth, at all costs, and we are not talking about affordable housing. If the state believes we need more affordable housing, that’s what this should be about. But it’s not. It’s forcing one size fits all growth into areas that clearly can’t handle it, on a timeframe that is impossible, without any resources, and to the benefit of for-profit developers. While forcing us to make choice like the one your making today. To tear up the CWP.

It is clear from meetings that there is deep concern for Marin. But if this is how the 6th cycle RHNA plays out, how do you think the 7th will go?

Please consider joining a lawsuit. Information about the multi-city SB9 suit, and other relevant information, can be found here:

<https://catalystsca.org/activities/townhall-2022/>

Local control is local democracy. The state should not make one size fits all decisions about our growth, especially in times of drought and fire. We elected you.

Sincerely,

Amy Kalish
Director, Citizen Marin
Citizenmarin.org
7 Walsh Drive, Mill Valley, CA 94941
415-383-9115

I'm including some sobering links with excerpts, below.

<https://www.propublica.org/article/california-will-keep-burning-but-housing-policy-is-making-it-worse>

The article focuses on NEWSOM's 182 veto. Excerpt:

“To date, no legislation related to wildfires — or any other climate-related hazard — impacts California’s arcane housing allocation system. (That system tells each region how much housing it’s required to build over a stretch of five or eight years.) But once wildfire risk is codified as a valid reason not to build, what’s next? Extreme heat? Nick Cammarota, with the California Building Industry Association, articulated that viewpoint when he called the bill “a housing killer.”...

Yet dealing with WUI development, according to fire pros like former California State Fire Marshal Kate Dargan, is “the most urgent” fire question in the state. Michael Wara, director of the Climate and Energy Policy Program at Stanford University, [tweeted](#) at 10:31 p.m. on Wednesday. “The housing crisis enormously complicates decisions not to build anywhere. **But solutions to California’s housing production needs are not now nor will they in future be in the WUI.**” A half-hour later [he tweeted again](#), appalled by Newsom’s refusal to back away from “sprawl that must ultimately be defended from wildfire at enormous cost in treasure, and **hopefully not in blood.**”

<https://www.latimes.com/projects/wildfire-california-fuel-breaks-newsom-paradise/>

Syphard — who conducted one of the few scientific assessments of the effectiveness of fuel breaks in California — worries that the state’s focus on fuel reduction gives “people a false sense of security.” “Time and time again in [my research](#),” she said, “I find that fuel is one of the least important factors when it comes to protecting the home.” To stem the escalating loss of life and property, Syphard and other experts argue **the state needs to curb development in high fire-hazard zones**, help homeowners ember-proof their houses and do a better job of enforcing defensible space regulations”

The state on water resources in Kern County, RHNA below

[Kern County Water Agency declares water supply emergency | Kern Valley Sun](#)
By [Submission Jan 19, 2022](#) The Kern County Water Agency recently declared a Water Supply Emergency in response to the severe shortage of water supplies for

Kern County. This follows the Dec. 1, 2021 announcement by the California Department of Water Resources (DWR) that the initial 2022 State Water Project (SWP) water supply allocation is 0%. This announcement by DWR is unprecedented, with the previous lowest initial allocation being 5% in 2010 and 2014.

RHNA: the minimum regional housing need determination of 57,650 total units across four income categories

In Tulare, a fire and no water to put it out, RHNA BELOW

<https://www.latimes.com/california/story/2022-07-14/wells-went-dry-central-valley-town-no-water-to-fight-fire>

Tulare: The community well across the street was out and a man was working on the burned-out pump. There was no water for showering. Everyone here knows [not to drink the nitrate-contaminated water from the tap](#). A half hour later a small electrical fire broke out on the roof of the house Zetina rents with his mother and sister. “It was little. We could have put it out,” he said. But there was no water from the hose and local firefighters couldn’t get water from the hydrant that was right across the street. On Wednesday, the owner had locked the gates to the burned house and Zetina couldn’t get into the yard

RHNA: the minimum regional housing need determination of 33,214 total units across four income categories.

From: [Terri Leker](#)
To: [housingelement](#); [BOS](#)
Cc: [Terri Leker](#); [Connolly, Damon](#)
Subject: Proposed Countywide Plan (CWP) amendments and rezoning considerations
Date: Monday, August 8, 2022 3:22:19 PM

Some people who received this message don't often get email from terri.leker@gmail.com. [Learn why this is important](#)

To the Marin County Board of Supervisors and Planning Department:

My husband and I are longtime residents of Santa Venetia in unincorporated Marin County, and members of the Santa Venetia Neighborhood Association (SVNA). Late last Thursday afternoon we received an email that today is the last day to submit comments for the proposed Countywide Plan (CWP) amendments and rezoning considerations related to the 2023-2031 Marin County Housing Element and its identified sites. We urge you to leave the CWP and zoning intact, as any proposed changes subvert their intended purpose: to safeguard our natural resources and enable sustainable communities by addressing the climate change crisis. As well, changes to the CWP render the SVNA and other essential Community Plans obsolete and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents. The necessity to amend the CWP to bypass CEQA and current zoning rules only demonstrates the contortions required to reach these outrageous mandates.

It is imperative that the innumerable conflicts and contradictions between the housing and safety elements are addressed before continuing this faulty process. In what agency does accountability lie for improving the (already inadequate) infrastructure throughout Marin, or determining how water will be provided to thousands of new residents in a time of epic drought?

We and our neighbors remain gravely concerned about the implications of the Draft Housing and Safety Elements on our ability to evacuate in the event of emergency (the likelihood of which increases with the addition of approximately one thousand new residents). We also wish to call out the astronomical and disproportionate number of units that Santa Venetia has been asked to absorb. As you know, our neighborhood is at serious risk of flooding, with many homes built in the WUI, and a single route in and out (North San Pedro Rd). We have written multiple comment letters describing the extent to which the proposed scale of development (and its siting) is environmentally reckless and puts our community at grave risk.

As we have previously commented, reaching compliance with the RHNA mandates is dependent upon multiple unstable factors, including a reliable supply chain for the countless building materials — lumber, concrete, metal, cinder blocks, drywall, glass, etc. — required to construct this amount of housing. The amount of water necessary to produce the essential concrete and cinder blocks alone is staggering, nor do we appear to have a labor force to build thousands of new housing units. And, since this massive development push will take place simultaneously throughout the state, we will be competing for resources. Regardless of our efforts, we will most certainly be penalized for not meeting our quotas, which is to the benefit of the developers who will then proceed without environmental review.

We have read the MCWP and related reports and will state again the obvious conclusion that should have drawn by the Draft Safety Element: The hazards to the residents of Marin County are so great and insurmountable that the entire Housing Element must be thoroughly reconsidered. We ask again that you consider the magnitude of risk that unfettered new development places on Santa Venetia, which relies on a single road in and out and is already crippled by daily gridlock.

Thank you,

Terri Leker and Mark Wallace
10 Bayhills Drive
San Rafael, CA 94903



August 08, 2022

Marin County Board of Supervisors
Marin County Planning Commission
3501 Civic Center Drive
San Rafael, CA 94903

Subject: ITEM #12, Policy recommendations for Housing Element Updates

On behalf of [Build Up California](#), a statewide network of advocates dedicated to the equitable sustainability, improvement, and expansion of early care and education facilities across the state. **We are writing to encourage Marin County to include policies, that support the development of child care facilities, in your updated Housing Element.** For working families with young children, having accessible child care near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Including policies that are supportive of child care in or near housing is a straightforward way for local governments to contribute to creating sustainable communities where families with young children can thrive. Your county's Housing Element update provides an opportunity to address the housing and child care needs of all working families, while examining the housing and child care needs of special populations, such as single-parents and female-headed households, in particular.

High-quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. **While many of the challenges for child care facilities development are similar to housing, the child care sector lacks the mandates, financing sources or expertise that exist for housing developers.** One of the biggest challenges is finding a location for a child care facility. Ideally, child care facilities are located in or near housing and close to family-friendly transportation options. Housing affordability also affects the child care sector. In our high-cost state, family child care providers, those who provide licensed child care in their homes, may struggle to afford their rent or mortgage. As older providers retire, new providers cannot afford to buy homes in our communities. Those who rent a house or apartment often face business instability. In addition, **child care programs**

across Marin County are struggling to hire enough workers – the child care workforce is predominantly low-income women of color. Many are struggling with their own housing needs.

In examining Housing Elements from throughout California, we have noted that a number of cities and counties have included goals and policies that support the development of child care in or near housing. We have compiled sample policies in this document, below, in hopes that Marin County will include a number of them in your Housing Element update.

If you have questions or would like further support for connecting child care and housing in your county, please don't hesitate to contact us for any additional information needed at, info@buildupca.org

Thank you for your consideration, commitment, and collaboration on this critical issue.

Sincerely,

Build Up California

Sample Housing Element Language to Support Child Care near Housing

Jurisdictions are encouraged to include policy language as appropriate for their community.

1. **Basic: identifying the linkage between housing and child care availability; and, if needed, ensuring alignment with state law in regard to Large Family Child Care Homes**
 - Support family housing that addresses residents' needs for child care, youth services, recreation opportunities and access to transit.
 - Ensure that zoning code and permitting practices are consistent with [state law](#) (2019) that prohibits use permits, business licenses, etc. for Large Family Child Care Homes.
 - Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers, and municipal services.
 - Facilitate and encourage the development of larger rental units appropriate for families with children, including the provision of supportive services such as family child care.
 - Support the provision of child care services, employment training, rental assistance, and other supportive services to enable households to be self-sufficient.
 - Promote sustainable communities through locating housing near employment, transportation, child care and other community services

2. **Supportive: reducing barriers in zoning, permitting processes, fees, etc.; and promoting existing housing-related resources to Family Child Care Home Providers**
 - Encourage the siting and development of child care centers and family child care homes in all residential, mixed-use, and other zones where residences are permitted, for the convenience of families.
 - Encourage the establishment of child care centers in appropriate locations and consider modified zoning standards and review procedures and other incentives to facilitate their development.
 - Reduce permitting requirements or allow child care centers by right in some zones (and building types).
 - Allow child care facilities to serve as traffic mitigation measures.
 - Encourage the inclusion of space for child care in new housing developments, including affordable housing developments.
 - Promote existing housing-related programs to Family Child Care Home providers, including but not limited to: fair housing counseling, housing rehabilitation loans, renovation/repair, first-time homebuyer and down payment assistance.

3. **Proactive: engaging developers; providing land/financing**
 - Provide incentives for developers to provide child care facilities or services as part of new residential, commercial, and industrial developments, including but not limited to: density bonuses, increases in floor area ratios, parking reduction, community benefits credit, traffic impact fee exemption, expedited entitlements, or modifications to zoning regulations.
 - Assess the demand for child care created by new housing developments.
 - Work proactively with all housing developers to incorporate, where feasible, child care that serves families of all incomes and children of all ages.

EARLY LEARNING FACILITIES

- Include child care facility space as a priority or required component in Request for Proposals (RFPs) for city land and Notices of Funding Available (NOFA) for affordable housing developments
- Support inclusion of specially designed and located housing units, in multi-family projects, for licensed Family Child Care Home providers. (Resource materials available)



Santa Venetia Neighborhood Association

P.O. Box 4047 · San Rafael · CA · 94913-4047

August 8, 2022

County of Marin, Community Development Agency, Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903-4157

Attention: BOS@marincounty.org and housingelement@marincounty.org

Re: Marin County Housing and Safety Elements Update, 2023 – 2031 – August 9, 2022,
5pm Housing Element Board of Supervisors/Planning Commission Workshop

Late last Thursday afternoon (August 4), the SVNA received a notification that August 8, 2022, is the last day to submit comments for the proposed Countywide Plan (CWP) amendments and rezoning considerations related to the 2023-2031 Marin County Housing Element and its identified sites.

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue.

We urge you to leave the CWP and zoning intact, as any proposed changes subvert their intended purpose: to safeguard our natural resources and enable sustainable communities by addressing the climate change crisis. As well, changes to the CWP render the SVNA and other essential Community Plans obsolete and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents.

From the Marin County website:

2007 Marin Countywide Plan

The Marin Countywide Plan (CWP) is a comprehensive long-range general plan for the unincorporated areas of Marin County. Last updated in 2007, the CWP includes the overarching theme of "planning sustainable communities" and promotes leading edge strategies started in 1974, when Marin County set in place policies that prevented runaway development and protected open space. By

SVNA@santavenetia.org ~ www.thesvna.org

Santa Venetia Neighborhood Association

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August 8, 2022

focusing on sustainability, the CWP also serves as a model for other communities to address the impending climate change crisis - including assessing greenhouse-gas emissions, setting targets to reduce emissions, and programs to plan for and adapt to projected sea level rise.

<https://www.marincounty.org/depts/cd/divisions/planning/2007-marin-countywide-plan>)

About the Marin Countywide Plan

The 2007 Countywide Plan (CWP) integrates sustainability principles, addresses climate change, and links equity, economy, and the environment in its policies and programs. The CWP reflects Marin's environmental sensibility including the benefits of providing more affordable housing near public transportation and jobs. The CWP recognizes that Marin cannot just build its way out of fossil-fuel addiction and must also retrofit existing buildings and increase the use of fuel-efficient transportation to realize a significant energy reduction. The CWP calls for environmentally friendly building techniques and energy-efficiency standards in excess of state requirements. Other innovations include the goal of reducing our ecological footprint to Western European levels, and using benchmarks to track our progress in implementing the plan.

<https://www.marincounty.org/depts/cd/divisions/planning/2007-marin-countywide-plan/about-the-marin-countywide-plan>)

In regard to zoning:

Implementation tools such as zoning and development code regulations are used to consistently apply the land-use designations and policies in the Countywide Plan, onto individual properties. Community plans also guide unincorporated communities in land use, transportation, community facilities, building design, and environmental quality, in addition to other issues unique to particular communities.

https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/cwp_execsum.pdf?la=en)

We ask that you address the innumerable conflicts and contradictions between the housing and safety elements. We are particularly concerned by the lack of accountability for improving infrastructure throughout Marin or how water would be provided to thousands of new residents in a time of epic drought. As is well documented, our neighborhood is at serious risk of flooding, with many homes built in the WUI, and a single route in and out (North San Pedro Rd). We have written multiple comment letters describing the extent to which the proposed scale of development (and its siting) is environmentally reckless and puts our community at grave risk.

We wish to restate that reaching compliance with the RHNA mandates is dependent upon multiple unstable factors, including a reliable supply chain for the countless building materials — lumber, concrete, metal, cinder blocks, drywall, glass, etc. — required to

Santa Venetia Neighborhood Association

construct this amount of housing. The amount of water necessary to produce the essential concrete and cinder blocks alone is staggering, nor do we appear to have a labor force to build thousands of new housing units. And, since this massive development push will take place simultaneously throughout the state, we will be competing for resources. Regardless of our efforts, we will most certainly be penalized for not meeting our quotas, which is to the benefit of the developers who will then proceed without environmental review.

Most Santa Venetians and Marin residents remain unaware of this RHNA cycle's lasting repercussions. To the extent that neighbors are familiar with the Housing Element, they believe it will create much needed low-income units. When they find out how little affordable housing will be produced, the deliberate lack of CEQA oversight, and the penalties incurred for not meeting the mandates, they are stunned. Many incorrectly blame the city and county leaders who are merely the public face of terrible legislation.

Other communities throughout the state are pushing back and we urge you to join them. Please consider joining the fight to find better low-income housing solutions without giving up local community control and putting residents in peril. From the April 4, 2022 *Times of San Diego* article titled "4 Cities Sue to Stop New California Law Permitting More Homes in Single-Family Neighborhoods":

The Los Angeles Superior Court petition was brought Tuesday against Attorney General Rob Bonta by the cities of Redondo Beach, Torrance, Carson and Whittier, whose leaders want a court order finding the law in violation of the state constitution along with a prohibition on its enforcement.

A representative for the Attorney General's Office could not be immediately reached.

"It is undisputed that planning and zoning laws are matters of municipal affairs," the petition states. "The constitutional right of municipalities to zone single-family residential districts and the sanctioning principle upon which that right is founded has been well settled law for almost 100 years."

By enacting SB 9, the state "eviscerated a city's local control over land use decisions and a community-tailored zoning process," the petition states.

<https://timesofsandiego.com/politics/2022/03/31/4-cities-sue-to-stop-new-california-law-permitting-more-homes-in-single-family-neighborhoods>)

On Wednesday, August 9, as part of the Catalysts' Town Hall Series, Pam Lee, Attorney with the law firm of Aleshire & Wynder, will discuss how communities can join in the lawsuits to Protect Against State Overreach. Ms. Lee is representing cities with lawsuits against SB9 and the RHNA Audit. You will find more information, including how to register for the Zoom, here:

<https://catalystscsca.org/activities/townhall-2022>

Santa Venetia Neighborhood Association

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August 8, 2022

As we have in our past letters, we will close by paraphrasing one of our SVNA members, who stated: "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We again ask you to consider this as you move forward.

These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA.

Thank you, SVNA Board of Directors

cc: Damon Connolly, District 1 Supervisor

From: [Brian Lamoreaux](#)
To: [BOS](#); [housingelement](#)
Subject: comment for August 9th: Housing Element Board of Supervisors/Planning Commission Workshop
Date: Monday, August 8, 2022 4:58:20 PM

You don't often get email from brian.lamoreaux@mac.com. [Learn why this is important](#)

Hi,

I have a comment about the **proposed Countywide Plan (CWP) amendments and rezoning considerations** related to the 2023-2031 Marin County Housing Element, specifically as it relates to Tomales, CA (where we own a home and pay property taxes) and West Marin in general.

From the perspective of having grown up and living in southern Marin for most of my life and then having lived in Tomales for 10 years (before moving to Petaluma where we now live, but still own a home in Tomales). Tomales is a very small and beautiful town. While if forced to make a binary choice, I would definitely side with many of the locals (whom I got to know through sewer board and Design Review Board and Town Hall meetings over the years) who likely prefer zero change in the town vs. a drastic increase in size of 50% in a relatively short period of time, or whatever the proposed amount is - I will say that Tomales can grow. And I think that a little bit of growth would do it good. A few more people (living there, not owning/managing short term rentals) could fill the voids needed in running the sewer board, the Community Park, Design Review Board, Town Hall, etc.

But I strongly think that the amount of growth should be clearly defined. I think the County should reach out through the Design Review board to find 5-10 active/community-connected (but diverse enough group of) individuals who are willing to bring the community together and the County should hire a small AIA-trained community planning specific focus group to determine the criteria of what size the town could or should grow by, and what elements of the community are needed in place to support such growth. For example, library, park, walking trails/paths, opportunities for recreation that do not involve getting in the car and driving 20-30 min. What services are needed in town that do not require frequent/daily 20-30 min trips?

My personal sense is a growth of 10-25% over the near term 5-10 years, and a max growth number of 50% (of current population/housing units) max over a 20-25 year period. Growing more than this amount or quicker than this timeframe would pose a shock to the community where mistakes would be made

While housing may be needed for the County to avoid penalties, equally important or more important are making sure our County and Town are resilient and responsible in addressing the state's climate change goals. Adding 50% more housing could result in a massive amount of more driving and greenhouse gases, unless the town can support more of people's daily/weekly needs.

People in Tomales need to have access to walking/bike paths and trails, and to be able to get groceries and food and access to a library without driving far in order to do so.

I think the old rail line running from Pt Reyes up to Occidental - could partially be used (btwn

Tomales and Camp Tomales/Keys Creek/Hamlet/Ocean Roar area to create a trail, which could circle up toward the Elephant Rock area or perhaps along the NE rim of Tomales Bay to Lawson's Landing / Dillon Beach. And better access be given to the trail at the top of Oceanna Marin to the "secret beach" where Estero Americano meets the Pacific. Where existing rail line easements are not in place, new easements could be developed in exchange for property tax relief for ranch owners.

Similarly, in the Town of Tomales, I think new easements could be developed for pedestrian pathways and the end of cul-de-sacs or between streets, where pedestrians can walk away from cars, to create a more vibrant network of paths for people, children to use, so they can get exercise and recreation without having to drive out of town to get to it, and offering a wider variety of choices. This could be offered in exchange for property tax relief for property owners who give and maintain this access. Examples are at both ends of John Street, toward Hwy 1 and the elementary school to the south and the town Hall to the north. Or access to the "field of dreams" old baseball field behind the school bus parking lot / History Center, from the town park. etc etc.

The best kinds of development, design, architecture, planning etc. happen over an extended period of time. The biggest mistakes in development can be found by looking at car-centric development that's happened dramatically and quickly. Compare old towns with character against new ones with tract homes, malls, business parks (post 1950 development regimes) For example east vs west Petaluma. We need clear, positive community planning criteria that supports a healthy community here in Tomales - not just more housing units.

Thank you ,

Brian Lamoreaux
415-269-3610
brian.lamoreaux@mac.com

From: [SVNA](#)
To: [BOS](#); [housingelement](#); [PlanningCommission](#)
Cc: [LINDA LEVEY](#); [TERRI LEKER](#); "[Sharon Rushton](#)"; [Connolly, Damon](#); [CATHERINE LAGARDE](#); [DENNIS BORTOLI](#); [GARY ROBARDS](#); [GINA TUOSTO HAGEN](#); [JOHN DENIGRIS](#); [MARK WALLACE](#); [RODERICK CASTRO](#)
Subject: FW: Sustainable TamAlmonte's letter to the BOS & PC re the 2023-2031 Marin County Housing Element Update 8-8-22
Date: Monday, August 8, 2022 6:42:12 PM
Attachments: [Sustainable TamAlmonte Letter to BOS & PC re Housing Element 8-8-22.pdf](#)

Hello Marin County –

We sent you our own letter earlier but just received this letter from Sustainable TamAlmonte and would like to add our name to endorsers of their letter as well.

Thank you, The SVNA

cc: SVNA Board and Land Use, Supervisor Damon Connolly, Sharon Rushton/TamAlmonte

Santa Venetia Neighborhood Association
P.O. Box 4047 · San Rafael · CA · 94913-4047
phone: 415.499.3411 · fax: 415.795.4680
email: SVNA@santavenetia.org · www.thesvna.org



**215 Julia Ave
Mill Valley, CA 94941**

August 8, 2022

Marin County Board of Supervisors
Marin County Planning Commission
3501 Civic Center Drive
San Rafael, CA 94903
bos@marincounty.org
planningcommission@marincounty.org

Re: 2023-2031 Marin County DRAFT Housing Element Update

Dear Marin County Board of Supervisors and Planning Commission,

We have the following comments and recommendations regarding the 2023-2031 Marin County DRAFT Housing Element Update.

Above all, when planning for Housing Element sites and programs, please place public health and safety over and above state-mandated housing and do not target locations in hazardous areas with increased density. In particular, please protect single-family neighborhoods from up-zoning. Such dangerous up-zoning is unnecessary to address Marin's affordability dilemma.

I. Marin County's RHNA Is Unprecedented, Exorbitant, Unrealistic, and Flawed

It is well established that Marin County's Regional Housing Needs Allocation (RHNA) is unprecedented, exorbitant, unrealistic, and flawed.¹ Unincorporated Marin's Regional Housing Needs Allocation of **3,569** housing units is 19 times larger than that for the last RHNA cycle, which was **185** units, and more than all the housing units allocated to the County for the last 23 years (3 separate RHNA cycles - 1999 through 2022).

Negative Population Growth

¹ <https://marinpost.org/blog/2020/10/14/marin-countys-estimated-housing-quotas-are-off-the-chart>

Marin County, California Population 2022

Marin County, California's estimated population is 256,318 with a growth rate of -0.33% in the past year according to the most recent United States census data.

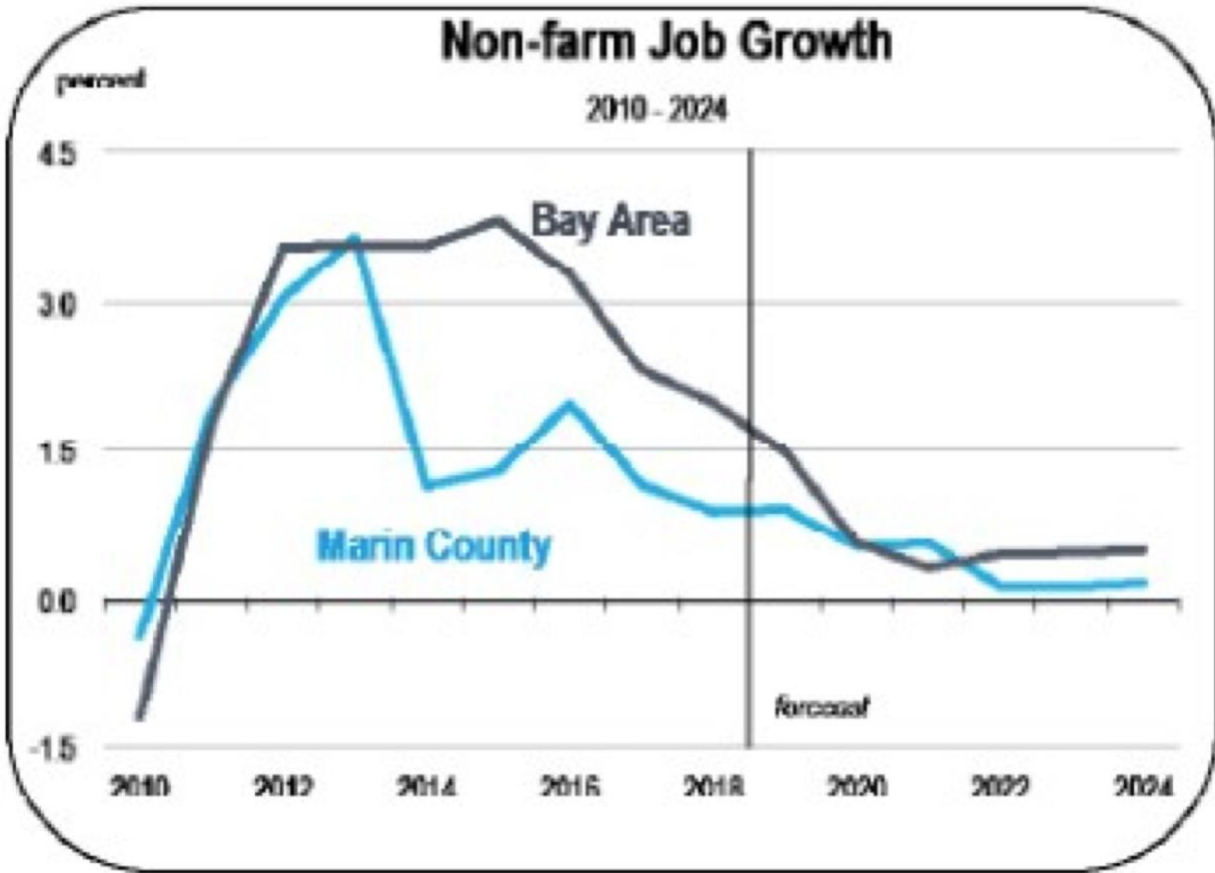
Note: 2021 and 2022 data is projected

Year ▼	Population	Growth	Annual Growth Rate
2022	256,318	-836	-0.33%
2021	257,154	-836	-0.32%
2020	257,990	-836	-0.32%
2019	258,826	-836	-0.32%
2018	259,662	-87	-0.03%
2017	259,749	-813	-0.31%
2016	260,562	-354	-0.14%

The US. Census data shows that Marin has had a negative population growth rate for the last six years and the Department of Finance projects that Marin will have a negative population growth rate for the next five years.

Furthermore, the Department of Finance predicts that, between 2023 to 2031 (the next 8-year RHNA cycle), Marin County's population will grow from **259,345 people (YR 2023)** to **259,713 people (YR 2031)**, which is an increase of **only 368 more residents** for the entire County.

Flat Job Growth



From May 2019 to May 2021, the Marin civilian labor force was down 7,200 (5.2%) and civilian employment in the county was off by 10,000 (7.4%), according to the state Employment Development Department.

Since then there has been some improvement. Yet, the economic forecast by the California Department of Transportation predicts that job growth in Marin County will remain flat during the next few years.

This does not translate into a need for a tremendous amount of new housing. The truth is that Marin’s crisis in housing is not of quantity but of affordability.

II. We are disappointed in Marin County Supervisors’ and Staff’s lack of action

We are extremely disappointed that Marin County Supervisors and Staff have not pushed back more strongly against State Housing Element Laws and Unincorporated Marin’s Regional Housing Needs Allocation (RHNA).

III. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List.

We urge you to avoid the inclusion of sites that are hazardous and environmentally constrained in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. If not,

you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

IV. Lower the "No Net Loss" buffer of units to a bare minimum.

The **No Net Loss Law** requires a jurisdiction to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the entire planning period.

Planning Manager Leelee Thomas reported that the County plans to provide a buffer of 15% to 30% more units than the RHNA. **That's up to 1070 more units!** "This is to allow for scenarios when sites develop at lower densities than proposed in the Housing Element."

In comparison, the City of Mill Valley plans to add a "No Net Loss" buffer of no more than 15% more units than the City's RHNA allocation. A 15% buffer is still questionable, considering the magnitude of density bonuses these days.

The **Density Bonus Law** (found in CA Government Code Sections 65915-65918) provides developers with powerful tools to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects which are completely affordable.

2021 Density Bonus Chart by Meyers Nave:

DENSITY BONUS CHART*

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100%*****	80%	80%	80%	35%	20%	20%	35%

*All density bonus calculations resulting in fractions are rounded up to the next whole number.

**Affordable unit percentage is calculated excluding units added by a density bonus.

***Moderate income density bonus applies to for sale units, not to rental units.

****No affordable units are required for senior units.

***** Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

With how expensive it is to build in Marin, it is much more likely that developers will utilize the Density Bonus Law and build more units than that allowed by zoning, rather than less.

We highly recommend that you significantly lower the number of “No Net Loss” buffer sites.

V. Keep the Default Density at no higher than 20 units per acre.

The March 1st Staff Report states:

“**Default Density:** To be considered viable for the purpose of supporting housing affordable to lower-income households (low-, very-low-, and extremely-low-income households), the property must be zoned to support at least 20 dwelling units per acre. However, this law will sunset during the housing element planning period and the County may want to consider higher densities to accommodate the increased RHNA.”

We urge you to **not** consider higher densities and, instead, lobby the State Legislators to keep Marin County’s Default Density at 20 dwelling units per acre.

VI. Prevent “By-Right” approvals and increased density on hazardous sites.

The March 1st Staff Report states:

“**Recycling Prior Sites:** Vacant sites identified during two consecutive prior RHNA cycles and non-vacant sites identified during a prior cycle must be described as to why they are currently viable if they have not yet been developed. They must allow “by-right” approvals if they are identified as suitable for lower income housing in the new housing element. By-right approval means that if a project provides at least 20 percent affordable units and requires no subdivision, the project is exempt from review under the California Environmental Quality Act, and only design review based on objective standards may be required.”

It would be criminal to allow “by right” approvals of development on hazardous sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to disallow this from occurring.

VII. Prohibit SB-9 housing projects, particularly in hazardous areas, and do not encourage such SB-9 housing to satisfy the Housing Element RHNA allocation. To do so, require a cumulative analysis of ALL potential SB-9 housing developments in the Environmental Impact Report that will be completed for the Housing Element Update in order to prove that the projects would have a specific, adverse impact upon public health and safety or the physical environment and for which there is no feasible method to mitigate the impact.

Senate Bill 9 is an atrocious, fundamentally flawed law that takes away local control of land use, streamlines the review of housing projects, endangers public health and safety, harms the environment, and ruins residents’ quality of life. In addition, Senate Bill 9 destroys single-family neighborhoods. This law was written to line the pockets of Big Wall Investment Firms, Big Real Estate, and Big Tech and do little to promote affordable housing. Indeed, there is absolutely no requirement for any affordable housing to be built in SB-9.

To understand the potential profound adverse consequences of Senate Bill 9, please read Sharon Rushton’s article entitled; “**Misguided Housing Bill Bans Single-Family Zoning Forever: Here are SB-9’s nitty gritty details**”. This analysis examines the fine print of the final

version of Senate Bill 9 and sheds light on misinformation that mainstream media has propagated. Below are a link to and an important excerpt from the piece.

Link to article:

<https://marinpost.org/blog/2021/10/16/misguided-housing-bill-bans-single-family-zoning-here-are-the-nitty-gritty-details-about-sb-9>

Excerpt from Sharon Rushton’s article entitled; ““Misguided Housing Bill Bans Single-Family Zoning Forever: Here are SB-9’s nitty gritty details”:

“SB-9 Significantly Increases The Risk Of Adverse Impacts

SB-9’s vast up-zoning, without any environmental review of potential adverse impacts and cumulative effects, is reckless.

The 2007 Marin Countywide Plan’s (CWP’s) Environmental Impact Report (EIR) projected potential growth of 14,043 more housing units (more than the current number of homes in Sausalito and Mill Valley combined) and 29,759 more residents, if land vacant in 2006 were fully developed according to zoning designations of the cities in Marin County and the Countywide Plan. This didn’t include density bonuses. Alarmingly, the EIR concluded that “land uses and development consistent with the CWP would result in 42 significant unavoidable adverse impacts”, including worse traffic congestion and insufficient water supplies.

There are more than 61,200 single-family dwellings in Marin, according to a 2006 report by the County Assessor-Recorder. The County’s average household size is 2.35 people (per the CWP’s EIR). So, potential growth consistent with SB-9, in which single-family homes turn into duplexes or four homes, could be up to 183,600 more homes and 431,460 more residents, over and above the CWP EIR’s forecast. Such expansion is unsustainable.

SB-9’s subsequent housing density, population growth and changes to development standards would increase the risk of adverse impacts on the environment, public health and safety, traffic congestion, infrastructure, utilities (water supply), public services (schools), views, sunlight, privacy, neighborhood character, and quality of life.”

Marin County can deny SB-9 projects and protect hazardous properties from the increased risk of environmental impacts caused by the overly dense development of SB-9 by complying with the following section of the bill.

Excerpt from the text of SB-9 (in blue):

"(d) Notwithstanding subdivision (a), a local agency may deny a proposed housing development project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact."

For every single proposal to up-zone a single-family parcel to 4 units (via SB-9), Marin County would have to make a written finding, based upon a preponderance of evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety

or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. This could be very costly.

Moreover, the evaluation of just one single-family parcel (at which a single-family home would be converted into 4 units) at a time, won't show the true adverse impacts of housing development per SB-9. Cumulative impacts would most likely be necessary. So, the County would need to do some sort of environmental or safety assessment for **all** its single-family zones.

It is our understanding that currently the Housing Element EIR is only evaluating SB-9 housing projects that would qualify for and satisfy Unincorporated Marin's RHNA. This is a very small number of SB-9 housing projects.

We strongly recommend that **all** potential SB-9 housing developments be evaluated by the Environmental Impact Report that will be completed for the Housing Element Update. This will give the County the means to deny SB-9 projects in hazardous areas in accordance with the law.

VII. Support and endorse the "Our Neighborhood Voices Initiative".

We urge you to support and endorse the **Our Neighborhood Voices Initiative**.

The **Our Neighborhood Voices Initiative** will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level, and to stop the multitude of laws, like the Housing Element Law, SB-9, and SB-10, emanating from Sacramento that seek to override municipal and county control over land-use and development.

Visit: <https://ourneighborhoodvoices.com/>

VIII. Conclusion

Please follow our above recommendations to lower Unincorporated Marin's future Regional Housing Needs Allocations (RHNA), restore local control of land use, protect public health and safety, and preserve the environment.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President
Sustainable TamAlmonte

From: [Thomas Meagher](#)
To: [BOS](#); [PlanningCommission](#); [housingelement](#)
Cc: [Thomas Meagher](#)
Subject: Support Sustainable TamAlmonte Recommendations for MC Draft Housing Element
Date: Monday, August 8, 2022 7:23:37 PM

Some people who received this message don't often get email from varlux@outlook.com. [Learn why this is important](#)

August 8, 2020

Marin County BoS
Marin County Planning Comm.
Civic Center Drive
San Rafael, CA 94903

Re: 2023-2031 MC Draft Housing Element Update

Dear Marin County Supervisors and Planners

Sustainable TamAlmonte, a community-based Mill Valley non-profit, has produced a letter which, in few pages, offers on-point analysis and represents the logic held by many residents of Mill Valley and West Marin.

In 2012, a local author reasoned in his well-regarded book that top-down housing requirements are not often compatible with the sustainability efforts of many Marin residents and organizations.

In a sentenced - Narrow housing focus risks broad quality-of-life failures.

The letter of Sustainable TamAlmonte is a rational review of the Draft Housing Element Update and deserves your consideration and your full support for the arguments made.

Respectfully

Thomas J. Meagher, Esq.
LawyersMarin
3020 Bridgeway - 301
Sausalito, CA 94965
tmeagher@lawyersmarin.com

From: [N Blair](#)
To: [housingelement](#); [BOS](#)
Subject: Re: Tuesday August 9th: Housing Element Board of Supervisors/Planning Commission Workshop
Date: Monday, August 8, 2022 9:29:52 PM

Some people who received this message don't often get email from nblair9999@gmail.com. [Learn why this is important](#)

Hello,

This email wasn't sent out with ample time for people to respond by your deadline of 3:30pm today. While I would like to give the county the benefit of the doubt, it almost feels like this was done on purpose so that people could not get their comments in on time. Four days' notice does not feel fair, especially since we are in the summer months and many leave for vacation.

That said, I am not clear on what inventory sites this meeting will cover. I am concerned with item #1 regarding the default density. The default density of 20 units per acre is terribly high for wildlife corridors that support endangered species. We recently added another invertebrate, the Monarch Butterfly, to the endangered species list. The Monarch Caterpillars rely on specific plants that grow along the Atherton corridor in order to feed. It cannot eat anything else. Destroying its habitat will only help drive this Butterfly to extinction for good. Please understand that many of the large acre parcels are not already paved over or landscaped. These lots maintain the native plants necessary to sustain the many endangered species and wildlife in this area. What protections are in place to preserve our biodiversity? It makes more sense to repurpose the vacant buildings in San Francisco or buildings like Fireman's fund to provide housing.

Thanks,
C Blair
15 Equestrian Ct
Novato, CA 94945

On Thu, Aug 4, 2022 at 3:12 PM housingelement <housingelement@marincounty.org> wrote:

Tuesday August 9th: Housing Element Board of Supervisors/Planning Commission Workshop

On Tuesday August 9th 2022, at 5:00 PM or thereafter, the Board of Supervisors and Planning Commission will hold a workshop to provide feedback to staff on **proposed Countywide Plan (CWP) amendments and rezoning considerations** related to the 2023-2031 Marin County Housing Element and its identified sites. The changes will come back to the Planning Commission and Board of Supervisors in the fall. The meeting link is available on the [Board of Supervisors](#) webpage.

The Housing Element is an integral component of the Countywide Plan (the County's general plan). The proposed changes discussed at this meeting are necessary for the County to meet State requirements to reduce barriers to housing development and meet the Regional Housing

Needs Allocation (RHNA). The RHNA for unincorporated Marin in the next Housing Element cycle is 3,569 units.

Additional details about this item are available in the [Board Packet](#), available for review on the County's [Housing Element Meetings & Workshops](#) webpage.

[Comments](#) may be submitted before the meeting, or during the meeting.

- **Before the meeting:** please email housingelement@marincounty.org or BOS@marincounty.org no later than 3:30 PM on Monday, August 8th. In your comment, please indicate the item number you are addressing, your name and address. These comments will be forwarded to the Board of Supervisors and will be placed into the public record. Attachments to emails are permitted.
- **During the meeting:** you will have the opportunity to speak to this item during the public comment period. You will need to join the meeting via Zoom and utilize the raise hand feature to inform the moderator that you would like to comment.

To continue receiving the latest development, [join our subscription list](#). For any questions, please contact the Housing and Federal Grants Division [by email](#) or by phone, at (415) 473-7309.

El Martes 9 de Agosto: Reunión de la Junta de Supervisores/ Comisión de Planificación por el Elemento de Vivienda

El martes 9 de agosto de 2022, a las 5:00 PM o después, la Junta de Supervisores y la Comisión de Planificación celebrarán un taller para proporcionar información al personal sobre **las enmiendas propuestas al Plan del Condado (CWP) y las consideraciones de rezonificación** relacionadas con el Elemento de Vivienda del Condado de Marin 2023-2031 y sus sitios identificados. Los cambios volverán a la Comisión de Planificación y a la Junta de Supervisores en otoño. El enlace de la reunión está disponible en la página web de la [Junta de Supervisores](#).

El Elemento Vivienda es un componente fundamental del Plan del Condado (el plan general del Condado). Los cambios propuestos que se discutirán en esta reunión son necesarios para que el Condado cumpla con los requisitos del Estado para reducir las barreras al desarrollo de la vivienda y cumplir con la Asignación Regional de Necesidades de Vivienda (RHNA). La RHNA para la zona no incorporada de Marin en el próximo ciclo del Elemento de Vivienda es de 3,569 unidades.

Los detalles adicionales sobre este tema están disponibles en el [Paquete de la Junta](#), disponible para su revisión en la página web de [Reuniones y Talleres del Elemento Vivienda](#) del Condado (la traducción al español estará disponible pronto).

Puede presentar [sus comentarios](#) antes o durante la reunión.

- **Antes de la reunión:** envíe un correo electrónico a housingelement@marincounty.org o BOS@marincounty.org a más tardar a las 3:30 p.m. el lunes 8 de Agosto. En su comentario, incluya el número del tema de la agenda al que se está dirigiendo, su nombre, y su dirección. Los comentarios enviados por correo electrónico a la Junta de Supervisores se incluirán en el registro público. Se permiten archivos adjuntos a correos electrónicos.
- **Durante la reunión:** tendrá la oportunidad de hablar sobre este tema durante el periodo de comentarios del público. Deberá unirse a la reunión a través de Zoom y utilizar la función de levantar la mano para informar al moderador de que desea hacer comentarios.

[Regístrese en nuestra lista de suscripción](#) para recibir las últimas novedades. Si tiene alguna pregunta, comuníquese con el personal del condado por [correo electrónico](#) o por teléfono (415) 473-7309.

Bạn cần thông tin này bằng tiếng Việt? Vui lòng liên lạc nhân viên của Quận Marin theo số (415) 473-7309 hoặc housingelement@marincounty.org.

您需要中文信息吗？请致电 (415) 473-7309 联系马林县工作人员或发送电子邮件至 housingelement@marincounty.org.

Housing and Federal Grants Division

County of Marin

Community Development Agency

3501 Civic Center Drive, Suite 303

San Rafael, CA 94903

415 473 7309

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>