

From: [Shawna Mullarkey](#)
To: [housingelement](#)
Subject: Rezoning #6 Atherton
Date: Thursday, December 8, 2022 3:46:50 PM

[You don't often get email from shawna.mullarkey@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

> Hello Supervisors,

>

> I hope you're all well. Thank you for the work you do. We own 3 homes in Rush Creek. I grew up in Novato. I was born in San Francisco. We have owned our Novato homes for many years. We are obviously very vested in all this. Rezoning (item #6) the Atherton corridor is changing the rules and should not be excepted. I implore you all to fight back against these mandates and protect our county properties. To have all that housing in such a small amount of space is not well thought out and will cause major traffic for our area. Please help save our area and our town. We bought in the area because it was open and zoned agricultural.

>

> Atherton is not walkable and it doesn't have the infrastructure. This entire concept makes no good sense. There are affordable housing things going in all over the city of Novato. Why are we so willing to get rid of the very open space that gives Novato its reputation and differentiation in Marin as a community that has open land. It devalues the value of city property as a whole to do this

>

> I run the Rush Creek Preserve. The trailers parked along the frontage road are out of control. Their numbers are growing by the day. They are putting waste in our waterways. The garbage pile is growing. Please take care of your tax paying community and take care of nature. Fight the fight for us. We need you.

>

> Thank you, Shawna and Dave Mullarkey

10 Dry Creek Lane

20 Dry Creek Lane

165 Saddlewood Road

> Shawna Mullarkey

415-717-1107 Shawna Mullarkey

415-717-1107

Sent from my iPhone

From: [Amy Kalish](#)
To: [BOS; housingelement](#)
Cc: [Amy Kalish](#)
Subject: Form Based Code and Communities
Date: Thursday, December 8, 2022 3:59:59 PM

To the Marin County Board of Supervisors,

First, I'd like to thank the Board for the thoughtful tone of the December 6th meeting. Your questions and deliberations convey the concerns you have for Marin, and your respect for the community.

Though the County has taken great pains to create the new FBC, a well-intentioned attempt to create objective standards that conform to state law, it is important to point out that the FBC is created in service of a new system of development that undermines most tenets of local control.

The change to "objective language" is not so much of an issue as the projects entering our communities that do not have to conform to normal design review, or even the limitations of the FBC if they qualify for bonuses.

1. Where the local standards no longer apply, and neighbors no longer need be informed of projects going up in their neighborhood, they so are deprived of their long-standing right to weigh in on any proposal. The DRBs have long facilitated these interactions, and neighbors and neighborhoods have benefited from them. The new laws render DRB's and CountyWide Plan land use regulations irrelevant.
2. The FBC represents a loss of meaning to DRBs advisory capacity. That work seeks to engage neighbors — the new regulations do not require engagement or even notices. Height limits, setbacks, and considerate deck and window placement for privacy have kept harmony in the area; large multifamily developments qualifying for density bonuses can be excused from noticing, input, height, parking requirements, FAR limits, and CEQA.
3. There is a need for affordable multi-family housing in the area, but it should be subject to the same diligence expected of any other residential or commercial project.
4. With erosion of CEQA in the case of qualifying projects, the watershed and other natural features, long protected, are exposed to degradation.
5. As the pace of large multi-family development increases, infrastructure upgrades will be required. By law, inclusion of large projects into communities are unfunded mandates; either bonds or parcel taxes would have to be raised to continue to

service the County, which already has other attendant and potentially expensive issues with anticipated sea rise.

6. The safety of residents with regards to fire evacuation capacity is jeopardized by any density that further clogs the very few egress routes in many parts of Marin. For example, egress from Tam Valley will be impacted both by development there, and by mandated density development in adjoining areas of Mill Valley.

7. The RHNA is at odds with the laws that mainly “create” housing by offering bonuses to for-profit developers in exchange for inclusion of percentages of affordable housing at different levels. As seen in other parts of the state, these can be large, outside, institutional investors uninterested in the character of an area, willing to buy up neighborhoods of homes to demolish and repurpose into rental housing, eliminating the ability of new families to ever have the benefit of home ownership and the building of generational wealth.

I am a member of the Tam Design Review Board, but I am writing this letter as a private citizen. The TDRB has served to maintain livable standards agreed upon within our area for almost 50 years. I fear I am witnessing the end of an era of stewardship.

All of these new housing laws intentionally undermine the very things that Community Plans seek to create; in the case of the Tam Plan: “an involved community with a voice in the harmonious character of the built landscape, a feeling of privacy created by landscaping and neighborly consideration, and careful treading in a fragile environment.”

Without pushback, the state will assume the new status quo is acceptable, and that we have relinquished our interest in preserving the right to participate in the safety, environmental stability, harmony, and quality of the built environment.

Because of these concerns, I respectfully urge the County to join both the lawsuit against SB 9 (which intentionally and detrimentally loosens neighborhood standards without an affordability component), as well as the HCD/RHNA lawsuit, which is based on the failed audit of the RHNA numbers now under further review in the Office of Finance.

Respectfully,

Amy Kalish
citizenmarin.org
7 Walsh Dr, MV CA 94941

415-383-9115

Sent from my iPad

From: [Mosher, Ana Hilda](#)
To: [housingelement](#)
Subject: FW: Letter from Tam Design Review Board on Form Based Code
Date: Thursday, December 8, 2022 4:00:06 PM
Attachments: [tdrb_formbasedcode_letter.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



.

ANA HILDA MOSHER
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6278T
415 473 7880 F
415 473 2255 TTY
CRS Dial 711
amosher@marincounty.org

STAY CONNECTED:



“Please consider the environment before printing this email or attachments”

From: Damazyn, Michele <MDamazyn@marincounty.org>
Sent: Thursday, December 8, 2022 3:26 PM
To: Mosher, Ana Hilda <AMosher@marincounty.org>
Subject: FW: Letter from Tam Design Review Board on Form Based Code

Hi Ana Hilda. Can you take care of getting this to the PC?

Thanks,
Michele

From: dwallace1957@yahoo.com <dwallace1957@yahoo.com>

Sent: Thursday, December 8, 2022 3:22 PM

To: Tejirian, Jeremy <JTejirian@marincounty.org>; sjones@marincounty.org; Thomas, Leelee <LThomas@marincounty.org>; Zeiger, Jillian <JZeiger@marincounty.org>

Cc: Damazyn, Michele <MDamazyn@marincounty.org>; Bozzard, Candice <cbozzard@marincounty.org>

Subject: Letter from Tam Design Review Board on Form Based Code

Please find attached a comment letter from the Tam Design Review Board. By copy to Michele and Candice, I'm requesting assistance in delivering this to the Board of Supervisors and Planning Commissioners.

Thank you, Doug Wallace
Chair, TDRB

To: the Marin County Board of Supervisors; The Marin County Planning Commission; Jeremy Tejirian; Sarah Jones; Jillian Zeiger; and Leelee Thomas:

The Tamalpais Design Review Board applauds the County on the creation of a draft Form Based Code.

In reviewing the draft documents, we feel the code is strong overall but **lacking in two main elements: controlling height and bulk.**

These two points are crucial. In a survey generated by the Tam Design Review Board and sent to our community in 2020, receiving nearly 800 replies, **92% of respondents** stated that **reducing the massing** of buildings is either extremely (59%) or somewhat (33%) important. 92% of respondents stated that **stepping back floors above two stories** to prevent large shadows and protect views of the sky was either extremely (64%) or somewhat (28%) important. **85% of respondents** added that **heavy wall articulation** was either extremely (44%) or somewhat (41%) important.

The proposed code does not fully reflect the above stated items. We take particular concern with the lack of regulations regarding continuous wall planes. All styles aside from "contemporary" currently avoid a requirement for change of plane - thereby allowing the potential for a developer to create a continuous wall plane as long as 200 feet and as high as five stories.

Our recommendation: walls along a public street must be required to have a change in plane of at least 30 inches every 40 feet.

Secondly, the proposed code is lacking "skyplane" provisions. This is the number one item the community expressed a desire to see.

Our recommendation: all buildings, especially taller building types, should be required to step back above the second floor.

We have reviewed a comments written by planning commissioner Andrea Montalbano to staff in October 2022. We are aligned with the recommendations written by Commissioner Montalbano in this letter. As a part of our board in 2020, and as a key creator of our survey and community outreach efforts, she possesses a depth of knowledge, and understanding of the will of our residents, on this topic.

Thank you for considering our input and the viewpoints of Tam Area residents.

Sincerely,

Douglas I. Wallace
Chair, Tamalpais Design Review Board

From: [Nik Name](#)
To: [housingelement](#)
Subject: No
Date: Thursday, December 8, 2022 5:40:03 PM

[You don't often get email from nikgay@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Stay away from Lucas valley !
Sent from my iPhone

From: [Jones, Sarah](#)
To: [housingelement](#)
Subject: FW: NO CHANGES TO COMMUNITY PLANS--NONE!!!!!!!!!!!!!!
Date: Friday, December 9, 2022 8:41:33 AM

From: Sue Aldridge <sue4loans@gmail.com>
Sent: Friday, December 9, 2022 8:32 AM
To: Jones, Sarah <sbjones@marincounty.org>
Subject: NO CHANGES TO COMMUNITY PLANS--NONE!!!!!!!!!!!!!!

You don't often get email from sue4loans@gmail.com. [Learn why this is important](#)

From: [Ellen Dunder](#)
To: [housingelement](#)
Subject: Housing opposition
Date: Friday, December 9, 2022 8:43:11 AM

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I am adamantly opposed to additional housing at the intersection of Mt. Lassen and Lucas Valley Road. The number of people and vehicles would completely overwhelm the area, and it would be devastating for all of the reasons that have already been brought up.

Ellen Dunder
2 Mount Palomar Court
Lucas Valley

From: [George Dunder](#)
To: [housingelement](#)
Subject: Rezoning in Lucas Valley Mt.Lassen/Lucas Valley junction:
Date: Friday, December 9, 2022 8:53:37 AM

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

I oppose rezoning in Lucas Valley
George Dunder

From: [Suzanne Dennis Egan](#)
To: [housingelement](#)
Subject: Opposition to Rezoning in LV
Date: Friday, December 9, 2022 9:06:36 AM

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The Mt Lassen LV JUnction rezone for the new housing is not suitable to that particular location. The proof is in the Big Rock Cafe parking issues. The traffic in the AM for multi-school drop off and LV two lane road entry is going to cause major traffic risk and issues for all.

Warmly,
Suzanne Dennis Egan

From: [Barbara Sullivan](#)
To: [housingelement](#)
Subject: High density housing proposal
Date: Friday, December 9, 2022 9:12:02 AM

[You don't often get email from sullivan.marin@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am shocked that supervisors approved the building on high density housing in Lucas Valley without an EIR. We have no WATER.
Ray Sullivan

Sent from my iPhone

From: [Chelsea Hall](mailto:Chelsea.Hall@marincounty.org)
To: [JImbimbo](mailto:JImbimbo@marincounty.org)
Subject: FW: Proposed new map for 70 N Knoll will eliminate senior housing development
Date: Friday, December 9, 2022 9:11 AM
Attachments: [Proposed New Map for 70 N Knoll will eliminate senior housing development.pdf](#)

Chelsea Hall, County of Marin
Environmental Planning & Planning Aide

Community Development Agency
Office #: 415-473-2267

-----Original Message-----

From: Imbimbo, Jennifer <JImbimbo@marincounty.org>
Sent: Friday, December 9, 2022 9:11 AM
To: Hall, Chelsea <chall@marincounty.org>
Subject: FW: Proposed new map for 70 N Knoll will eliminate senior housing development

FYI -
P: 415-473-2267
C: 415-377-0919
F: 415-488-6177

-----Original Message-----

From: Amir Kia <amir@spiritlivinggroup.com>
Sent: Thursday, December 8, 2022 5:39 PM
To: Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>
Cc: Imbimbo, Jennifer <JImbimbo@marincounty.org>; Ali Shabahangi <ali@spiritlivinggroup.com>
Subject: Proposed new map for 70 N Knoll will eliminate senior housing development

Dear Stephanie,

Restricting the potential of 70 N Knoll to the proposed zoning map that was just published (attached) basically means this site will not be developed unfortunately.

As you know, we have spent a lot of time and resources studying, designing and developing a site plan for 70 N Knoll with our architects, engineers and consultants so we can develop senior housing on this property.

The new restrictive map that is being proposed at the 11th hour is undoing all the careful and inclusive collaboration the community has put in to developing the Housing Element. It also doesn't take into account a myriad of site specific factors that we have worked very hard to address with our team of professionals. There are issues related to infrastructure, topography, biological issues (including the southern drainage), earthwork and grading, access and fire safety etc. which the proposed map does not consider. It is not possible to "fit" a project in this "box" without considering all the issues we have been working on with our consultants and engineers for the last 8 months. There is no rationale to put a small box at one corner of a 7 acre property; a property that has easy access right next to the freeway, is near public transportation, surrounded by other multifamily developments and near many amenities. It's very sad for us to see such a great senior housing site go to waste potentially.

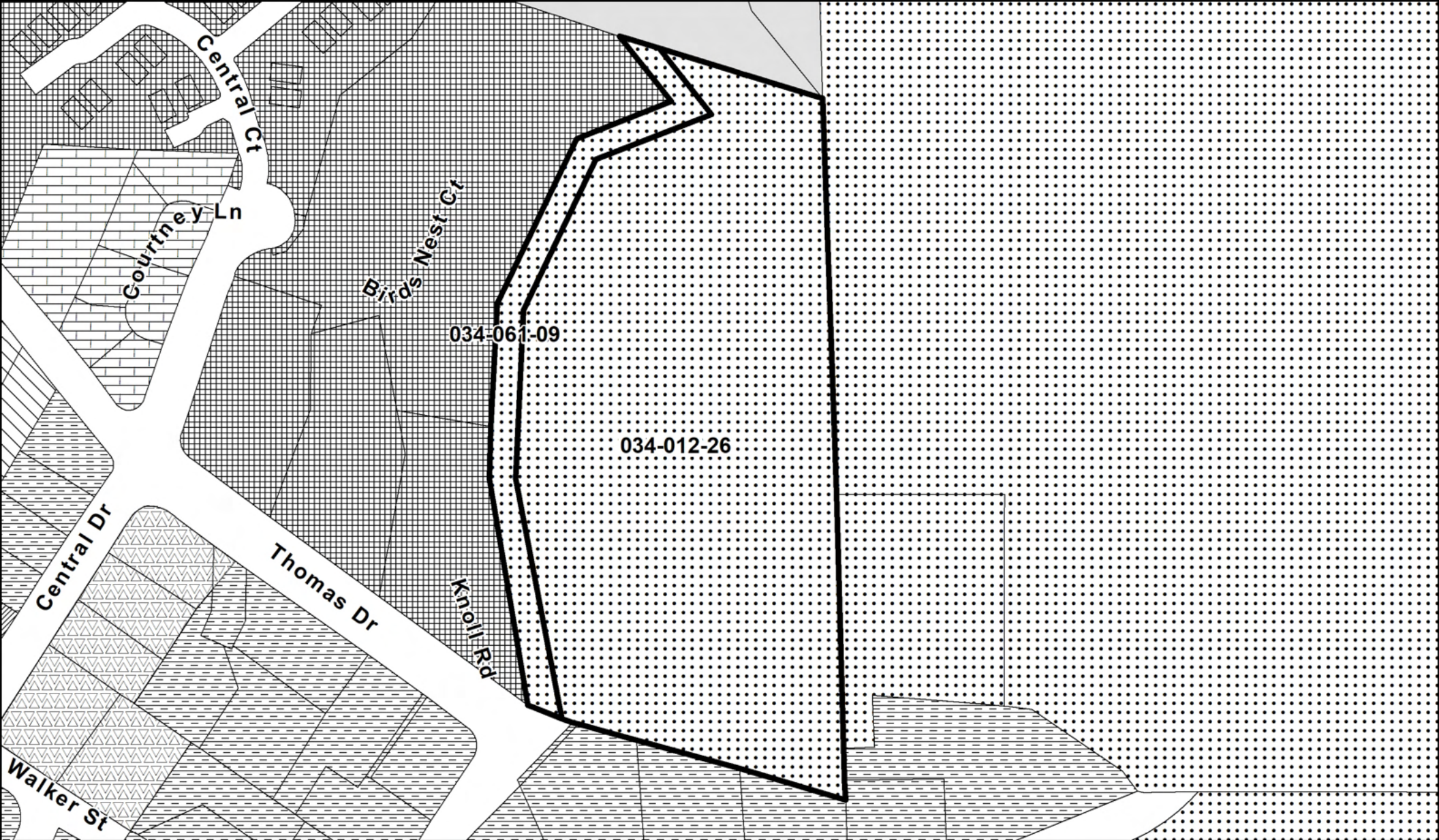
If the goal of the Housing Element is to accommodate new housing, this proposed map basically removes 70 N Knoll from the list of possible housing sites. Having to go back to general plan amendments and rezoning after this process is finalized seems to defeat the purpose of all the hard work the community has contributed over the last few years to encourage new housing.

We hope you can be open to our feedback before this is finalized.

Warm regards,

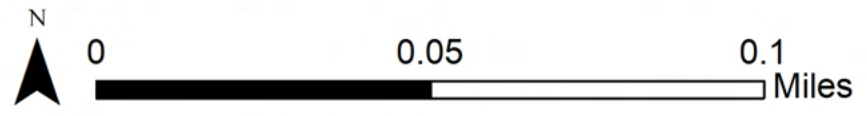
Amir

Amir Kia
Spirit Living Group
101 Larkspur Landing Circle, #220
Larkspur, CA 94939

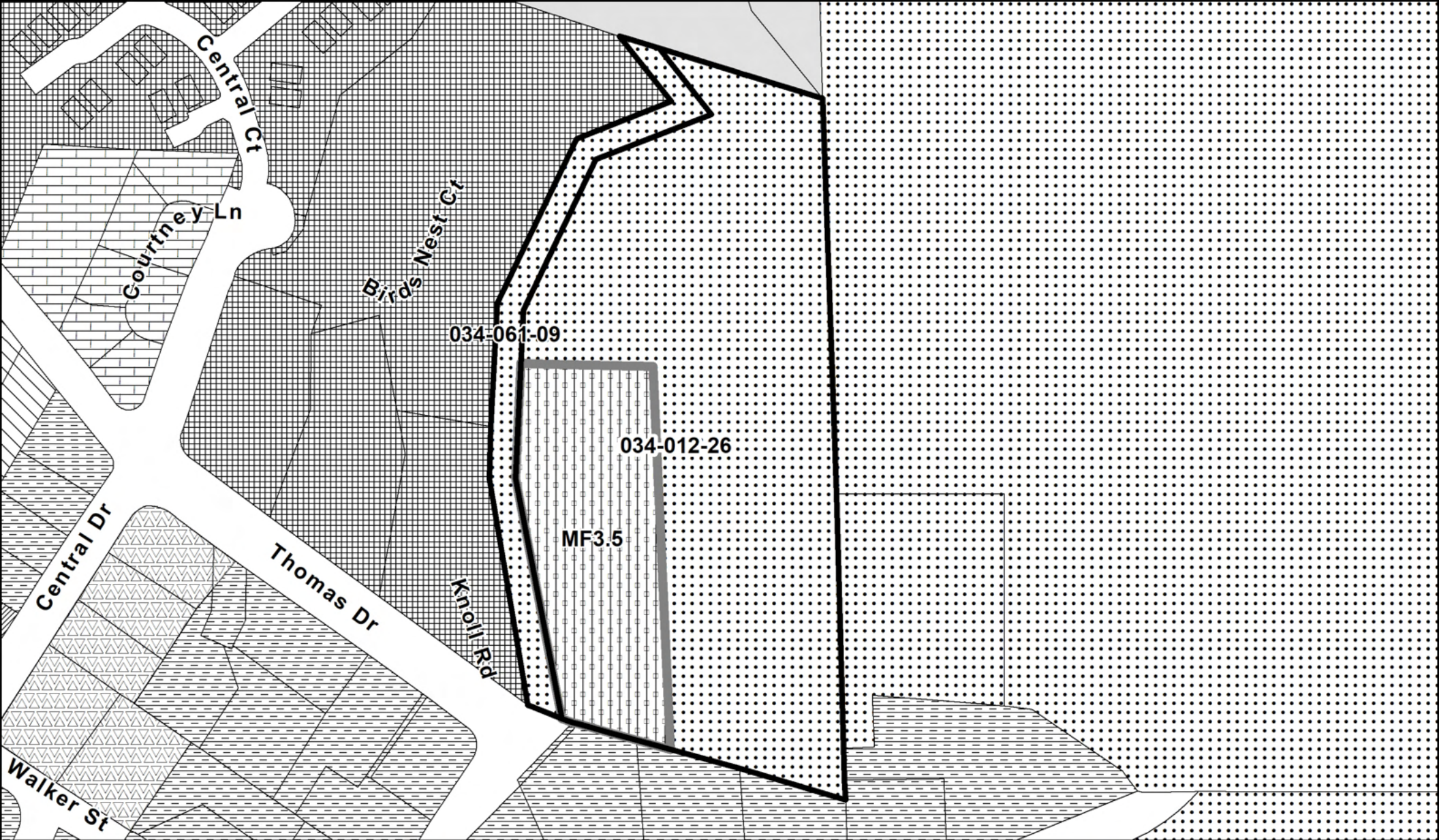


Existing Land Use Designation - North Knoll Rd/Saint Thomas Dr

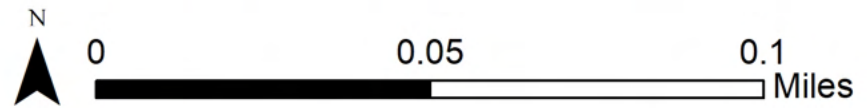
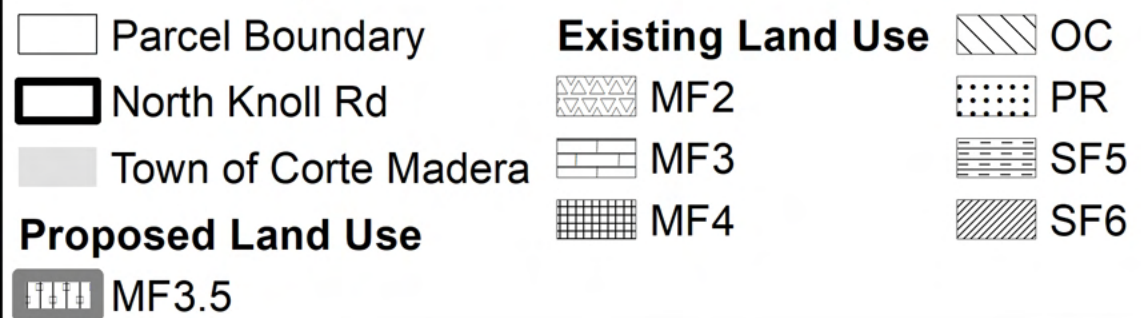
- | | | |
|----------------------|--------------------------|-----|
| Parcel Boundary | Existing Land Use | OC |
| North Knoll Rd | MF2 | PR |
| Town of Corte Madera | MF3 | SF5 |
| | MF4 | SF6 |



Date: November 22nd, 2022
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Proposed Land Use Designation - North Knoll Rd/Saint Thomas Dr



Date: November 22nd, 2022
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.

From: [Kristin Mathewson](#)
To: [housingelement](#)
Subject: Oppose rezoning in Lucas Valley/Mt. Lassen/Lucas Valley Junction
Date: Friday, December 9, 2022 10:15:24 AM

You don't often get email from ckm809@gmail.com. [Learn why this is important](#)

I am a resident in this neighborhood, and I oppose this rezoning in order to build high density units in our area without a project based EIR.

Kristin Mathewson
11 Mt Palomar Court
San Rafael, CA

From: [Eric Egan](#)
To: [housingelement](#)
Subject: Disapproval of rezoning Lassen/Lucas Valley for housing
Date: Friday, December 9, 2022 12:10:01 PM

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

I do not approve of rezoning the LV/Lassen for additional housing units without an EIR being performed. I would hope the Board of Directors feels the same and pushes for an EIR.

Sincerely,
Eric Egan
Lucas Valley Homeowner

From: [TRAUMATYS - Dre Louise Gaston, PhD](#)
To: [housingelement](#)
Subject: rezoning - EIR
Date: Friday, December 9, 2022 1:03:24 PM

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

To whom it may concern,

Here is my input regarding the rezoning project involving Lucas Valley:
[Lucas Valley is an area where wildlife flourishes. Bringing in more units would greatly interfere with environment of animals such as deer, raccoons, turkey vultures, falcons, wild turkeys, mountain lions, foxes, etc.](#)

Louise Gaston
9 Mt. Palomar Ct.

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Community plans
Date: Friday, December 9, 2022 3:16:07 PM

From: TOM /ANTOINETTE BENOIT <tom.benoit@comcast.net>
Sent: Friday, December 9, 2022 2:02 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Community plans

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Please uphold the existing community Marin plans. The alternative of eliminating them is not in the interest of your constituents.

Tom

Coldwell Banker Residential Brokerage - San Rafael (Terra Linda)

Main Office: 415-456-3000
Fax: 415-457-2359
899 Northgate Dr., Suite 100
San Rafael, CA 94903

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Local Community Control
Date: Friday, December 9, 2022 3:16:20 PM

-----Original Message-----

From: Ross Elkins <rossmon1@comcast.net>
Sent: Friday, December 9, 2022 9:08 AM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Local Community Control

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Planning Commission,

I understand that moves are afoot by the county to remove or greatly lessen our local Community Plans for especially housing in Marin County.

I am totally against this and anyone who supports it.

No one in government seems to listen to or care about the effects of these decisions on life in area's that people move to for specific reasons.

Our water supplies alone should be enough to dissuade any decisions that bring more people to live in Marin County and that's just the beginning.

Marin County has changed for the worse over the last 50 years due to decisions already made that affect traffic, the air, water and density of housing to name a few.

These far reaching steps to surrender our local control to Sacramento will only accelerate the degrading of our beautiful county by creating an ever denser strip of poverty along 101.

Please work for us and not the reverse,

Ross Elkins

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: NO CHANGES TO COMMUNITY PLANS--NONE!!!!!!
Date: Friday, December 9, 2022 3:16:33 PM

From: Sue Aldridge <sue4loans@gmail.com>
Sent: Friday, December 9, 2022 8:30 AM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: NO CHANGES TO COMMUNITY PLANS--NONE!!!!!!

You don't often get email from sue4loans@gmail.com. [Learn why this is important](#)

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: I urge you not to override community plans
Date: Friday, December 9, 2022 3:16:50 PM

From: Ruthanne Ranz Appell <garyamv@comcast.net>
Sent: Thursday, December 8, 2022 10:44 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>; Lai, Thomas <TLai@marincounty.org>
Subject: I urge you not to override community plans

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

Dear Marin County Supervisors and Planning Commisioners,

I was just made aware of this proposal to override community plans that will be discussed on Monday.

The community knows best what is happening and what is important to those who actually live in a community. I'm hoping you will take into account my email. I was not aware of it before the deadline.

The West Tam Valley community which is where I live is very involved in monitoring and speaking up about proposed building that in many cases breaks the laws. We have opposed building that is counter to keeping safety for our families. Sharon Rushtin from the TamAlmonte neighborhood pointed out that

The Plan takes into account many specific aspects of our area (public safety, views, sunlight, neighborhood character, heights, preservation of the marsh, environmental protections, zoning, hazards, etc.) , which will be lost if the County decides to eliminate Community Plans.

So, I am writing to urgently oppose overriding community plans.

Thank you for listening.

Sincerely,

Ruthanne Ranz Appell
607 Northern Avenue
Tam Valley property owner since 1986

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: County plans to eliminate community plans
Date: Friday, December 9, 2022 3:17:55 PM
Attachments: [Planning Commission Letter 12082022.pages](#)

From: lee2reynolds@aol.com <lee2reynolds@aol.com>
Sent: Thursday, December 8, 2022 6:00 PM
To: PlanningCommission <PlanningCommission@marincounty.org>; Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>
Subject: County plans to eliminate community plans

You don't often get email from lee2reynolds@aol.com. [Learn why this is important](#)

Dear Planning Commission,
I am writing to endorse the letter written by Fran and Bruce Corcoran with regard to The Countywide Plan land use designations superseding Community Plan designation

Sincerely,
Elizabeth (Lee) Reynolds

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Concern and opposition over overriding Community Plans
Date: Friday, December 9, 2022 3:18:32 PM

From: Beth Tobias <tobiasea@yahoo.com>
Sent: Thursday, December 8, 2022 3:41 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>;
Lai, Thomas <TLai@marincounty.org>
Subject: Concern and opposition over overriding Community Plans

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Dear Marin County Board of Supervisors, Marin County Planning Commission, Director Thomas Lai,

It was brought to my attention that the County is proposing to completely override community plans.

I have red the documents and the most concerning is on P. 14 - policy 1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, **the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations.**” As you know the Strawberry Community Plan governs multiple aspects of the Seminary property (i.e. open space areas, uses, and much more). This language would basically wipe out the SCP, because the CWP simply designates the site as residential.

This problem is also found in p 3.4-3 on the same page, where they propose to add “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

Please add this email to those who strongly oppose these changes.

Thank you,

Beth Tobias

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Housing Element for Unincorporated Marin-Lucas Valley/.Marinwood
Date: Friday, December 9, 2022 3:18:42 PM

From: stephennestel@gmail.com <stephennestel@gmail.com>
Sent: Thursday, December 8, 2022 3:31 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Housing Element for Unincorporated Marin-Lucas Valley/.Marinwood

Stephen Nestel would like information about:

Dear Commissioners,

Does Marin County really think they can place 3000 housing units in our neighborhood of 2300 homes without major infrastructure improvements costing billions?

The non profit developers will change our community forever placing UNAVOIDABLE impacts to our environment, infrastructure, schools, government service and ADD NOTHING to the tax base to support it.

It is utter madness and the only rational response is to join legal action against the State.

Our community WILL FINALLY REALIZE this mad plan after it is approved and the bulldozers are rolling. By then, I expect there will be a major political response from the people.

We want housing that people can afford, not a mad rush of non profit corporate landlords exploiting our communities and environment.

Respectfully, reject the housing element and encourage the County to do the right thing and join civil action against the State.

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Community Plans
Date: Friday, December 9, 2022 3:18:52 PM

From: dbk <d.koc@comcast.net>
Sent: Thursday, December 8, 2022 3:17 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Community Plans

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

I strongly oppose the elimination of Community Plans.

Don Koc
508 Shasta Way
Mill Valley, CA 94941

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Letter to Marin BoS, re Marin Community Plans — Incorporation into Marin General Plan
Date: Friday, December 9, 2022 3:19:18 PM
Attachments: [WPN BoS re Cmnty Plans 20221208 v01.pdf](#)

From: WPN Office <Office@wpn.org>
Sent: Thursday, December 8, 2022 3:01 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>; Lai, Thomas <TLai@marincounty.org>
Subject: Letter to Marin BoS, re Marin Community Plans — Incorporation into Marin General Plan

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

8 December 2022

Dear Marin Board of Supervisors,

It has come to our attention that the Marin Board of Supervisors might consider abandoning, or reducing the influence of, Marin's community plans, in County planning.

We strongly urge you to maintain and support the existing paradigm, in which Marin County incorporates community plans that are developed within respective communities into the Marin General Plan, and in which Marin County defers to those community plans in every practicable way.

Marin County and its residents benefit enormously from its support of community plans, which have enabled Marin to maintain a great deal of diversity in community characters, perhaps as much or more than can be found in any other California County.

Without reliance on community plans, it is literally inconceivable that the Marin Board of Supervisors could be sensitive to the unique environmental and community aspects of each respective community — public safety, viewsheds and building heights, sunlight, neighborhood character, environmental protections, zoning, hazards, unique environmental features over time, etc.

Please do not make the same mistake that the California legislature, and key regional planning entities (such as MTC and ABAG) are making in terms of overriding or disregarding local agency for municipalities and communities.

Please continue to support the existing paradigm, in which Marin County incorporates community plans that are developed within respective communities into the Marin General Plan, and in which Marin County defers to those community plans in every practicable way.

Thank you.

Please note that this letter is shorter and less detailed than we would wish; we became aware of this consideration only minutes ago.

Louis Nuyens
President
Watershed Preservation Network

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Watershed Preservation Network

PO Box 8
San Geronimo, CA 94963
Tel: (415) 717-0140
Fax: (415) 488-0262
Email: Office@wpn.org

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Watershed Preservation Network

*P.O. Box 8
San Geronimo, CA 94963*

*Tel: 415 488-9341 • Fax: 415 488-0262
www.wpn.org • billing@wpn.org*

8 December 2022

Dear Marin Board of Supervisors,

It has come to our attention that the Marin Board of Supervisors might consider abandoning, or reducing the influence of, Marin's community plans, in County planning.

We strongly urge you to maintain and support the existing paradigm, in which Marin County incorporates community plans that are developed within respective communities into the Marin General Plan, and in which Marin County defers to those community plans in every practicable way.

Marin County and its residents benefit enormously from its support of community plans, which have enabled Marin to maintain a great deal of diversity in community characters, perhaps as much or more than can be found in any other California County.

Without reliance on community plans, it is literally inconceivable that the Marin Board of Supervisors could be sensitive to the unique environmental and community aspects of each respective community — public safety, viewsheds and building heights, sunlight, neighborhood character, environmental protections, zoning, hazards, unique environmental features over time, etc.

Please do not make the same mistake that the California legislature, and key regional planning entities (such as MTC and ABAG) are making in terms of overriding or disregarding local agency for municipalities and communities.

Please continue to support the existing paradigm, in which Marin County incorporates community plans that are developed within respective communities into the Marin General Plan, and in which Marin County defers to those community plans in every practicable way.

Thank you.

Please note that this letter is shorter and less detailed than we would wish; we became aware of this consideration only minutes ago.

Louis Nuyens
President
Watershed Preservation Network

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Planning Commission Meeting 12_12_2022
Date: Friday, December 9, 2022 3:19:33 PM
Attachments: [Planning Commissioners Letter 12_08_22.docx](#)

From: Frances Corcoran <francorcoran@comcast.net>
Sent: Thursday, December 8, 2022 2:45 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Cc: Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>
Subject: Planning Commission Meeting 12_12_2022

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

Dear Planning Commissioners:

I'm a 45-year resident of Strawberry. I was a member of the Seminary Tomorrow group that spent 18 months trying to work out an acceptable plan for the Seminary property. I was also a member of the Citizens' Advisory Committee that was appointed by the Board of Supervisors in 1980 to amend the 1974 Strawberry Community Plan.

That Committee was comprised of long-time Strawberry residents that many in our community recognize as true community leaders. The Committee worked with County Planning Staff as well as Planning and Transportation Consultants hired by the County. We met weekly over the course of many months. Invited to those meetings were the Strawberry Recreation District Board, interested County agencies, the owners and design representatives for the four large undeveloped parcels that were the focus of the Plan Amendment review (the Seminary being one of those), and, just as important, other community residents, particularly those who would be most affected by development.

My point is this: the process was lengthy, comprehensive, thoughtful, transparent, inclusive, and fair. Many constituencies were heard from, and carefully listened to, before even one amendment was proposed. Because of that extensive input, a well-thought-out Plan was created that has served our community for over 40 years. I urge you not to eviscerate our Strawberry Community Plan by introducing language in the Countywide Plan, County Code, or Housing and Safety Elements that bypasses these important standards.

Sincerely,

Fran Corcoran
184 Great Circle Drive
Mill Valley, CA 94941

A copy of this letter is attached to this email.

Dear Planning Commissioners:

I'm a 45-year resident of Strawberry. I was a member of the Seminary Tomorrow group that spent 18 months trying to work out an acceptable plan for the Seminary property. I was also a member of the Citizens' Advisory Committee that was appointed by the Board of Supervisors in 1980 to amend the 1974 Strawberry Community Plan.

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My point is this: the process was lengthy, comprehensive, thoughtful, transparent, inclusive, and fair. Many constituencies were heard from, and carefully listened to, before even one amendment was proposed. Because of that extensive input, a well-thought-out Plan was created that has served our community for over 40 years. I urge you not to eviscerate our Strawberry Community Plan by introducing language in the Countywide Plan, County Code, or Housing and Safety Elements that bypasses these important standards.

Sincerely,

Fran Corcoran
184 Great Circle Drive
Mill Valley, CA 94941

A copy of this letter is attached to this email.

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Letter from Sustainable TamAlmonte to you re: Countywide Plan Amendments and Community Plans
Date: Friday, December 9, 2022 3:19:48 PM
Attachments: [Sustainable TamAlmonte letter to BOS re Countywide Plan Amendments & Community Plans 12-8-22.pdf](#)

From: Sharon Rushton <sharonr@tamalmonite.org>
Sent: Thursday, December 8, 2022 2:42 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>; Lai, Thomas <TLai@marincounty.org>
Subject: Letter from Sustainable TamAlmonte to you re: Countywide Plan Amendments and Community Plans

****Please confirm receipt of this email and attached letter.**

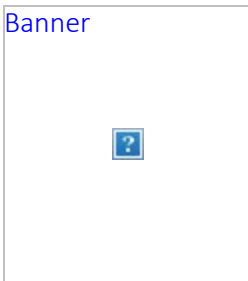
Dear Marin County Board of Supervisors and Planning Commission,

Attached is a letter, dated December 8, 2022, from Sustainable TamAlmonte to you regarding Proposed Amendments and Community Plans.

Thank you in advance for your conscientious consideration.

Very truly yours,

Sharon Rushton



Sharon Rushton
President | **Sustainable TamAlmonte**

sharonr@tamalmonite.org

tamalmonite.org

--

The logo for Sustainable Tamalpais, featuring the words "SUSTAINABLE TAMALPAIS" in a stylized, green, serif font against a solid orange background.

SUSTAINABLE TAMALPAIS

215 Julia Ave Mill Valley, CA 94941

December 8, 2022

Marin County Board of Supervisors
Marin County Planning Commission
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
bos@marincounty.org
planningcommission@marincounty.org

Re: Housing Element, Housing Related Countywide Plan Amendments, and Housing Element Related Rezonings

Dear Marin County Board of Supervisors and Planning Commission,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the Countywide Plan, Housing Element, and Development Code. Community Plans should be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost.

The Tamalpais Area Community Plan

The original Tamalpais Area Community Plan was meticulously studied and drafted by local residents over a period of six years. The Marin County Planning Department, and consulting firm of EDAW, Inc., and John Roberto Associates provided valuable professional staff and administration support in the community planning effort. Through the years, other groups of local residents have worked diligently to periodically update the plan. During the last update, community leaders devoted 5 years to complete the revisions.

The Tamalpais Planning Area is comprised of four major residential neighborhoods and six commercial areas. The Tamalpais Area Community Plan is an extremely valued document that states community goals, objectives, policies and implementation programs relative to the current and foreseeable future conservation and development issues facing the community.

Excerpts from the Tamalpais Area Community Plan:

“The goals of the Community Plan are to maintain the semi-rural character of the community as defined by its small town residential and commercial nature. In addition, the quality of the natural environment shall be maintained.” “The guiding philosophy of the Community Plan places a strong emphasis on protecting public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials.”

Proposed Amendments to the Countywide Plan

The most concerning language of the proposed Countywide Plan Amendments is regarding Policy 1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, **the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations.**”

This problem is also found in the following proposed language, which adds; “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

We urge you to reject the above proposed changes and uphold the integrity of Community Plans when considering proposed amendments.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President
Sustainable TamAlmonte

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Bruce Corcoran letter to your commission
Date: Friday, December 9, 2022 3:19:51 PM

-----Original Message-----

From: Kay Moore Harris <kaymooreharris@gmail.com>
Sent: Thursday, December 8, 2022 2:27 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Bruce Corcoran letter to your commission

[You don't often get email from kaymooreharris@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I endorse it. It's a slippery slope when those "in charge" decide they know best and dismiss years of work, consideration and reflection on what best serves the community they represent.

Thank you

Kay Moore Harris

Sent from my iPad

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Community Plans
Date: Friday, December 9, 2022 3:20:04 PM

From: Pam McCart <grammiemccart@gmail.com>
Sent: Thursday, December 8, 2022 2:09 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Community Plans

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

We strongly urge you to support Community Plans!!!!

Sincerely,

Gary & Pam McCart

Novato, CA 94947

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Uphold Community Plans
Date: Friday, December 9, 2022 3:20:15 PM

From: Anna Schmitz <annaschmitz1@me.com>
Sent: Thursday, December 8, 2022 2:04 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>;
Lai, Thomas <TLai@marincounty.org>
Subject: Uphold Community Plans

You don't often get email from annaschmitz1@me.com. [Learn why this is important](#)

Hello,

I am a resident of Almonte District in Mill Valley. I urge you to support Community Plans as the most logical assessment of local needs and protections.

Anna Schmitz
415-609-5075
annaschmitz1@mac.com

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Planning
Date: Friday, December 9, 2022 3:20:26 PM

From: kim obrien <kimobrienbangkok@yahoo.com>
Sent: Thursday, December 8, 2022 1:43 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Planning

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

Dear Commission Members,

As a resident of Marin County I am writing you to let you know I want the community plan implemented. Do NOT override the local plan with a county plan that is a dictate of Newsom. Honor your local constitutes. Local decision making is what makes this. Pantry great.

Kim OBrien

[Sent from Yahoo Mail for iPad](#)

From: [Jones, Sarah](#)
To: [housingelement](#)
Subject: FW: Local Community Control
Date: Friday, December 9, 2022 4:16:12 PM

From: Lai, Thomas <TLai@marincounty.org>
Sent: Friday, December 9, 2022 10:29 AM
To: Jones, Sarah <sbjones@marincounty.org>
Subject: Fwd: Local Community Control

FYI
Regards,
-Tom Lai
Marin County Community Development Agency
(415)473-6292

From: Ross Elkins <rossmon1@comcast.net>
Sent: Friday, December 9, 2022 9:11:29 AM
To: Lai, Thomas <TLai@marincounty.org>
Subject: Local Community Control

[You don't often get email from rossmon1@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr Lai,

I understand that moves are afoot by the county to remove or greatly lessen our local Community Plans for especially housing in Marin County.
I am totally against this and anyone who supports it.
No one in government seems to listen to or care about the effects of these decisions on life in area's that people move to for specific reasons.
Our water supplies alone should be enough to dissuade any decisions that bring more people to live in Marin County and that's just the beginning.
Marin County has changed for the worse over the last 50 years due to decisions already made that affect traffic, the air, water and density of housing to name a few.
Any far reaching steps to surrender more of our local control to Sacramento will only accelerate the degrading of our beautiful county by creating an ever denser strip of low income and poverty along 101.

Please work for us and not the reverse,

Ross Elkins

From: [Ronald Gerber](#)
To: [housingelement](#)
Subject: County report; copy pages C5 through C23
Date: Saturday, December 10, 2022 11:31:09 AM

[You don't often get email from rongerb@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone

From: [Katie Bales](#)
To: [Adam McGill](#); [Arnold, Judy](#); [Eric Lucan](#); [housingelement](#)
Cc: [Robert Balchunas](#)
Subject: Housing Element Concerns Item #6
Date: Saturday, December 10, 2022 9:02:05 PM

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

Dear Marin County Supervisors,

We are writing to provide feedback on Item #6 and the proposed Housing Element sites on the Atherton Corridor and Blackpoint in Novato. While we support providing affordable housing to working families in Marin County, the proposed locations in Blackpoint (Olive Ave.) and along the Atherton corridor (Greenpoint Nursery and beyond) which require rezoning are the cause of alarm.

As a resident of [218 Club Dr, Novato, CA 94945](#) for nearly ten years, we have serious concerns regarding the impact of high density housing along Olive and Atherton Ave. which are both single lane roads and represent the ONLY entry and exit routes for all of the existing residents in the area.

Safety:

Every existing resident in the area and countless more who commute to the area rely on single lane Atherton Avenue and single lane Olive Avenue to access critical infrastructure, timely services from Fire and Police, getting to school, getting to work and accessing the businesses of downtown Novato, including our small business.

Adding a significant amount of high density housing and all of the delivery trucks, cars, construction vehicles, additional demand on scarce water, power, and communications resources that come along with it is an unacceptable outcome that will have a major impact on the safety and well being of the people that live and work in this area.

Traffic:

Atherton Avenue already has significant traffic from both residential and commercial use as it connects Hwy 37 to Rte 101 (which are also both bumper to bumper at critical times day and night). Adding significantly more housing density to this corridor, which will clearly require all new residents to own cars for transportation due to the corridor's lack of walkable access to public transportation and services, will only exacerbate this issue and have a materially negative impact on the quality of life, productivity and traffic safety for the taxpayers.

Environmental:

Beyond the traffic concerns, we have significant environmental concerns. This unique part of unincorporated Marin represents significant habitat for native plants, birds and animals. A small portion of this land is protected by the Audubon society and the rest of it is zoned as farmland or single family residential. Despite this, the animals and birds in this unique corridor are already threatened and subject to death by truck and automobile on a daily basis with the existing traffic volume and pattern. Adding more housing and traffic will only

exacerbate this issue further forcing these animals into an even higher volume of dangerous interactions with residents going about their lives such as families driving home from soccer practice at dusk when the deer like to cross the road.

In summary, why the County Planning Commission would ever decide to pave over and develop these precious green areas and natural resources in an area with limited ingress and egress, and no walkable access to vital services makes absolutely no sense considering that **a multitude of sites exist across the County that have already been developed and are either underutilized or completely vacant...empty shopping centers, malls, churches, large commercial buildings, restaurants, homes, etc.**

Let's recycle and repurpose what has already been developed in Marin and turn blight into bright and NOT turn green spaces into housing.

Sincerely,

Rob Balchunas and Dr. Katie Bales
[218 Club Drive, Novato, CA 94945](mailto:218.Club.Drive.Novato.CA.94945)

PS - I also find it notable that the "Vacant Blackpoint" site on parcel 143-110-31 under consideration for re-zoning from A2 / ARP to RMP-16 +RMP-5 was just recently purchased by the newly formed, Paradisos Farms LLC, whose principal is one of the area's most connected real estate agents living in Tiburon. Also notable that there are no such similar sites in Tiburon under consideration.

--

Kathleen M. Bales, DDS, MS, MOM
Board Certified Orthodontist, Bales Orthodontics
www.balesorthodontics.com



From: rickharris44@comcast.net
To: [housingelement](#); [PlanningCommission](#)
Subject: Community Plan vs CWP (Items 5 and 6)
Date: Sunday, December 11, 2022 9:49:25 AM

You don't often get email from rickharris44@comcast.net. [Learn why this is important](#)

Ladies and Gentlemen,

Let me begin by thanking you for your service. Having served on the MMWD Board, I know how unrewarding such service can be on occasion. But in an age of government disfunction, at all levels, you are our closest representatives and our first and last line of defense.

The subject I'd like to discuss is democracy itself.

The US was founded on the principle that powers not explicitly granted to the federal government are reserved for the states and the people. Local governments derive their power and authority from the state and can exercise those powers "crucial to the existence of local government." That doesn't mean that elected representatives can do whatever they want. It means that they will broadly adhere to the will of the citizens they represent and will, when conflict arises, negotiate an outcome acceptable to the majority of their constituents.

Since the formation of the first planning commission in Hartford, CT in 1907, planning commissions have been recognized as having unique knowledge of their geographic areas and could thus make intelligent recommendations about planning and zoning. That said, Marin County has so many unique neighborhoods that a planning commission members couldn't possibly be expected to be intimately familiar with each neighborhood. Many neighborhoods created community plans which were intended to reflect the unique cultural, economic, and ecological values in each individual area and are considered an integral part of the Marin Countywide Plan.

These community plans represent the most basic democratic actions citizens take respecting their property and quality of life. Until now, the validity and importance of those plans was recognized in their superiority over Countywide Plans. But now, our Supervisors, some of who receive significant funding from real estate interests, and faced with difficult decisions, have decided that (i) they know what's best for local communities and (ii) have figured out a way to neuter community plans surreptitiously rather than negotiating with constituents who have expressed an interest and willingness to compromise.

If the proposal you will vote on passes it will represent the victory of autocracy over democracy.

My neighbors and I implore you to reject the subjugation of community plans and recommend that the Board of Supervisors instead negotiate reasonable compromises with community groups to achieve their housing goals. – something we elected them to do!

Sincerely,

Richard L. Harris, Jr.

harrisr44@gmail.com
415-730-4072

From: [Re:Design Brown](#)
To: [housingelement](#); [PlanningCommission](#)
Subject: 12./12 PC meeting - Items 5 and 6
Date: Sunday, December 11, 2022 1:25:09 PM

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

Dear Planning Commission,

I endorse Attorney Riley Hurd's December 8, 2022, letter to the Planning Commission regarding the proposed rezonings and Countywide Plan amendments scheduled to be heard by you on Monday, December 12th at 5:00 PM.

There are better, less sweeping ways to address these issues, without rendering our community plans null and void.

As your members stated last time this was before you, the language is too broad, too sweeping and must not pass. Thank you for continuing to be a voice for the community plans and their vital role in our county.

Sincerely,

Julie Brown

JULIE BROWN, Strawberry Design Review Board, Chair

Dear Planning Commission:

I am writing to comment on the proposed rezonings and CWP amendments scheduled to be heard by you on Monday.

First, and I never say this, there was not even close to enough time to comment on these items. Each one is a massive change, and a huge departure from past practices, calling for comments by 3:30 today is completely unworkable.

Second, the proposal to essentially nullify all community plans in one fell swoop is unacceptable. In particular, the following proposed amendments should **not** be made:

p.1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, the Countywide Plan shall govern. **The Countywide Plan land use designations supersede Community Plan designations.**”

p.3.4-3 - “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

Community plans have been developed with lengthy, comprehensive, thoughtful, transparent, inclusive, and fair deliberations with all stakeholders. They have been approved by the Planning Commission and by the Board of Supervisors. To override them in one fell swoop is unnecessary and inappropriate. Many community plans serve as the entire planning document for large sites. Simply reverting to the CWP designation would be catastrophic. This was clearly expressed at the previous meeting on this issue and the amendments were supposed to be changed to be much more surgical to simply comport with housing law. That has not occurred -- do not approve these changes as drafted.

Finally, the proposed rezoning of the housing elements sites, including the CWP map amendments, will not work, will not facilitate housing, and likely will not pass muster with HCD. Creating islands of separate zoning within parcels is a bad idea for many reasons. Only a full site planning process for a specific project can truly find the best spot for development. I already see many parcels where the rezone "islands" are totally unworkable from an infrastructure, topography, and biologic perspective. For example, should 50 units really go in the middle of an open large property surrounded by single family homes? Do the rules of one zone apply on the island and then the rules of the other zone apply outside of the island on the same site? How do you look up the zoning for your property and know what you can do? There are multiple sites where the rezone islands are actually two very different densities. Is the developer of the Buck site really supposed to do tiny slivers of an 11-unit/acre product type next to a 20 unit/acre product type? Who is to say that is the best spot for those types? Perhaps there is some explanation for how this all works, but I have not seen it in the documents provided.

If this is adopted, *many* projects will actually now need a zoning amendment and CWP amendment to get built where actually appropriate. This is the opposite of facilitating housing.

There either need to be clear rules about the interplay between the 2 zones on one site, or the sites should just be fully rezoned or have an overlay zone added that actually facilitates housing.

I get that it is December, but moving forward with this without more clarity would be a big mistake.

Thank you,

Riley F. Hurd III, Esq.
RAGGHIANI | FREITAS LLP
1101 5th Avenue, Suite 100
San Rafael, CA 94901

From: [Matt Williams](#)
To: [PlanningCommission](#)
Cc: [housingelement](#); [Moulton-Peters, Stephanie](#)
Subject: Planning Commission meeting: Agenda Items 5 & 6
Date: Sunday, December 11, 2022 5:25:28 PM

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

Dear Planning Commission,

I agree with the letter to your Commission by Riley Hurd (below). Please do NOT neuter Community Plans with the proposed overbroad changes to the Countywide Plan Amendments.

Community Plans are vital documents even if they are in dire need of updating, as in the case of Strawberry. This should be done by the County in conjunction with the Community, not by caveat as proposed. Years of reliance on the more specific plan over the general should not be discarded.

This language is too sweeping - thank you for being a voice for us.

Respectfully,

Matt Williams
Vice Chair
Strawberry Design Review Board
cell: 415.305.0481

Dear Planning Commission:

I am writing to comment on the proposed rezonings and CWP amendments scheduled to be heard by you on Monday.

First, and I never say this, there was not even close to enough time to comment on these items. Each one is a massive change, and a huge departure from past practices, calling for comments by 3:30 today is completely unworkable.

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I get that it is December, but moving forward with this without more clarity would be a big mistake.

Thank you,

Riley F. Hurd III, Esq.
RAGGHIANI | FREITAS LLP
1101 5th Avenue, Suite 100
San Rafael, CA 94901

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Please watch and share the short film entitled; "It's a Wonderful City" and then take action
Date: Monday, December 12, 2022 8:32:57 AM
Attachments: [Mw5bXfRmvae15CAAd.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



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ANA HILDA MOSHER
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6278T
415 473 7880 F
415 473 2255 TTY
CRS Dial 711
amosher@marincounty.org

STAY CONNECTED:



“Please consider the environment before printing this email or attachments”

From: Sharon Rushton <sharonr@tamalmonite.org>
Sent: Sunday, December 11, 2022 1:27 PM
To: Connolly, Damon <DConnolly@marincounty.org>; Arnold, Judy <JArnold@marincounty.org>; Rodoni, Dennis <DRodoni@marincounty.org>; Sackett, Mary <MSackett@marincounty.org>; BOS <BOS@marincounty.org>; Kutter, Rhonda <RKutter@marincounty.org>; Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>; Goncalves, Gustavo <GGoncalves@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>; Albert, Tanya <TAlbert@marincounty.org>; Martinez, Crystal <cmartinez@marincounty.org>; Gounard, Doreen <dgounard@marincounty.org>; Imbimbo, Jennifer <JImbimbo@marincounty.org>; Vernon, Nancy <NVernon@marincounty.org>; Weber, Leslie <LWeber@marincounty.org>; Barreto, Fernando

<fbarreto@marincounty.org>; Lai, Thomas <TLai@marincounty.org>

Subject: Please watch and share the short film entitled; "It's a Wonderful City" and then take action

TAKE ACTION! Please share the short film; "It's a Wonderful City" with everyone you know to show what the California State Legislature has been doing to our communities and hopefully motivate others to take action. Then, please follow the suggested "Take Action" measures.

It's a Wonderful City

Produced by the City of Beverly Hills



Dear Marin County Board of Supervisors and Planning Commission,

Please follow the below link, watch and share the short film entitled "**It's a Wonderful City**".

<https://www.youtube.com/watch?app=desktop&v=EEFbfhb-qGM>

The short film, "It's a Wonderful City", was produced by the City of Beverly Hills in 2003 and was nominated for a Los Angeles Area Emmy Award. It is a take off of "It's a Wonderful Life," starring an uncanny Jimmy Stewart lookalike played by Brian Rohan. The movie is set in Beverly Hills and highlights the importance of city planning.

Unfortunately, the nightmare portrayed in the film has become reality. California's State Legislators have systematically taken away local control of land use and city planning. They are continuing to take away even more. Deregulation has included removing democratic public engagement and due process, such as public hearings and environmental analysis. No longer does the local city council, with residents' input, make decisions. Instead, real estate investors and developers determine where and how much housing growth will occur, with no regard for local conditions, capacity, or adverse impacts.

Most residents are completely unaware of what has been happening.

Please watch and share this film and take the following actions:

TAKE ACTION!

1. Support the [Our Neighborhood Voices Initiative](#).

The Our Neighborhood Voices Initiative, if successful, 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 legislative bills that seek to override municipal and county control over land-use and development.

Please click [HERE](#) to learn more about the [Our Neighborhood Voices Initiative](#).

2. Join the Senate Bill 9 Lawsuit.

The lawsuit could roll back Senate Bill 9.

Please click [HERE](#) to learn more about SB-9.

Please click [HERE](#) to learn more about SB-9 lawsuit.

3. Join the lawsuit against HCD.

The law firm of Aleshire and Wynder is seeking petitioners (cities, counties, and government agencies) to jointly file a legal action against the California Department of Housing and Community Development (HCD) for violations of state statutes and other actions that are placing illegitimate housing quota burdens on California cities and counties, quotas that are unsupported by facts and available data on future housing needs.

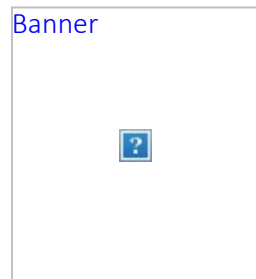
Please click [HERE](#) to learn more about the Regional Housing Needs Allocation State Audit and Potential Lawsuit against HCD by California Cities and Counties.

Thank you in advance for your advocacy. **Together we can make a difference!**

Cheers,

Sharon

--



Sharon Rushton

President | **Sustainable TamAlmonte**

sharonr@tamalmonite.org

tamalmonite.org

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: URGENT - For Action by Dec. 12 2022
Date: Monday, December 12, 2022 8:33:15 AM
Attachments: [Dec 11 ltr to County Pl Commissioners \(1\).pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



.....
ANA HILDA MOSHER
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6278T
415 473 7880 F
415 473 2255 TTY
CRS Dial 711
amosher@marincounty.org

STAY CONNECTED:



“Please consider the environment before printing this email or attachments”

From: Amy Skewes-Cox <amysc@rtasc.com>
Sent: Sunday, December 11, 2022 2:11 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Cc: Riley Hurd <rhurd@rflawllp.com>; Cecily Stock <cstock@sandomenico.org>; David Wise <dwise@sandomenico.org>; Angela Bauman <angela@baumanland.com>; Richie Goldman <rg@richiegoldman.com>; John Campbell <jcampbell@sandomenico.org>; Rice, Katie <KRice@marincounty.org>; Vernon, Nancy <NVernon@marincounty.org>
Subject: URGENT - For Action by Dec. 12 2022

Please see attached letter regarding action to be considered on Dec. 12
2022. Many thanks. Amy Skewes-Cox

--

Amy Skewes-Cox, AICP, Environmental Planning

Cellphone 415-203-0454

Website: www.rtasc.com

AMY SKEWES-COX, AICP

PO Box 422
Ross, CA 94957
amysc@rtasc.com
415-203-0454

Marin County Planning Commission
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Re: Rezoning of San Domenico School for County Housing Element

December 11, 2022

Dear Planning Commissioners,

It is imperative that the rezone site shown for new housing on the San Domenico campus be corrected. This would take one hour of staff time to correct.

As a former Chair of the San Domenico Board of Directors, I write today about the County's proposal to include a site for up to 50 homes on the San Domenico (SD) campus. The school was very happy to be included in the County's Housing Element as we would like to have the opportunity to include affordable housing on the large campus and to provide housing for faculty. However, we just learned that the County staff have mapped a location for this housing which is not at all the location that would be appropriate. I continue to serve on the SD Facilities and we have been working for many years on identifying sites for both a regulation field and possible housing. The campus is severely constrained by steep slopes, drainageways, and other factors that limit the appropriate locations for specific uses. The majority of the level area is already developed with classrooms, gyms and dormitories.

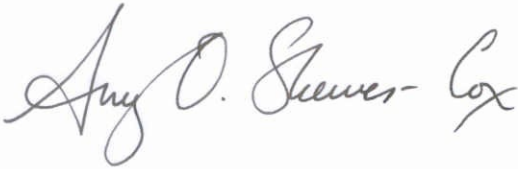
We understand that once these zoning maps are adopted, SD would have to apply for a rezoning to move the selected location. This totally defeats the purpose of why we supported the housing. Not only would the selected site not be where housing would best be located, but it would occur right at the school entrance (resulting in traffic bottlenecks and near an area we have studied significantly for a potential regulation field that the campus now lacks). Thus, the proposed mapping would hinder two development options at SD and not help in our effort to develop housing in the future. One of the main reasons we had supported SD being included in the Housing Element is that we understood that rezoning would not be needed if our campus was selected.

The site selected is immediately to the right of the campus entrance (see attached figure showing existing and proposed zoning). Two zones (RMP-11 and RMP-30) are proposed. We would prefer that only one zoning density be selected and the RMP-30 would be preferable (30 units/acre). If the County decides to continue with trying to choose the development sites at this very early stage, it's critical that this zoning designation be located in the area of the removed stables, an area that is level, hidden from view from neighbors, and not immediately at the campus entrance. We have shown this on the attached map showing an aerial image and topographic lines for the campus. The campus entrance location is also shown.

We understand that the Commission is scheduled to hear this issue on Monday, December 12. We urgently request that you reconsider the location shown on the current map and correct this. If you have any questions, please contact the school's attorney, Mr. Riley Hurd, at 415-453-9433 (ext 126).

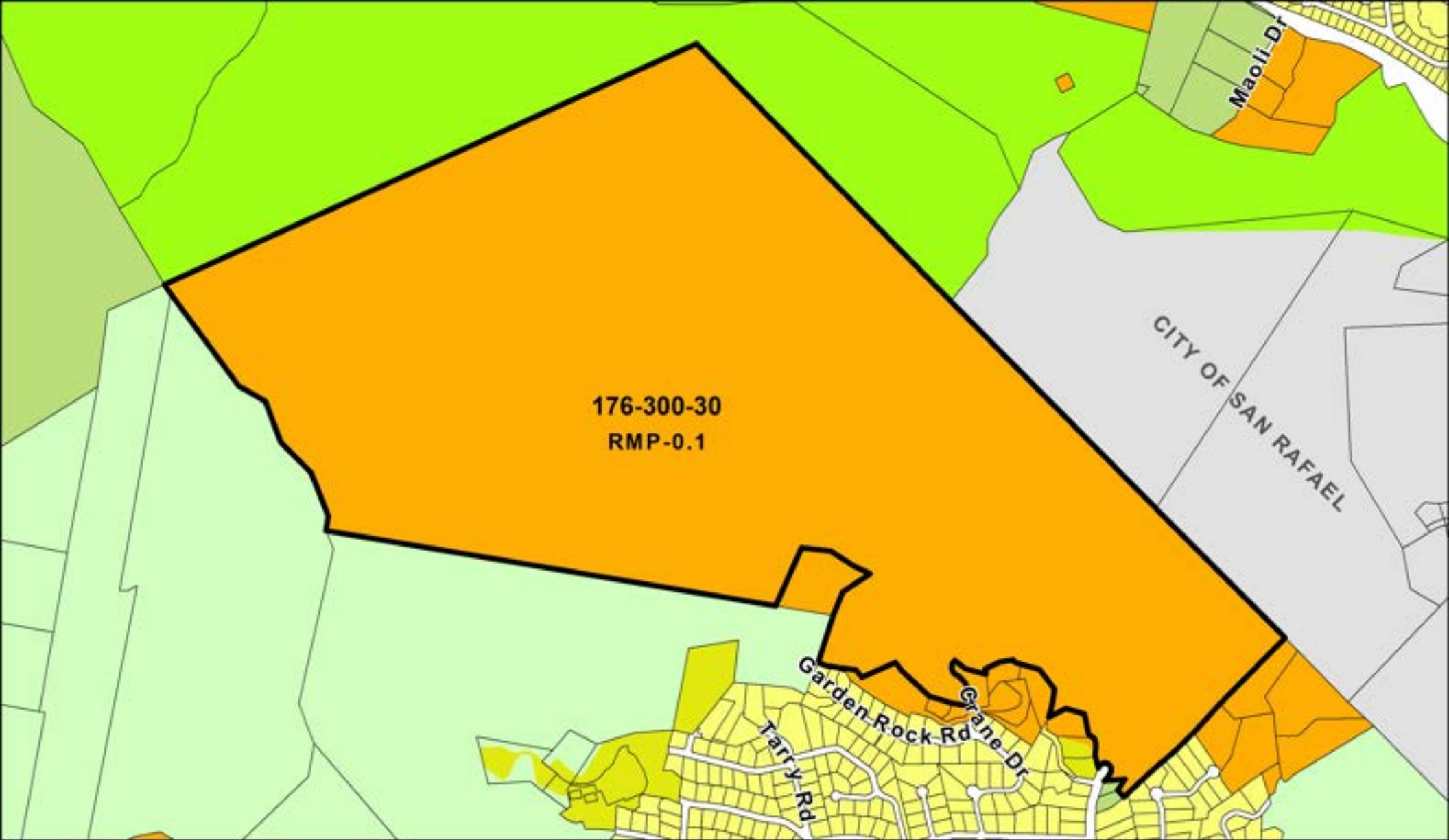
Many thanks for your help on this issue.

Sincerely,

A handwritten signature in cursive script that reads "Amy O. Skewes-Cox". The signature is written in black ink on a white background.

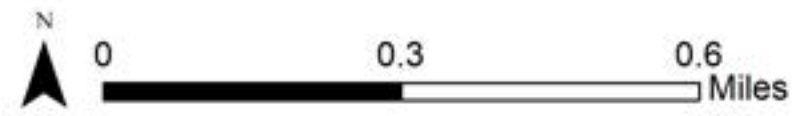
Amy Skewes-Cox, AICP
Former Chair of San Domenico Board of Directors
Current Member of San Domenico Facilities Committee

Cc: Mr. Riley Hurd, Attorney for San Domenico
Ms. Cecily Stock, Head of School
Mr. David Wise, Chief Financial Officer
Ms. Angela Bauman, Chair of the Facilities Committee
Mr. Richie Goldman, Chair of Board of Directors of San Domenico
Mr. John Campbell, Construction Project Manager, San Domenico
Supervisor Katie Rice
Ms. Nancy Vernon, Office of Supervisor Rice

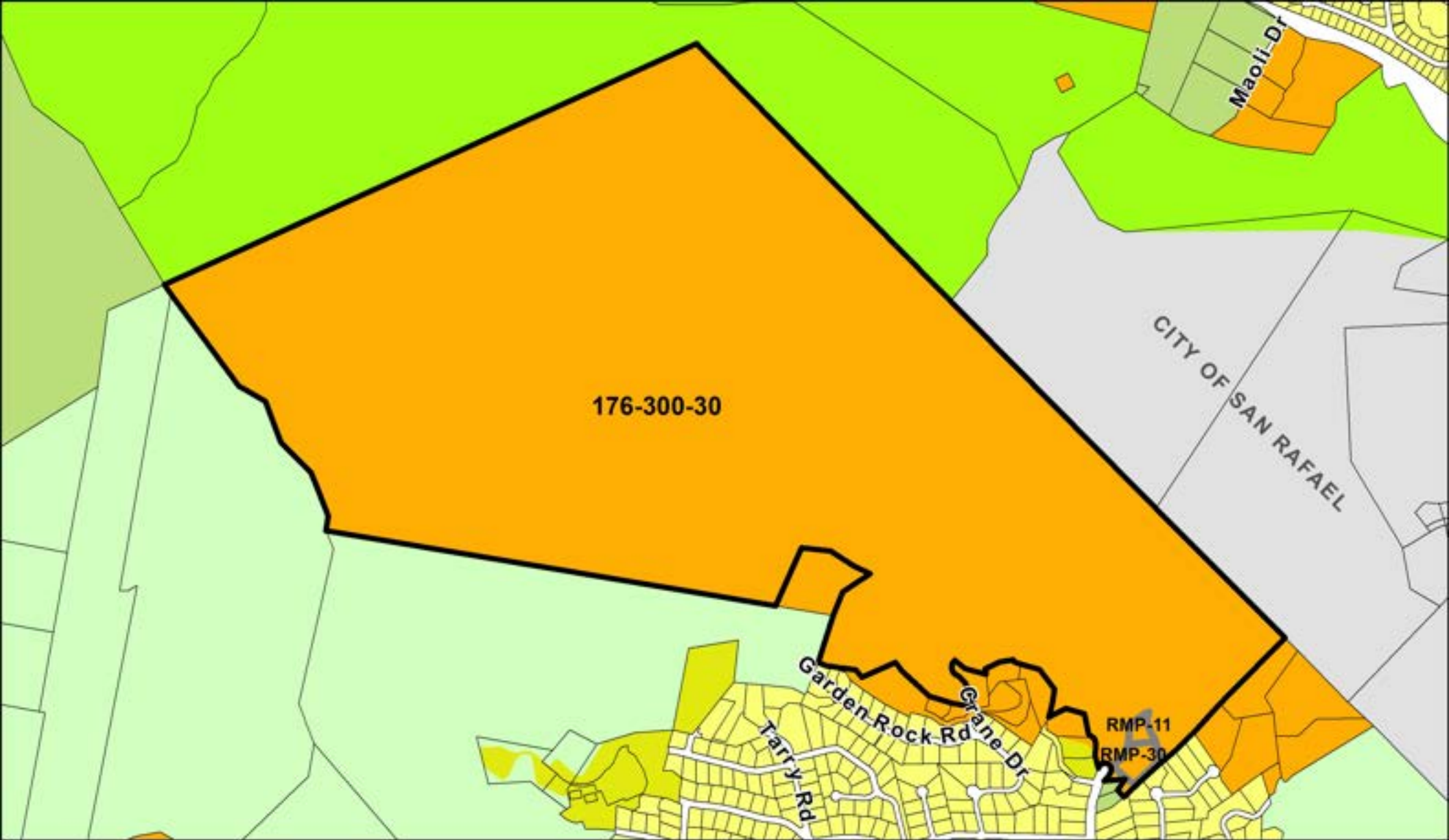


Existing Zoning Designation - San Domenico School

- | | | |
|--------------------|------------------------|-----|
| Parcel Boundary | Existing Zoning | OA |
| School | | RMP |
| City of San Rafael | | R1 |
| | | A2 |
| | | ARP |
| | A | RSP |

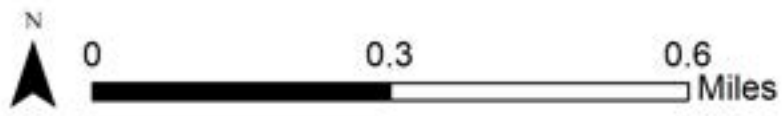


Date: November 22nd, 2022
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Proposed Zoning Designation - San Domenico School

- | | | |
|------------------------|------------------------|-----|
| Parcel Boundary | City of San Rafael | OA |
| School | Existing Zoning | RMP |
| Proposed Zoning | A2 | R1 |
| RMP-30 | ARP | RSP |
| RMP-11 | A | |

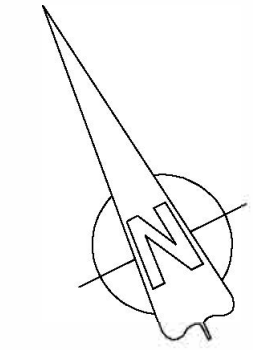


Date: November 22nd, 2022
 Data Source: Marin County Community Development Agency
 This map is representational only. Data are not survey accurate.



Preferred Housing Site

School Entrance



SCALE: 1" = 100'
0 100 200 300

DELTA GEOMATICS CORPORATION
8705 E. HIGHWAY 20
LUCERNE, CA 95458
707-525-9721 FAX: 707-525-9729
DIGITAL MAPPING ORTHOPHOTO
AERIAL PHOTOGRAPHY GIS LOADING
WWW.DELTAGEOMATICS.COM
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DATE: 11/20/2015
SCALE: 1" = 100'
ORTHO PIXEL SIZE: 29'
PHOTO DATE: 11/3/2015
JOB NO.: 2015-010
SHEET 1 OF 1

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Proposed Rezonings and Countywide Plan Amendments
Date: Monday, December 12, 2022 8:39:59 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



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ANA HILDA MOSHER
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6278T
415 473 7880 F
415 473 2255 TTY
CRS Dial 711
amosher@marincounty.org

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“Please consider the environment before printing this email or attachments”

From: Kim, Joseph <jkim@omm.com>
Sent: Sunday, December 11, 2022 7:08 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>
Subject: Proposed Rezonings and Countywide Plan Amendments

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Dear Planning Commission,

We are residents at 600 Seminary Drive in Mill Valley

We fully endorse Riley Hurd's 12/8/22 letter to the Planning Commission regarding the proposed rezonings and Countywide Plan amendments scheduled to be heard by you on Monday, 12/12 at 5PM.

Joseph Kim and Miki Suh

O'Melveny

Joseph K. Kim

Partner

jkim@omm.com

O: +1-213-430-6511

M: +1-213-590-7595

From: Riley Hurd

Sent: Thursday, December 8, 2022 2:46 PM

To: housingelement@marincounty.org; planningcommission@marincounty.org

Subject: 12./12 PC meeting - Items 5 and 6

Dear Planning Commission:

I am writing to comment on the proposed rezonings and CWP amendments scheduled to be heard by you on Monday.

First, and I never say this, there was not even close to enough time to comment on these items. Each one is a massive change, and a huge departure from past practices, calling for comments by 3:30 today is completely unworkable.

Second, the proposal to essentially nullify all community plans in one fell swoop is unacceptable. In particular, the following proposed amendments should **not** be made:

p.1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, the Countywide Plan shall govern. **The Countywide Plan land use designations supersede Community Plan designations.**”

p.3.4-3 -“Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

Community plans have been developed with lengthy, comprehensive, thoughtful, transparent, inclusive, and fair deliberations with all stakeholders. They have been approved by the Planning Commission and by the Board of Supervisors. To override them in one fell swoop is unnecessary and inappropriate. Many community plans serve as the entire planning document for large sites. Simply reverting to the CWP designation would be catastrophic. This was clearly expressed at the previous meeting on this issue and the amendments were supposed to be changed to be much more surgical to simply comport with housing law. That has not occurred -- do not approve these changes as drafted.

Finally, the proposed rezoning of the housing elements sites, including the CWP map amendments, will not work, will not facilitate housing, and likely will not pass muster with HCD. Creating islands of separate zoning within parcels is a bad idea for many reasons. Only a full site planning process for a specific project can truly find the best spot for development. I already see many parcels where the rezone “islands” are totally unworkable from an infrastructure, topography, and biologic perspective. For example, should 50 units really go in the middle of an open large property surrounded by single family homes? Do the rules of one zone apply on the island and then the rules of the other zone apply outside of the island on the same site? How do you look up the zoning for your property and know what you can do? There are multiple sites where the rezone islands are actually two very different densities. Is the developer of the Buck site really supposed to do tiny slivers of an 11-unit/acre product type next to a 20 unit/acre product type? Who is to say that is the best spot for those types? Perhaps there is some explanation for how this all works, but I have not seen it in the documents provided.

If this is adopted, *many* projects will actually now need a zoning amendment and CWP amendment to get built where actually appropriate. This is the opposite of facilitating housing.

There either need to be clear rules about the interplay between the 2 zones on one site, or the sites should just be fully rezoned or have an overlay zone added that actually facilitates housing.

I get that it is December, but moving forward with this without more clarity would be a big mistake.

Thank you,

Riley F. Hurd III, Esq.
RAGGHIANI | FREITAS LLP
1101 5th Avenue, Suite 100
San Rafael, CA 94901

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: 12/13/2022 Meeting - Housing Element - Marin Juvenile Related Zoning - Part !
Date: Monday, December 12, 2022 8:41:07 AM

From: callwunsch@comcast.net <callwunsch@comcast.net>
Sent: Sunday, December 11, 2022 7:47 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: 12/13/2022 Meeting - Housing Element - Marin Juvenile Related Zoning - Part !

John and Lynn Wunsch would like information about:

We are writing with regard to the parcels labeled as Juvenile Detention Center on the maps. Please note that it is not actually part of the Juvenile Detention Center but the Parks and Rec division has maintained it as a Wilderness Park for more than 20 years with walking trails, and what we believe are large redwood trees and other trees that they planted. We do not understand why the County would choose to covert a Wilderness Park they own into housing depriving the surrounding neighborhoods of the park. That includes senior resident home whose member regularly walked in the park. We asked the Planning Committee and Board of Supervisors to reconsider this decision.

We wrote to Supervisor Sacket before, and appreciated her quick response and comments at the Board of Supervisors meeting. But we also believe based on what was said at the that Board of Supervisors meeting that the decision has been made that the Wilderness Park as a whole will be lost to housing.

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Marin County Housing Element Proposal - Tentative Map for the 50 Acre Parcel at 300 Olive Avenue, Novato
Date: Monday, December 12, 2022 8:43:57 AM

From: Steven Mavromihalis <steven@teammavromihalis.com>
Sent: Sunday, December 11, 2022 8:18 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Cc: Tejrjian, Jeremy <JTejrjian@marincounty.org>; Jones, Sarah <sbjones@marincounty.org>
Subject: Marin County Housing Element Proposal - Tentative Map for the 50 Acre Parcel at 300 Olive Avenue, Novato

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

Dear Planning Commissioners,

My family and I are the owners of 50 acre parcel at 300 Olive Avenue, Novato, CA.

We were very excited to be contacted months ago by Tom Lai, when he informed me that our property would be listed in the Marin County housing element proposals. Ever since that day, we have been looking forward to playing a small part in addressing the County's housing needs.

Even after last week's meeting, we remained very hopeful. That is, until we viewed the proposed development envelope site maps. Needless to say, we know our land quite well, and as such, I would like to humbly submit that the proposed area of rezoning for our property is completely untenable.

It appears to me that the tentative site map is proposing the placement of 50 units on a very small sliver of land in the middle of our 50 acre parcel; which parcel is surrounded by lovely single family homes. This would result in high density at the end of long roads that places the buildings far away from existing infrastructure.

Why should a five unit per acre sliver ever be developed immediately adjacent to a sixteen unit per acre development site, on a tiny fraction of the 50 acre parcel?

With all due respect to the dedicated staff that had a hand in making these decisions, there are more efficient and effective ways to achieve the county's stated goals, with density and massing that is far more appropriate for our neighborhood (and for our neighbors).

Properly locating each residential lot on the 50 acre parcel should involve site planning based on many more criteria than appear to have been considered when developing the tentative site map for 300 Olive Avenue.

I understand there is intense time pressure on all of you to submit these proposals to the State in the coming weeks, so it may not be possible to choose the optimal development envelopes for hundreds of properties in this short window. I cannot speak for other sites, but if our 50 acre parcel is an example, the county cannot possibly achieve our stated housing goals, unless the Planning Commission and staff better coordinate with us, and other land owners, to create more thoughtful site maps, and expanded development envelopes.

The approach taken by the Planners in the tentative map for our 50 acre parcel at [300 Olive Avenue](#) appears to require rezoning, and CWP amendments to allow for development on the tentative sites; yet the tentative zoning, massing, and densities may run contrary to California State Law because, as noted, the tentative map is untenable, and therefore, it does not actually facilitate housing.

Speaking as the father of four adult children who would appreciate the opportunity to raise their own children in Marin, our family looks forward to playing a small part in resolving the housing crisis in our county, and in our state.

To that end, we must humbly request that the Commissioners please reconsider the tentative map on our parcel, and other parcels. There are far more optimal solutions. Please consider the possibility of a zoning overlay, or a straight rezoning of our entire parcel, rather than the re-zoning of just a tiny fraction of our 50 acres.

Respectfully yours,

S

Steven Mavromihalis
[415.999.1113](tel:415.999.1113)

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: 404 San Francisco Development - Resident Concerns
Date: Monday, December 12, 2022 8:46:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



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ANA HILDA MOSHER
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6278T
415 473 7880 F
415 473 2255 TTY
CRS Dial 711
amosher@marincounty.org

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“Please consider the environment before printing this email or attachments”

From: Joe Fitzpatrick <joe.fitzpatrick@gmail.com>
Sent: Sunday, December 11, 2022 10:01 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: 404 San Francisco Development - Resident Concerns

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

I am the owner of 58 Sacramento Ave, San Anselmo, CA 94960.

My property is directly adjacent to the 404 San Francisco (proposed) development.

The current site has 17 existing units which are housing for approximately 50-60 long term residents. I know for a fact most of these residents are low income, hard working people who will be displaced.

The developer's intention that he will have housing available for all residents on completion of the project is cynical and empty. Have you ever seen an example when this promise and a return actually happened?

The proposed 72 unit number is a potential tragedy in the making. 72 units would add anywhere from 500 - 1000 new car trips (3 trips per day per resident plus service people) on San Francisco Ave. This would result in a massive public safety issue (a good portion of the street has no sidewalks) with residents having to avoid considerably more resident and service people car traffic.

San Francisco Ave just East of of Sacramento has a narrowing that will cause another safety issue for pedestrians. And access via Sacramento creates additional safety concerns for pedestrians with a blind corner as access to San Francisco Ave.

Added to the pedestrian safety issues by the increase in car traffic from the proposed unit amount is the potential for catastrophic loss of life in the event of an emergency evacuation. Sir Francis Drake BLVD is already ill equipped to handle huge increases in traffic at certain times of the day. If a fire, earthquake or other evacuation event occurred the backup at San Francisco and Sir Francis Drake would be likely be an hour or greater. People will die because of irresponsible planning.

Daily quality of life in this neighborhood would be significantly damaged with an over development of 404 San Francisco. I anticipate residents would have to wait a minimum of 10 minutes (2-3 lights) to access Sir Francis Drake. I think this is significant and not true to common sense development.

Anything more than double the current number of 17 units is a bad decision for the local residents and county for safety, emergency services and quality of life for residents of this neighborhood. 34 units will still create problems in the neighborhood, but we will have to manage these.

We all understand there is a shortage and need for more housing. I believe that the county has to consider the current infrastructure before bowing to the whims of a developer's greed. There are several building sites in the county that provide better ingress and egress and infrastructure to support them.

The developer doesn't have to live here once this is built, he couldn't care less what he's creating (regardless of his "one of many" empty claims that he will live here). I believe his comfy Larkspur residence is not changing.

I hope you will give all of these factors the appropriate consideration needed to come to a final number.

Thank you.
Joe Fitzpatrick

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: 404 San Francisco Blvd San Anselmo
Date: Monday, December 12, 2022 8:47:05 AM

From: margie schwartz <margieschwartz62@gmail.com>
Sent: Monday, December 12, 2022 8:32 AM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: 404 San Francisco Blvd San Anselmo

You don't often get email from margieschwartz62@gmail.com. [Learn why this is important](#)

Hello:

This email is being sent out of concern for the development at 404 San Francisco Blvd. in San Anselmo.

My understanding is that there are currently 17 units at that address. There is a proposal to increase the zoning, with a new owner, to 64 units.

I am in support of the state mandate, and see the need to increase housing, I am not in support of adding 64 units at that address - the end of San Francisco Blvd. and the only street which provides access in and out of the neighborhood.

As a resident of San Francisco Blvd (260), our neighborhood does not have the infrastructure to support so many new units and residents.

San Francisco Blvd is the longest straight residential road in San Anselmo. Drivers constantly speed on the street, a street with many bikers, walkers, children and dogs. The road was repaved with roundabouts which help a bit, but the end of the street, where the town and county meet, continues to be a problem. The intersection of San Francisco Blvd and Salinas was not given a roundabout and remained with a stop sign. It is ineffective. Cars speed from the top of the street, where 404 San Francisco is located, and speed towards Sir Francis Drake Blvd., blowing through the stop sign. It is a very dangerous street for all of the pedestrians, bicyclists and children. By increasing the units from 17 to 64, how will the street possibly deal with all of that new traffic? I am told it could add 400 car trips a day. There is no way our street can handle that traffic. And how will the intersection of San Francisco Blvd and Sir Francis Drake work? The green light is very short for our street, understandably to keep the traffic on Sir Francis Drake moving. That would need to change, and it would back up traffic on Drake.

Also, where is everyone going to park? There are no sidewalks on the street from my house (260) all the way up to 404. With all of those new residents, people will be on the street creating new dangers with more pedestrians, bicyclists, cars and people speeding - which continues to be problematic.

Can't we do something in the middle? Say 32 units? Otherwise our neighborhood will be ruined.

Thank you,
Margie Schwartz
260 San Francisco Blvd.

San Anselmo

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Development at Sacramento/San Anselmo Properties (SF Blvd and Sac Ave)
Date: Monday, December 12, 2022 8:47:41 AM

From: Carter Aronson <carteraronson@gmail.com>
Sent: Monday, December 12, 2022 8:36 AM
To: PlanningCommission <PlanningCommission@marincounty.org>
Cc: Rice, Katie <KRice@marincounty.org>; Vernon, Nancy <NVernon@marincounty.org>
Subject: Development at Sacramento/San Anselmo Properties (SF Blvd and Sac Ave)

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

To whom it may concern,

My name is Carter. I live at 400 San Francisco Blvd with my wife, Kathleen, and 3-year-old daughter, Evie. We have another daughter on the way, coming this March.

We love this neighborhood for its proximity to nature, Memorial Park, and its quiet and safe streets. We moved from Oakland, and part of our move was for peace of mind when we're out walking with Evie on her scooter or bike.

I completely understand the need for affordable housing in Marin, and **I support additional development** to that end. I even support some of that development happening behind our house on SF Blvd. We moved to the neighborhood in August of this year, so we heard about the development when we were considering purchasing the house.

For us, this was actually a selling point. The idea that our neighborhood might become more diverse—especially after our time in Oakland—gave me confidence that we could move here and raise our daughters with the perspective one can only gain from spending time around people with different backgrounds, beliefs, and stories.

That said, *I did not know* that the development could be as many as 72 units. I do not believe that our neighborhood can support this many units without materially changing the nature of the area. To be clear, I *want* our neighborhood to support people of varying socioeconomic levels, but I do not want SF Blvd to become a high-traffic, congested area.

It seems to me that this level of development is not fit for a dead end with only one access point. I worry about the number of cars. I worry about speeding. I worry about the traffic that could form should we all need to evacuate (we're in a high fire zone).

In the spirit of not complaining without offering an alternative, **I'd ask that the county consider moving this development forward, but limiting the number of units to half that which is proposed to date.** This would represent a 2x increase in the units 404 SF Blvd currently supports,

and I believe that, at this size, the development will make our wonderful neighborhood even better.

Thank you so much for your time and consideration.

Happy holidays!

Carter

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Planned Construction: 404 San Francisco Boulevard, San Anselmo
Date: Monday, December 12, 2022 8:48:22 AM

From: Carleton Watson <wailinsam48@att.net>
Sent: Monday, December 12, 2022 8:48 AM
To: [PlanningCommission](mailto:PlanningCommission@marincounty.org) <PlanningCommission@marincounty.org>
Subject: Planned Construction: 404 San Francisco Boulevard, San Anselmo

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I would like to offer my objection to the proposed construction at the above site. I believe it is too large and would negatively impact the quality of life of all the residents in the "Short Ranch" Marin County land designation. I understand the necessity of increasing available and affordable housing in Marin County as elsewhere, however I feel the scope of magnitude of this proposed development to be out of touch with the requirements and desires of the surrounding community. I wish you to seriously consider the impact that such a large infusion of people and their concomitant problems will have upon our collective lifestyle and common interest.

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: housing element
Date: Monday, December 12, 2022 9:00:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)



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ANA HILDA MOSHER
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6278T
415 473 7880 F
415 473 2255 TTY
CRS Dial 711
amosher@marincounty.org

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From: brian@briancrawford.info <brian@briancrawford.info>
Sent: Sunday, December 11, 2022 10:11 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: housing element

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

Hello,

I am commenting on the listing of 404 San Francisco Blvd in the draft housing element. I believe this is a good site for affordable multifamily units, as it already contains 17 of them. But the number of units proposed for these lots is completely impractical. The scores of

new units proposed would have a major impact on the community, especially on traffic on SF Blvd, its intersection with Drake, and at the Hub, which is already backed up every morning and afternoon.

Sorich Valley, containing hundreds of houses, has only one practical exit in case of a wildfire or earthquake emergency (the other is very steep, twisty, and a single lane due to parked cars.) Putting hundreds more people into the valley is very dangerous.

If more units have to be allocated on these lots, at least 17 of them should be very low income to allow the present residents to afford them.

Thank you,

Brian Crawford, 415-407-5776

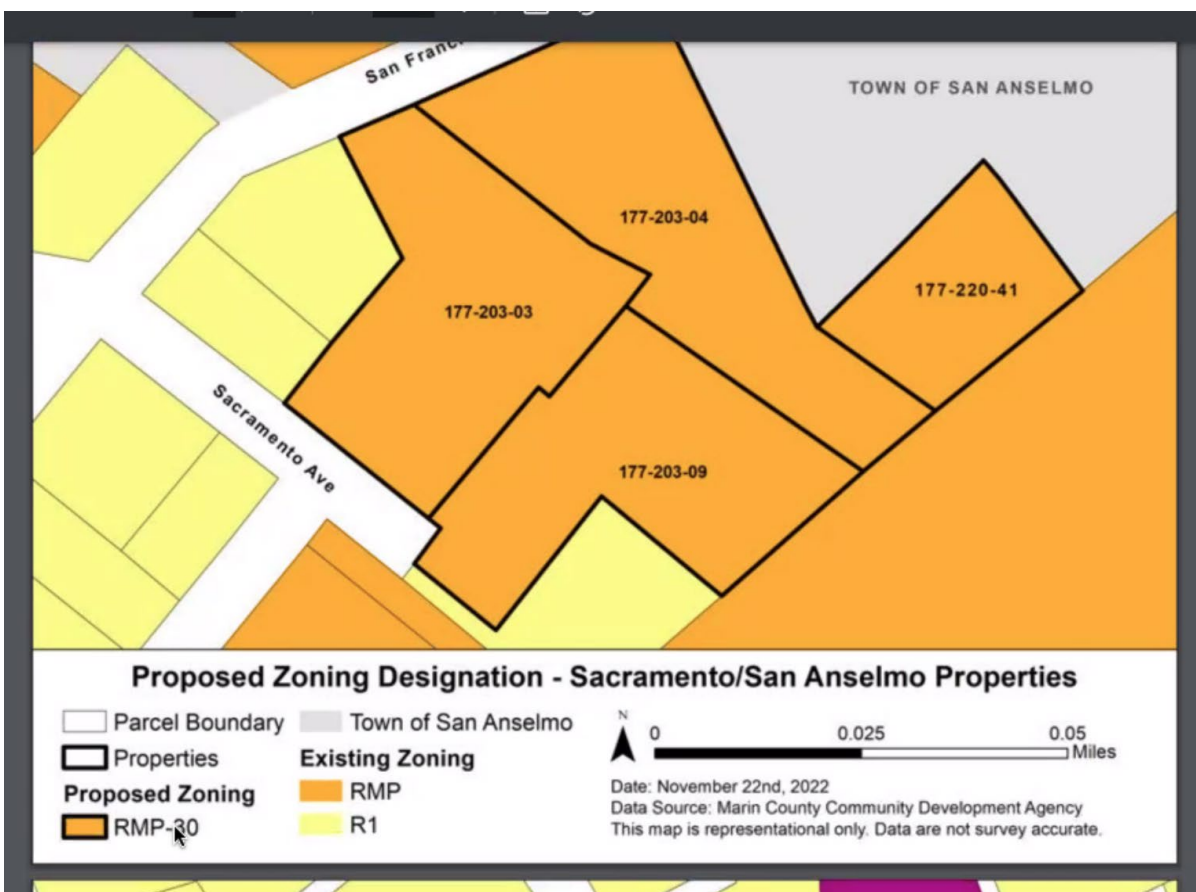
From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Housing Element as it may apply to 404 San Francisco Blvd. in unincorporated Marin
Date: Monday, December 12, 2022 10:25:26 AM
Attachments: [404 SF 4 parcels map.png](#)

From: Michael Anderson <docfilms@aol.com>
Sent: Monday, December 12, 2022 10:18 AM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Housing Element as it may apply to 404 San Francisco Blvd. in unincorporated Marin

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To the Planning Commission:

With regard to 404 San Francisco Blvd. ("Sacramento/San Anselmo Properties") the subject property presently consists of 4 parcels, totaling approx. 2.4 acres:



Because parcel 177-220-41 was accidentally omitted from the last staff recommendation, and because of different numbers on previous recommendations, it is not clear if the present recommendation is to zone the property for 56 units, 64 units, or 72 units.

As the 4 parcels presently consist of 17 rental units, an increase of up to 56 or 64 or 72 units would have a profound effect on traffic, noise, water consumption, and, especially, the character of the neighborhood. Additionally, 404 San Francisco is more than a half mile from Sir Francis Drake Blvd. and, thus, not easily accessible to public transit; because it is a dead end street, one way in and one way out, it would not be easy to evacuate in an emergency. An excessive number of vehicles would also increase daily congestion at the intersection at Sir Francis Drake Blvd. and at the hub intersection with Red Hill Ave.

Please take all of the above into account when suggesting how many units may be acceptable at the subject property.

Thank you,
Michael Anderson
Suellen Miller

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Housing Element as it may apply to 404 San Francisco Blvd. in unincorporated Marin
Date: Monday, December 12, 2022 10:44:16 AM

From: Michelle Beare <michelle.beare@gmail.com>
Sent: Monday, December 12, 2022 10:24 AM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Housing Element as it may apply to 404 San Francisco Blvd. in unincorporated Marin

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

To the Planning Commission:

With regard to 404 San Francisco Blvd. ("Sacramento/San Anselmo Properties") the subject property presently consists of 4 parcels, totaling approx. 2.4 acres:

404 SF 4 parcels map.png

Because parcel 177-220-41 was accidentally omitted from the last staff recommendation, and because of different numbers on previous recommendations, it is not clear if the present recommendation is to zone the property for 56 units, 64 units, or 72 units.

As the 4 parcels presently consist of 17 rental units, an increase of up to 56 or 64 or 72 units would have a profound effect on traffic, noise, water consumption, and, especially, the character of the neighborhood. Additionally, 404 San Francisco is more than a half mile from Sir Francis Drake Blvd. and, thus, not easily accessible to public transit; because it is a dead end street, one way in and one way out, it would not be easy to evacuate in an emergency. An excessive number of vehicles would also increase daily congestion at the intersection at Sir Francis Drake Blvd. and at the hub intersection with Red Hill Ave.

Please take all of the above into account when suggesting how many units may be acceptable at the subject property.

Thank you,
Michelle and Christian Beare

Michelle Beare
415-596-6070 voice/text
500 San Francisco Blvd
San Anselmo, CA