

MEMORANDUM

TO: PLANNING COMMISSION

FROM: JILLIAN ZEIGER, SENIOR PLANNER

DATE: DECEMBER 8, 2022

RE: AMENDMENTS TO THE COUNTYWIDE PLAN FOR THE SAFETY ELEMENT UPDATE

DEVELOPMENT CODE AMENDMENTS RELATED TO THE HOUSING ELEMENT AND SAFETY ELEMENT UPDATES

HOUSING ELEMENT AND HOUSING RELATED COUNTYWIDE PLAN AMENDMENTS AND REZONINGS

Please find correspondence attached related to amendments to the Countywide Plan for the Safety Element update, Development Code amendments related to the Housing and Safety Elements updates, and Housing Element and housing related Countywide Plan and Rezonings.

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Housing Element- Attn: Don Dickenson, Planning Commission
Date: Thursday, December 8, 2022 3:54:35 PM

.
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:

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

From: Janet Coyne <jcoyne820@gmail.com>
Sent: Wednesday, November 30, 2022 7:59 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Cc: Sackett, Mary <MSackett@marincounty.org>
Subject: Housing Element- Attn: Don Dickenson, Planning Commission

To: Don Dickenson

I am writing to you regarding the Marin IJ article dated 11/18/2022 in response to the DEIR/ environmental report. Thank you for your input on the housing element for district 1 and your review of the DEIR. I am a Marinwood resident and I am very concerned about the environmental impacts to Lucas Valley, & Marinwood especially with the “alternatives” of relocating housing units to our area because of VMT and water.

My understanding from the IJ article is that 479 housing units could be relocated into our area to reduce VMT. This assumes that most people need to live near the 101 or Sir Frances Drake corridor for work/commute. This assumption does not take into account people that work in West Marin (or other areas of Marin County) and would benefit from living & working in the same community and thus gives a false elevation of VMT. This also does not factor in the approximately 1500 housing units that are being planned for the Northgate area/ northern San Rafael and thus will impact traffic/ schools/ shopping, etc, causing more VMT/emissions from traffic.

The second assumption is that relocating 896 units to Marinwood/Lucas valley from West Marin/Novato would help with water supply.

My understanding is that MMWD gets 20% of its water from RussianRiver/SonomaCounty, whereas NMWD gets 80% of its water from this area.

I can only assume that Lucas valley/ Marinwood likely receives most of its water fromRussian River/Sonoma County since we are the northern most area of Marin County. With Sonoma County having its own mandates, our area (in addition to NMWD) could also be subject to further restrictions from our northern neighbors. We are all in the same boat when it comes to water!

I spoke with Mary Sackett today and my hopes for the upcoming 12/6 Board of supervisors meeting is that with the transition of supervisor, that Mary Sackett will be well supported and that District 1 will fight to keep our community from absorbing all the housing in unincorporated Marin.

Our community (school district, emergency services, streets & highways) will easily become overwhelmed with the addition of potentially 5000+ (unincorporated + northern San Rafael) new housing units without adequate funding and resources to support this.

Hopefully the board of supervisors and planning commissioners can agree that this is not a feasible option and that the housing element in unincorporated Marin County needs to be more evenly distributed.

Thanks for your time.

Janet Coyne
Marinwood resident

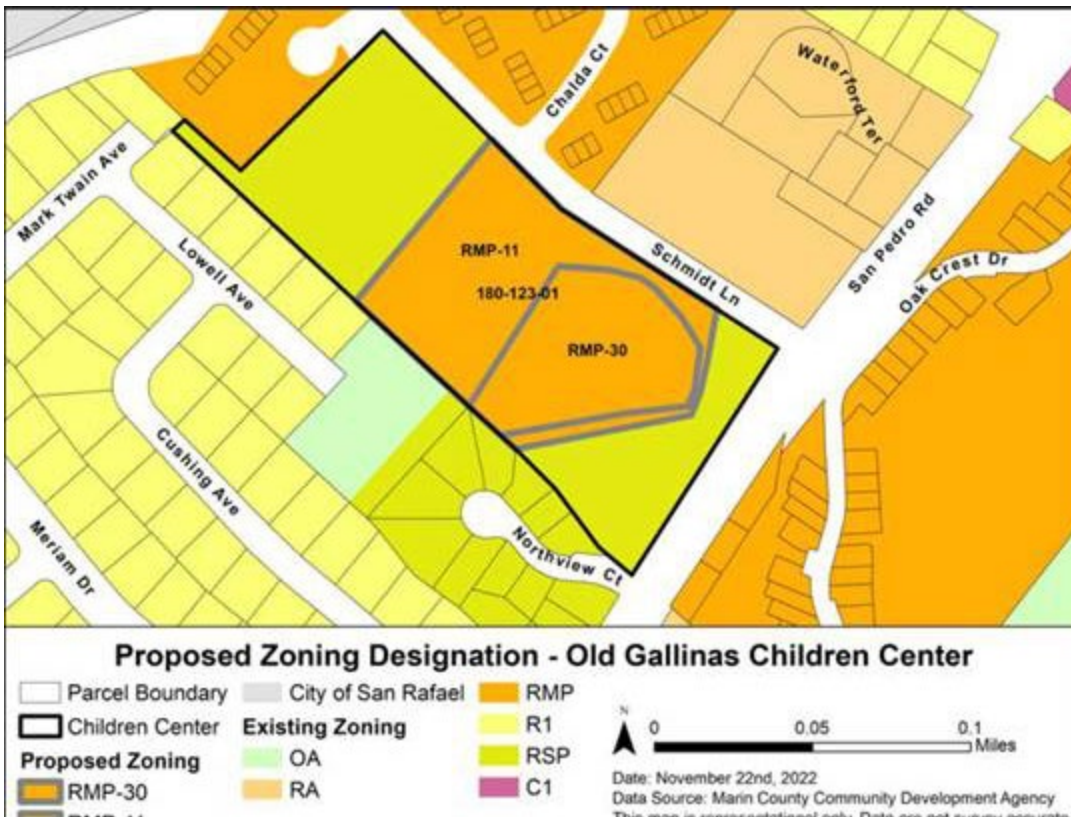
From: [Mark Raskoff](#)
To: [Goncalves, Gustavo](#); [Sackett, Mary](#); [Connolly, Damon](#); "Marcia"
Cc: [housingelement](#); rogernheller@yahoo.com; "Linda Levey"
Subject: Housing Elements Zoning Change
Date: Wednesday, December 7, 2022 1:33:40 PM

On behalf of the Marin Cove Homeowner's Association, we are concerned as to the meaning of the proposed zoning change shown below.

https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/pc-hearing-121222/item-6-he-rezoning/attachment-4_zoning-maps.pdf?la=en

If, as was directed at prior meetings, the Little League field was to be preserved as a community resource, why is the field being encroached upon and the lower level parking lot serving users being rezoned for housing?

It appears the residents' needs and objections are being ignored.





From: [Sackett, Mary](#)
To: [housingelement](#); [Jones, Sarah](#)
Subject: FW: Housing Elements Zoning Change
Date: Thursday, December 8, 2022 9:45:40 AM

From: Terri Leker <terri.leker@gmail.com>
Sent: Wednesday, December 7, 2022 6:56 PM
To: Sackett, Mary <MSackett@marincounty.org>
Cc: Terri Leker <terri.leker@gmail.com>; Mark Raskoff <mrasoff@aol.com>; Goncalves, Gustavo <GGoncalves@marincounty.org>; Marcia <himarcia67@att.net>; roger heller <rogernheller@yahoo.com>; GINA TUOSTO HAGEN <bigmouthvox@yahoo.com>; Mark cell <mark.t.wallace@gmail.com>; GARY ROBARDS <gary.robarbs@gmail.com>; MARY HANLEY <maryinmarin@comcast.net>; JONATHAN METCALF <mail@jmattorney.com>; SHELLEY SWEET <shelley@sfpweb.com>; Linda Levey <linda@santavenetia.org>
Subject: Re: Housing Elements Zoning Change

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Thank you all, for your energy and involvement.

And thanks, Mary, for looking into the status of Old Gallinas. I also second Linda's concerns about McPhail's and other sites.

There are so many changes that it's difficult to keep track of everything in Santa Venetia (let alone greater Marin). For example, the HE states that 50 Bayhills Drive is sited for five homes, but the proposed new zoning designation goes from RMP to RMP-10. Looking at parcel map 180-333-01, this is a 2-acre parcel on a steep grade. Can we get more clarity on the number of units and their siting? For reference, 50 Bayhills is on the lower part of Bayhills, near the gate. There are other developments taking place further up Bayhills, on the eastern side, and additional development opposite 1000 Bayhills. I have not seen any permits for these developments, which have already removed countless trees and done significant grading.

To our knowledge, none of the Bayhills parcels have the possibility of water or sewer service. In last night's meeting, the MIG representative stated that all sites identified were environmentally viable. Building in areas without water or sewer creates an enormous environmental footprint. How can land be rezoned without first addressing these issues?

70 Oxford (which is unhelpfully listed in zoning maps doc as "Outnumbered" even though there is no active — as far as I know — application — by that name) would change from A2 to RMP-1 (yet four homes are proposed). Again, is it possible to get clarity around the size and siting of these units?

Finally, it is imperative that we discuss the status of Bayhills Drive, which is not a county-maintained road and is filled with potholes. Every proposed development (and the development in progress) further degrades our sole route to NSP, and potentially cripples us with regard to emergency

evacuation.

This is reminiscent of the old San Pedro Ridge Project from the 1980s, but with perhaps less oversight.

Thanks,
Terri

On Dec 7, 2022, at 3:27 PM, Linda Levey <linda@santavenetia.org> wrote:

Thank you Mary!

Also, I meant to reply earlier, so will do it now

Thank you Mark for voicing your (and of course, our) concerns! And thank you for including me on your emails. I am also including some of the other SVNA Board members and SVNA Land Use in this reply. I know Terri attended all the meetings and is very involved in the process so want to make sure she is included and has this information.

These are the zoning changes I see slated for our neighborhood, Santa Venetia:

Page 13-14 = Church of Jesus Christ

Page 19-20 = Rodef Shalom

Page 51-52 = McPhail's

Page 69-70 = Old Gallinas

Page 75-76 = Oxford

Page 95-96 = NSPR

Page 97-98 = Edgehill

Page 123-124 = Bayhills

I didn't see changes for Osher Marin JCC but maybe I missed it or zoning changes aren't required?

Also, I am not that familiar with zoning designations but do wonder about the changes at McPhail's. We too have a field that the neighborhood was hoping to keep and since it underwater during the winter, probably not buildable? And as well, the site has a freshwater marsh that is supposed to be protected and I see the "pink" VCR over what I think is that area?

And of course, reiterating the worries about building in parking lots, building at Oxford, and building at the top of Bayhills and those zoning implications. I just haven't reviewed the documentation so not sure what these zoning changes will mean

for us but am hoping others have a better understanding and can follow.

Thanks again for your participation everyone, Linda

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

From: Sackett, Mary <MSackett@marincounty.org>
Sent: Wednesday, December 7, 2022 2:57 PM
To: Mark Raskoff <mraskoff@aol.com>; Goncalves, Gustavo <GGoncalves@marincounty.org>; 'Marcia' <himarcia67@att.net>
Cc: rogernheller@yahoo.com; 'Linda Levey' <linda@santavenetia.org>
Subject: RE: Housing Elements Zoning Change

Mark,
Thank you for the email and maps. I will look into this further.
Sincerely,
Mary Sackett

From: Mark Raskoff <mraskoff@aol.com>
Sent: Wednesday, December 7, 2022 1:33 PM
To: Goncalves, Gustavo <GGoncalves@marincounty.org>; Sackett, Mary <MSackett@marincounty.org>; Connolly, Damon <DConnolly@marincounty.org>; 'Marcia' <himarcia67@att.net>
Cc: housingelement <housingelement@marincounty.org>; rogernheller@yahoo.com; 'Linda Levey' <linda@santavenetia.org>
Subject: Housing Elements Zoning Change

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On behalf of the Marin Cove Homeowner's Association, we are concerned as to the meaning of the proposed zoning change shown below.
https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/pc-hearing-121222/item-6-he-rezoning/attachment-4_zoning-maps.pdf?la=en

If, as was directed at prior meetings, the Little League field was to be preserved as a community resource, why is the field being encroached upon and the lower level parking lot serving users being rezoned for housing?

It appears the residents' needs and objections are being ignored.

<image001.jpg>

<image002.jpg>

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

From: [Northbridge Homeowners Assn NHA](#)
To: [housingelement](#)
Cc: [BOS](#); [Sackett, Mary](#); [Goncalves, Gustavo](#)
Subject: Northbridge Homeowners Association Comments for 12/12/22 PC Meeting
Date: Thursday, December 8, 2022 10:27:13 AM
Attachments: [Northbridge Comments for 12.12.22 PC Meeting re Housing Element.docx](#)

Please see the attached comments in connection with the 12/12/22 Planning Commission meeting re the Housing Element

TO: Marin County Planning Commission
FROM: Northbridge Homeowners Association
DATE: December 8, 2022
RE: Comments Re 12/12/22 PC Meeting re Housing Element

In connection with the upcoming December 12, 2022 Planning Commission meeting, the Northbridge Homeowners Association (“NHA”) respectfully submits these comments.

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

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

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

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

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

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

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

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

The DEIR Paints an Unrealistic Picture of Both Current Conditions and the Impact of the Potential Additional Housing Under the Current List

The DEIR does not properly or realistically assess the cumulative impacts of the proposed additional housing sites on our Northbridge community or Santa Venetia more generally. As discussed above, the list of proposed sites includes several sites that are essentially right next to each other on N. San Pedro Rd. Collectively, if the amount of housing proposed for these sites were to come to fruition, that would seriously exacerbate an already *very* bad traffic and safety evacuation problem for our neighborhood.

The evaluation completed for the DEIR is completely unrealistic, both in terms of current conditions and future projections. Among other problems, the DEIR does not account for the

planned increased enrollment at Venetia Valley School,¹ which the County has little or no control over and which, even without the proposed added housing, will make a bad traffic and safety situation much worse.

The number of units for Santa Venetia, and in particular for the multiple adjacent or near adjacent sites along NSP, should be reduced considerably (including the currently designated 50 units for Old Galinas School) to reduce the cumulative impact of additional housing.

Old Galinas School Site

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

Additional General Comments

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

We very much appreciate the Planning Commission's consideration of the above comments.

¹ The Master Plan for future development, approved by the San Rafael City Schools Board in or around 2015 or 2016, includes significantly expanding the Grades 6-8 portion of Venetia Valley School at some point in the future, which SRCS projected would increase overall enrollment at the school substantially.

From: [Michelle Rutledge](#)
To: [housingelement](#)
Subject: Re: Development code amendments
Date: Thursday, December 8, 2022 11:04:52 AM

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Shoot -- misfire. Didn't even proofread. Lol

Anyhoo.... when the housing plan can only be satisfied by eliminating or amending zoning laws and other rules and regulations, that should be a signal that something is deeply wrong.

Please challenge the state.

Sincerely,
Michelle Rutledge
Nicasio

From: Michelle Rutledge
Sent: Thursday, December 8, 2022 11:01:54 AM
To: housingelement@marincounty.org <housingelement@marincounty.org>
Subject: Development code amendments

Sooooo, the ultimate message is that the rules and regulations that Marin put in place suddenly don't matter when the state decides to infringe on our rights to local governance. However, since we can't just violate those rules, the solution is to change or eliminate them so that they are not violated? Codes that respect and protect the environment, quality of life, and infrastructure limitations shouldn't be disposable at the whim of the state.

Highly illustrative off this current insanity is the supposition that we should eliminate density limits in areas without water or sewer hookups because "water and wastewater treatments can often be safely provided onsite by wells and septic systems." Really? Have you run that by the residents of San Geronimo Valley and Nicasio? If that "solution" is so obvious, perhaps you would be able to explain why so many of these residents are suffering from failing septic systems and inadequate wells?

Additionally, the insinuation that residents do not endorse the proposed amendments because of inherent racism, classism, or NIMBYism is a cop-out on the part of the county. Valuing open space, lower density communities, fire safety, and prevention of more traffic congestion is not unethical and it's not a "dog whistle." These values are just what they are: real, genuine, and valid. The current housing shortage, particularly low-income (still not sure why we have to provide above-market housing) is also real. And there is plenty of community support for that purpose. However, when the housing plan can only be met by eliminating

From: [Jude Vasconcellos](#)
To: [housingelement](#)
Subject: Senior Housing
Date: Thursday, December 8, 2022 12:35:44 PM

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The State Department of Health Care Services (DHCS) has a program for Long Term Care that was created to move seniors out of Skilled Nursing Facilities into more home like settings.

Assisted Living Fee Waiver Program

Why isn't Marin County a participant in this program? There are seniors languishing in Nursing Facilities that need to be moved on but even though my husband has been accepted into the Bucklew Program there are not enough beds and the cost which is supposed to be based on a person's Social Security income is prohibitive. \$1200/mo for someone who only gets \$550/mo?

Affordable housing is crucial not only for the working poor but also for our most vulnerable and Marin County has lagged behind what is needed. This has been so since I was a 24 year old single mom with two toddlers and there was nothing affordable then and now I am 77 and nothing has changed.

Marin is one of the, if not the wealthiest places in America. This is shameful.

Every town needs to step up. Putting small units in back yards helps but only helps those with even more in the form of rental money added. Small duplex and fourplex buildings in every neighborhood is hardly noticed and gives everyone a chance to live a quality of life that does not happen in highrise apartment buildings with no outdoor space or neighborhood. These kinds of places create communities of caring neighbors.

It is time for Marin to step up in every corner of the county.

Jude Vasconcellos

From: [Anne Sjhsam](#)
To: [housingelement](#)
Subject: No rezoning in Lucas Valley
Date: Thursday, December 8, 2022 12:46:25 PM

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

I am a resident of Lucas Valley and I am opposed to rezoning without an EIR.

Anne Sjhsam

From: jilld2049@gmail.com
To: [housingelement](#)
Subject: Opposition to Rezoning in Lucas Valley Mt.Lassen/Luca Valley junction:
Date: Thursday, December 8, 2022 12:48:56 PM

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Sent from [Mail](#) for Windows

We have owned our home in lucas valley for 36 years. We are opposed to this unfair amount of housing being put in our neighborhood as compared to the rest of marin.

Where is the water going to come from. How can miller creek school district handle this added burden?

Please use common sense.

Jill donnelly

Denis ford

From: [Jody Morales](#)
To: [housingelement](#)
Date: Thursday, December 8, 2022 12:50:21 PM

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I'm extremely concerned about the proposed number of units planned for the Lucas Valley area.

During the recently required evacuation due to a fire in the open space, cars were bumper to bumper trying to leave Upper Lucas Valley, Lower Lucas Valley and Marinwood. Since there is only one single road from the freeway to the coast, how does this make sense?

Brenda Jo (Jody) Morales
71 Mt Tallac Ct, San Rafael, CA 94903

From: mjlmv@comcast.net
To: [housingelement](#)
Subject: Tam Valley suggested site
Date: Thursday, December 8, 2022 12:58:29 PM
Importance: High

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Dear County Planning Commission:

In reviewing the vast information available in your proposed plan – it is dismayingly obvious that the opposition to the Housing and Safety Element Countywide Plan/Development is anything but HUGE!!

Specifically for Tam Valley where I reside: the one site you suggest for development is unsuitable: it is the site of a former Chevron gas station, is likely polluted from the many years that station was in operation, as well as the current and continued use by local agencies who park their vehicles and supplies used to fix roads and other projects in the area.

I previously suggested an alternate site: the current motel at the gateway to Tam Valley, next to the old Fireside Motel.

The Fireside Motel was converted to housing without any major impacts to infrastructure and traffic; the same could be done with that site if and when it was purchased for similar repurposing.

Please consider adding that site and REMOVING the site currently listed on your plan.

Thank you for your consideration.

Michael Levy

From: [Sandy Hoeffler](#)
To: [housingelement](#)
Subject: Item 6, Planning Commission Meeting December 12, 2022
Date: Thursday, December 8, 2022 1:24:03 PM

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Dear Planning Commissioners and Staff,

This is my third communication regarding the proposed Housing Element Update. As a Marin resident for over 30 years, I fully support the creation of more affordable housing throughout the county.

I am writing to specifically express my concern over the **proposed concentration** of new housing along the "Atherton Corridor" in Novato. The use of "Atherton Corridor" is at best a misnomer, and at worst a complete misrepresentation of where the units will actually be located. The Atherton Corridor is 3.12 miles long from Highway 101 on the west end to Highway 37 at the east end (16,474 feet total). Yet the total new housing proposed for the entire corridor would be built on four adjacent lots with a road frontage of only 1,000 feet. I believe that recent public communications have been misleading.

You will find maps of these lots in your packet, Exhibit 3A, pages 4 & 5.

The proposal is to change the zoning of these lots from ARP (Agriculture with Residential Permitted) to RMP20 (Residential Multi-Family). This is a huge leap which will undeniably change the character of the neighborhood.

You will find the zoning maps in your packet, Exhibit 4, pages 6 & 7.

As you know, Atherton Avenue is a two-lane road. The existing roadway will not handle such a large number of new cars and increased all-day traffic at just this one spot on the entire corridor. If the road were to be widened to four lanes, it would significantly and negatively impact the current rural feel (with horses and large lots) of unincorporated Novato. Although any new development will have negative impacts to the rural feel, please use your authority to spread the units out over greater distance to accommodate the increased traffic and noise. People of all income levels deserve to enjoy the quiet, peaceful areas of our beautiful county such as found along the Atherton Corridor.

The Board of Supervisors is considering two options #A and #B (the Larkspur alternative). Option #A proposes 147 new units in this 1,000' stretch of Atherton, and Option #B (Larkspur Alternative) proposes 209 units in the same stretch (an increase of an additional 62 units. Also, with the potential for a developer to increase the density, the total number of units proposed along just 1000' of roadway is simply too high to be feasible..

I addressed many other concerns in previous emails along with a number of my neighbors. These include the lack of public transportation at this location, the distance of these proposed units from necessary services, and the potential negative impacts on wildlife and fire risk in the area.

I appreciate all of the work that has gone into developing these plans, but they continue to concentrate too much development in one small area. Please look at the map, not just the words that say 209 or more units along the "Atherton Corridor."

It is really proposing 209 new units within 1,000' of Atherton Ave.

Thank you for your consideration.

Sandra Hoeffler
155 Oak Shade Lane
Novato, CA 94945
415-971-4646

From: [Chad E MacLachlan](#)
To: [housingelement](#)
Cc: [sarah mccarthy](#); [Bradley Haas](#)
Subject: Item #6, December 12th: Planning Commission Hearing Hearing on Housing and Safety Element Countywide Plan/Development Code Amendments
Date: Thursday, December 8, 2022 1:56:24 PM
Attachments: [image001.png](#)

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Item #6:

Thank you Supervisors and Staff for doing this important work and allowing the public to weigh in.

My name is Chad MacLachlan, and I live in Novato on the Atherton Corridor, where at a minimum, 147 housing units are being proposed in what is termed “Underutilized Residential” lots in the reports. The Atherton Corridor is a beautiful countryside area of Novato, where almost all of the homes sit on larger, open lots where many younger families have specifically chosen to live due to the open space – so these “Underutilized Residential Lots” are really just small open areas in people’s front and back yards. High-density housing along the Atherton Corridor in Novato would completely change the landscape of this community. **Along those lines, I oppose the Larkspur alternative #3 where, according to the Revised List, a minimum of 62 additional homes would be crammed into people’s front and back yards along the Atherton Corridor.** Atherton Avenue is a two-lane road with one way in and one way out, and during the recent flooding of Highway 37 and the fires along Atherton Avenue, our two-way street became an absolute parking lot with the traffic.

North Marin Water District has also made it very clear that they cannot provide water to the proposed sites on Atherton Avenue. All six sites are listed in a chart titled “***Housing Site Removed from Utility Service Providers***” (Table 22-2 of the DEIR) because of an “**Inability to Serve the Proposed Project,**” and these sites are listed as having “no feasible mitigation measures.” Adding to the further changes in the community, in a **letter dated November 10th, 2022 from the North Marin Water District to the Environmental Planning Manager Rachel Reid, the Water District wrote:** “For North Marin Water District to provide water service to the Atherton Corridor, a storage tank up to 200,000 gallons, 35-feet in diameter by 35-feet tall, will need to be installed at an elevation of 200 feet. NMWD current practice is to prioritize the use of stainless steel for new tank construction, which could lead to glare to the surrounding area. Other tank properties that could have adverse impacts on the scenic vista includes: a ten-foot high antenna installed atop the tank, chain link fencing surrounding the reservoir, and a paved access road constructed from the development to the reservoir.” And this is just for one of the six sites along the Atherton Corridor. Building and constructing water towers and access roads will drive up the developer’s costs to build homes at 791 and 805 Atherton Avenue, and this cost will no doubt be passed along to the price of the homes built there – essentially excluding the low-moderate income home.

I’d like to thank Supervisor Rodoni for bringing up the fact that more housing can indeed be placed at the Buck Center Site – and is actually desired there. I propose that there be strong consideration to moving the proposed housing units away from 791 and 805 Atherton, where there will not only be major challenges to build, but also major changes to the existing landscape and community. Furthermore, the **Buck Center Vacant Property** in North Novato has had 85 low-to-moderate homes added to its site on the Revised List, which is desperately needed, and there remains plenty of open land available for additional housing.

Finally, I’d like for there to be strong consideration to revisit talks with the State on whether some homes designated for unincorporated Marin County could be folded into city limits. We have many vacant and run-down buildings and lots in the City of Novato alone, and building on these sites would greatly increase the beauty of Novato, while still providing desperately needed

homes. Fireman's Fund, for instance, is a half mile from my home, where 1100 new homes are being planned. I fully support this project, and would welcome more housing in Novato at our vacant and run-down buildings and lots. This would also act to preserve our beautiful, and dwindling, open space.

Thank you for your time and consideration of my comments.

Sincerely,

Chad MacLachlan

(707) 761-7333

Chad E. MacLachlan, MD

APIC of Surgical Specialties, NSA

Sports Medicine Orthopedic Surgeon



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Thank you.

From: [Jones, Sarah](#)
To: [housingelement](#)
Subject: FW: Marin County Supervisors and Planning Commissioners: I urge you to uphold Community Plans.
Date: Thursday, December 8, 2022 2:14:28 PM

From: photo <photobykir@aol.com>
Sent: Thursday, December 8, 2022 12:58 PM
To: Jones, Sarah <sbjones@marincounty.org>
Subject: Fw: Marin County Supervisors and Planning Commissioners: I urge you to uphold Community Plans.

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

Hello — There was an out of office reply, so I'm forwarding this to you:

Begin forwarded message:

On Thursday, December 8, 2022, 12:56 PM, photo <photobykir@aol.com> wrote:

Dear Marin County Supervisors and Planning Commissioners:

I understand that Marin County wishes to eliminate "Community Plans". I urge you to uphold Community Plans.

In 1992, the Tamalpais Area Community Plan (which governs Tam Valley, Almonte, Homestead, and Muir Woods Park) was meticulously created by local residents and has been **meticulously updated** by local residents. The Community 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.

The Details:

The most concerning language 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.**"

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:

You propose to add “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

I urge you to not take this action, and to uphold how “Community Plans” had governed and stewarded our area. Do not let the Country Wide Plan legally take over the needs of the local area!

Sincerely,

Kirstin Radasch Asher
Marin County Resident

From: [Meehyun Kurtzman](#)
To: [housingelement](#); [BOS](#)
Subject: Opposition to Zoning Change and HE Sites in Lucas Valley Environ
Date: Thursday, December 8, 2022 2:14:49 PM

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

To: Housing Element Planners and Board of Supervisors:

My comment focuses specifically with zoning requirement for the HE site inventory.

I am concerned that the HE/DEIR show NA (not applicable) for all the sites in their zoning category. Please review your own charts. Not all-existing zoning allows the multifamily housing units for many of proposed sites. A public notice of the zoning change for the HE should be more than a sentence embedded on a county's generic announcement. That does not qualify as a public notice to neighbors, owners and neighborhood greatly impacted by the zoning change. What this means is many of the sites listed do not meet zoning for intended HE use, DEIR assumes the zoning change when no one has even studied ramification for that zoning change. This is not adequate study to make 10-year worth of planning decisions and show there is no fact-based understanding of what DEIR purportedly states it does.

This is clear. There is a failure on the HE planners part in adequately providing public notice for zoning change. They did it before in the 2013 cycle and they are doing it again.

During the 12/06 BOS meeting the planners proposed four sites to be removed from the site inventory. Listening to their reasoning stated, then all three sites located on Lucas Valley Road and Mt. Lassen junction should be taken off the site inventory list.

I am writing specifically to you on this because the planners stated that 12/06 meeting was NOT the final meeting on this issue. Please review the transcripts of the meeting.

Stated reasoning for removing the four sites were as follows: The vacant site studied actually has a single family home; there is deed restrictions on the site; there is no water; the site is located near flood zone.

To use the planners' own reasoning for removal, I state the objections for three sites located on Lucas Valley below:

1501 Lucas Valley Road is not a vacant site. The property has three structures including a residential house. The owners in recent years have added two more structures and there is no permit record for the new development. DEIR was incorrect in classifying this site as vacant.

Jeanette Prandi Way site: The entire Rotary Senior Village site has deed restrictions. This project had received public approval with concessions and restrictions when it was built.

7 Mount Lassen Dr: This commercial building is literally within the Miller Creek Setback. It is not zoned for residential use. This site is very problematic to rebuild as is due to restrictions in development code.

All three sites have infrastructure issues and no water to support this much population increase in this area(Mt. Lassen/LVR junction).

Lastly our neighbors insist that the only responsible way to study the real and local impact of the proposed project is to study site-by-site specific impacts. That is because no project site is the same and DEIR did not address any site-specific issues for HE inventory sites impacting Lucas Valley environ.

I endorse Lucas Valley Homeowners Associations' letter of concerns submitted during the DEIR comments.

Thank you.

Meehyun Kurtzman

Lucas Valley resident

From: [Lisa Helfond](#)
To: [housingelement](#)
Subject: Planning Commission Hearing, Item #6
Date: Thursday, December 8, 2022 2:39:55 PM

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

To whom it may concern,

This is in reference to the rezoning of the Atherton Corridor, Item #6.

I am expressing my opposition to the zoning in the Atherton Corridor as currently proposed. I am specifically upset about zoning density of the 4 properties located at 761, 777, 791, and 805 Atherton Avenue. I do not understand, after all of the community feedback, how these 4 properties and their respective density were proposed. As I understand, this would allow developers to receive density bonuses and supersize the current zoning proposal. This large quantity of housing units is unacceptable for this area and infrastructure.

If I recall correctly, when Rush Creek was developed, the developer wanted more houses (higher density) and the county negotiate less homes due to neighbors' concerns. Now the county proposes a much higher density across the street?

Has any consideration been made for the approximately 100 housing units (cars and RVs) along Binford Road out to Gness Field? If the county is going to allow the Binford Road residents to stay, then these residents should count toward our Housing Element density numbers.

Please reconsider the properties and density along the Atherton corridor and scale down the density or break up the properties so that they are evenly distributed along Atherton Avenue and not all in one area.

Thank you for your consideration.

Lisa Helfond
Rush Creek Homeowner

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

From: Marin County Subscriptions <camarin@public.govdelivery.com>

To:

Sent: Thu, Dec 8, 2022 10:53 am

Subject: COMMENTS DUE TODAY AT 3:30 PM: Planning Commission Hearing, Housing and Safety Elements

Marin County 2023-2031 Housing and Safety Elements update banner



December 12th: Planning Commission Hearing Hearing on Housing and Safety Element Countywide Plan/Development Code Amendments

On Monday December 12th 2022, at 5:00 PM or thereafter, the Planning Commission will review three items:

- Item #4: Safety Element Countywide Plan Amendments ([Staff Report](#), Attachments [1](#), [2](#))

- Item #5: Form Based Code/Development Code Amendments ([Staff Report](#), Attachments [1](#), [2](#), [3](#), [4](#))
- Item #6: Housing Element Countywide Plan Amendments/Rezoning ([Staff Report](#), Attachments [1](#), [2](#), [3A](#), [3B](#), [4](#))

There will be Spanish interpretation. You may submit comments until 3:30 PM on Thursday December 8 by email to housingelement@marincounty.org. **Be sure to include the item number you are referencing.** You may also comment during the meeting. To join the meeting, follow the instructions on the [Planning Commission Meetings](#) webpage.

The Planning Commission will reconvene about this topic on Thursday, January 5th.

To continue receiving the latest development, [join our subscription list](#).

12 de diciembre: Reunión de la Comisión de Planificación sobre el Elemento de Vivienda y Seguridad Enmiendas al Plan del Condado/Código de Desarrollo

El lunes 12 de diciembre de 2022, a las 5:00 PM o después, la Comisión de Planificación revisará tres temas:

- Tema #4: Enmiendas al plan del condado relacionadas con el elemento de seguridad ([Informe del personal](#), Adjuntos [1](#), [2](#))
- Tema #5: Código basado en la forma/Enmiendas al código de desarrollo ([Informe del personal](#), Adjuntos [1](#), [2](#), [3](#), [4](#))
- Tema #6: Enmiendas al plan del condado relacionada con el elemento de vivienda/Rezonificaciones ([Informe del personal](#), Adjuntos [1](#), [2](#), [3A](#), [3B](#), [4](#))

Habrà interpretación al español en esta reunión. Puede enviar sus comentarios hasta 3:30 PM del jueves anterior a la reunión por correo electrónico a housingelement@marincounty.org. Se publicará la traducción al español de estos documentos en las próximas semanas. **Indique el número del tema al que hace referencia. También puede hacer comentarios durante la reunión.** Para participar en la reunión, siga las instrucciones de la página web de [reuniones de la Comisión de Planificación](#).

La Comisión de Planificación volverá a reunirse sobre este tema el jueves 5 de enero.

[Regístrese en nuestra lista de suscripción](#) para recibir las últimas novedades.

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

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



Not all events are sponsored by the County of Marin. County of Marin sponsored events are required to be accessible. If you are a person with a disability and require an accommodation to participate in a County program, service, or activity, requests may be made by calling (415) 473-4381 (Voice), Dial 711 for CA Relay, or by [email](#) at least five business days in advance of the event. We will do our best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats upon request.



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You received this message because you are subscribed to the Google Groups "Rush Creek" group.

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To view this discussion on the web visit <https://groups.google.com/d/msgid/rush-creek/822C8C63-115F-42FD-B0BE-2D4B76CBD00B%40comcast.net>.

For more options, visit <https://groups.google.com/d/optout>.

From: [Riley Hurd](#)
To: [housingelement](#); [PlanningCommission](#)
Subject: 12./12 PC meeting - Items 5 and 6
Date: Thursday, December 8, 2022 2:46:28 PM

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.

RAGGHIANTI | FREITAS LLP

1101 5th Avenue, Suite 100

San Rafael, CA 94901

Tel: 415.453.9433 ext. 126

Fax: 415.453.8269

Email: rhurd@rflawllp.com

Website: <http://www.rflawllp.com/>

From: [pgsilva](#)
To: [housingelement](#)
Subject: MBCI Comments on Housing Element
Date: Thursday, December 8, 2022 2:58:46 PM

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

Dear Colleagues -

On behalf of the Marin Biodiversity Corridor Initiative (MBCI), I submit the following comments on the Housing Element and Design Standards:

HOUSING ELEMENT

Comment on Section 4 – Resources – original page 180, (beginning of section) – new (HCD) draft, p. 182

Page 180.

Just as the Inland Rural and Coastal communities must recognize the need for housing, so the City-Centered Corridor must recognize its responsibility to conservation. Though it is good to recognize different zones, and indeed this was a major advance in the 1970's, now in 2022 it is time to move forward again to recognize contemporary thinking. New areas of consensus that must be recognized are:

1. We face intensifying global environmental threats, especially in the three critical areas of biodiversity loss, climate change and pollution, as summarized in the recent United Nations Report Making Peace with Nature (<https://www.unep.org/interactive/making-peace-with-nature/>)
2. Urban and suburban areas must be recognized for their potential to contribute to environmental improvement. A summary of this new understanding may be found in McKinney, M.L. 2002. Urbanization, biodiversity and conservation. *BioScience* 52(10): 883-889) (<https://academic.oup.com/bioscience/article/52/10/883/354714?login=true>), as well as many more recent reports and popular books such as Tallamy, D. 2019, *Nature's Best Hope*. Timber Press, 254 pp.
3. Mitigation of negative trends in the areas of biodiversity loss, climate change and pollution will have positive impacts on the health of urban and suburban residents, while failure to make any progress on these issues will lead to deteriorating human health. An example of new research in this area is recounted in Donovan, G.H. The surprising benefits of biodiversity *Arborist News*, Oct 2020, pp. 26-30. (https://www.isa-arbor.com/quizbank/resources/5629/Donovan_October%202020.pdf).

To bring this section up to date, language such as this should be added after the second paragraph on **Page 180**:

“Similarly, the City-Centered Corridor recognizes the need to contribute to improvement of the overall environment and to the health of its residents by countering the negative trends of biodiversity loss, climate

change and increasing pollution.”

Comment on Section 4 – Resources – original page 194 (end of section) –new (HCD draft) – p. 201

Page 194.

New language should be added at the end of the page to reflect new concern about the health of the urban environment.

Suitable language would be:

The County also recognizes the responsibility of the City-Centered Corridor to contribute to the health of its residents and the overall environment by encouraging specific measures such as reducing the total area of impervious surfaces, increasing the amount of vegetative canopy, and increasing the proportions of native species.

Comment on Section 5 – Housing Plan – original Page 196 – new (HCD) draft – p. 204

Chapter 5 – Housing Plan

Housing Goal 1 (Page 196)

Policy 1.1. “Efficient use of land” is vague, because use can be efficient with respect to many things. It could simply be generating the most money for a developer. If the plan really wants to promote sustainable development, it needs to be more specific about ensuring that projects must take into account the main three threats to sustainability today – loss of biodiversity, climate change, and pollution – as recognized by local, state, regional, national and international agencies and organizations.

Better language would be **“enact policies that help to reduce loss of biodiversity, climate change and pollution while fostering a range of housing types in our community.”**

DESIGN STANDARDS

Page 15, Section 01.030, Relationship to the Marin Countywide Plan, reference should be made to Section 2.4, the Biological Resources section of the Countywide Plan.

Second, on **Page 60**, Section 04.030.4, a **new section, B4**, should be added. This should build on the recommendation of the Countywide Plan Goal Bio-1.5 to use native plants in landscaping to improve wildlife habitat, and it should also take into account recent research showing the proportion needed to prevent significant biodiversity loss.

Good wording for **Section B4** would be, "**Proportion of locally native species in each of the major categories (trees, shrubs, herbs) should be at least 70%. in order to support native wildlife and prevent further loss of biodiversity.**"

References and documentation for these suggestions are available upon request.

Best Regards,

--

Dr. Paul G. da Silva (MBCI)

"What have we done today to address the global diversity crisis?"

(suggestions at: www.marinbiodiversity.org)

From: [Marissa M](#)
To: [housingelement](#)
Subject: Re-zoning Lucas Valley
Date: Thursday, December 8, 2022 3:02:27 PM

[You don't often get email from majormajorcatch22@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

We oppose the building of 250 high density units in our remote area, far from grocery stores and public transportation.

54 Mount Tallac Ct
San Rafael
94903

Sent from my iPhone

From: [Hillary Major](#)
To: [housingelement](#)
Subject: Oppose mt Lassen housing
Date: Thursday, December 8, 2022 3:16:08 PM

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

I oppose the rezoning and construction of mt Lassen. All items.

From: [Michael Gallagher](#)
To: [housingelement](#); [PlanningCommission](#)
Cc: [Moulton-Peters, Stephanie](#); [Riley Hurd](#)
Subject: Deja Vu? More language to BROADLY override community plans? We recommend you DO NOT do this.
Date: Thursday, December 8, 2022 3:16:41 PM

Dear Members of the Planning Commission -

Seminary Neighborhood Association is alarmed that once again there is very broad language proposed to override community plans.

Not long ago I attended two different meetings with yourselves, the BOS, and county staff at which comments were made, to the effect, that the overly broad language to supersede community plans will scaled back.

We have two requests:

- 1). Postpone this action;
- 2) Give the public more time to discuss with county staff, and commissioners, to review the proposed changes and language.

Seminary Neighborhood Association is a client of land use attorney, Riley Hurd. We call your attention to his comments submitted to you today:

=====

"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.**”

=====

Thank you for your consideration,

Michael Gallagher, President
Seminary Neighborhood Association

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Uphold Community Plans
Date: Thursday, December 8, 2022 3:17:52 PM
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

STAY CONNECTED:



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

From: Jenny Kerr <jenniferher@gmail.com>
Sent: Thursday, December 8, 2022 12:23 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>;
Lai, Thomas <TLai@marincounty.org>
Subject: Uphold Community Plans

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

I write to urge you to please uphold Marin’s Community Plans.
This could very likely cause great harm to our already beleaguered and fragile environment by

designating land as residential, and disallowing your constituency a voice in favor of property development with no regard to environmental impact or water use.

Please do what is right for our community!

Sincerely,

Jennifer Kerr
Gerstle Park resident

.

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: PLEASE CONTINUE TO UPHOLD OUR COMMUNITY PLANS!
Date: Thursday, December 8, 2022 3:18:14 PM

.
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”

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

From: Lee Budish <budishlee@gmail.com>
Sent: Thursday, December 8, 2022 12:28 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>; Lai, Thomas <TLai@marincounty.org>
Cc: Supervisor Stephanie Moulton-Peters <camarin@public.govdelivery.com>
Subject: PLEASE CONTINUE TO UPHOLD OUR COMMUNITY PLANS!

[Some people who received this message don't often get email from budishlee@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Board of Supervisors, Planning Commission and Director Tom Lai,

PLEASE CONTINUE TO UPHOLD THESE COMMUNITY PLANS.

I have lived in Tam Valley for 33 years and recognize the importance of the Tam Area Community Plan.

It has guided our community during changing, challenging and greedy times which could have exploited our treasured environmental surroundings in a way which as to quote the plan itself:

"The primary land use goal for the Tamalpais Planning is the conservation of the semi-rural small town residential and commercial character and scale of the community, and its close relationship with the natural beauty of its setting. The purpose of this plan is to retain and enhance these qualities."

Without the Tam Area Community Plan our community will suffer detrimental environmental consequences from which we will never come back from.

Please understand the core value of these of these plans to our communities and uphold them for future generations and imagine the nightmare of what our communities would have looked like without these plans.

Thank you.

Lee Budish

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Uphold the Local Community Plans
Date: Thursday, December 8, 2022 3:18:26 PM
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

STAY CONNECTED:



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

From: Lisa Wojcik <lisadaniellewojcik@gmail.com>
Sent: Thursday, December 8, 2022 12:48 PM
To: BOS <BOS@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>;
Lai, Thomas <TLai@marincounty.org>
Subject: Uphold the Local Community Plans

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

Hi,

Resident of Almonte area here.

I am requesting that you uphold the Community Plans, and not have the county plans supersede what communities decide is best suited for the residents and homeowners in any specific community.

Lisa

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Planning Commission Meeting 12/12/2022
Date: Thursday, December 8, 2022 3:19:14 PM
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
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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: John Bruce Corcoran <BruceCorcoran@msn.com>
Sent: Thursday, December 8, 2022 1:05 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Cc: Moulton-Peters, Stephanie <smoultonpeters@marincounty.org>
Subject: Planning Commission Meeting 12/12/2022

Dear Planning Commissioners,

We strongly oppose any changes to the Countywide Plan, County Code, and Housing and Safety Elements that eviscerate and override community plans.

In particular, we strongly oppose the following proposed amendments:

- 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.**”
We want to maintain the existing language that the more specific and detailed plan governs.
- p.3.4-3 -“Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”
We want the current language to be maintained.

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.

Community plans protect our communities. They are an expression of local control. They should not be overridden so cavalierly and suddenly when the majority of the general population has no idea what is going on.

Sincerely yours,

Bruce and Fran Corcoran

From: [Jared Wright](#)
To: [housingelement](#)
Subject: I Oppose Lucas Valley Rezoning
Date: Thursday, December 8, 2022 3:19:27 PM

You don't often get email from jaredwright14@gmail.com. [Learn why this is important](#)

I am writing to express my opposition to the new housing development plans in Lucas Valley. I am concerned that all of the issues around fire safety and evacuation routes, 2 lane road traffic, pressure on Lucas Valley Elementary, and other environmental concerns regarding Miller Creek were not addressed.

Best,
Jared

--

Jared Wright
(707) 321-4073

From: [chuck ballinger](#)
To: [housingelement](#); [Moulton-Peters, Stephanie](#); [PlanningCommission](#)
Cc: [Riley Hurd](#)
Subject: Re: Deja Vu? More language to BROADLY override community plans? We recommend you DO NOT do this.
Date: Thursday, December 8, 2022 3:20:42 PM

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

12/8/2022

Dear Planning Commissioners,

It's up to you to stand up for local control. The state housing mandate is attempting to dissolve the work of local review boards and community plans so the needs of real estate developers can be met.

This is not about affordable housing. When development is mandated 80% market rate under the guise of providing more "work force" housing, the hypocrisy is apparent to all - and that includes your constituents.

The question many of us have is whether our representatives have the gumption to sustain what those before them spent decades planning and preserving. Or, will you just roll over and rubber stamp the Sacramento mandates without a fight?

Having served 14 years with the Strawberry Design Review Board and two years for the County Regulatory Committee, I find this latest assault on community control outrageous.

I would hope your commission will put up a fight to preserve what we have here in Marin. I must say, at this point, I'm not optimistic.

Regards,

Charles Ballinger

Strawberry

From: [Allison McLaughlin](#)
To: [housingelement](#)
Subject: Opposition to Rezoning at Mt. Lassen/Lucas Valley
Date: Thursday, December 8, 2022 3:20:46 PM

You don't often get email from allison.mclaughlin1@gmail.com. [Learn why this is important](#)

Hello,

I oppose rezoning to build high density +/- 250 units at the Mt. Lassen Lucas Valley juncture.

Thanks for your consideration!

Best,
Allison

From: [Peter Schraeder \(US\)](#)
To: [housingelement](#)
Cc: [Julie Schraeder](#)
Subject: Atherton Corridor - RE: Additional Proposed Units
Date: Thursday, December 8, 2022 3:23:14 PM

You don't often get email from peter.p.schraeder@pwc.com. [Learn why this is important](#)

To whom it may concern -

We are homeowners in Rush Creek. We are opposed to the additional 209 proposed units on the Atherton corridor. We feel that adding this many additional units in this short space will be a traffic problem, a water problem, a noise problem and a light problem. The additional units will affect the wildlife and nature - the reason most people live in this area and not the city. This is a disproportionate share of housing in this small rural area and the infrastructure is not set up for it. I strongly encourage you NOT TO REZONE ATHERTON to allow for this high-density housing. This is "not the right answer."

Regards,

Peter & Julie Schraeder (registered voters)
116 Oak Shade Lane
Novato, CA 94945

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In the event the content of this email includes Tax advice, the content of this email is limited to the matters specifically addressed herein and is not intended to address other potential tax consequences or the potential application of tax penalties to this or any other matter.

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From: [Kelby Jones](#)
To: [housingelement](#); [BOS](#)
Subject: Housing Element and Draft Safety Element Item #1
Date: Thursday, December 8, 2022 3:24:55 PM

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

The Draft Safety Element begins with this statement: “Marin County places the highest priority on the well-being and safety of its community members.” This statement is not supported by the Safety Element content.

The current proposal would allow new development based on a mere ministerial review in lieu of project-specific environmental impact evaluations. Increasing the vulnerable population in areas of high fire hazard severity without assurance of the infrastructure and resources required to support public safety directly contradicts the Safety Element stated priority and its first goal (EHS-1 Equitable Community Safety Planning).

The Draft Safety Element states that “Fire Safe Marin and Marin fire agencies, cities and towns, and other partners developed improved wildfire evacuation maps and messaging for residents of Marin’s WUI communities.” No evacuation route plan or map is published for Lucas Valley-Marinwood, despite its designation as a high fire hazard severity zone within the wildland urban interface.

There is no assurance that the critical public safety concerns of wildfire risk will be considered in future development decisions. Recommended goals and actions to manage wildfire risk (EHS-2 Disaster Mitigation, Preparedness, Response and Recovery, and EHS-5 Safety from Wildfire) are conditioned upon additional funding and resources with no discussion of how or when they may be obtained.

The Community Development Agency (CDA) and Marin Fire Agencies are tasked to:

- **prohibit land divisions in high fire hazard areas unless adequate, reliable water for fire suppression is guaranteed, and access for firefighting and resident evacuation is provided from more than one point (EHS-5.3.d Restrict Land Divisions). CDA and Fire Agencies are instructed to**
- **adopt WUI regulations for new development and substantial remodels to reduce fire hazards in high and extreme fire hazard areas (EHS-5.4.a Amend Wildlands Urban Interface (WUI) Regulations).**

These goals are designated as just a “medium” priority.

The Draft Safety Element ends with “How Will Success Be Measured”. Its “nonbinding indicators, benchmarks and targets” (Figure 2-27 Indicator Monitoring) do not mention or relate to wildfire safety goals.

I urge the Board of Supervisors to make the safety of Marin's residents your highest priority and require project-specific EIRs to assure that public safety concerns are resolved as an essential step in the process of development approval.

Thank you for your consideration.

Kelby Jones

Lucas Valley resident

From: [SVNA](#)
To: [PlanningCommission](#); [BOS](#); [housingelement](#); [safetyelement](#)
Cc: [Connolly, Damon](#); [Goncalves, Gustavo](#); [Sackett, Mary](#); [LINDA LEVEY](#); ["CATHERINE LAGARDE"](#); ["DENNIS BORTOLI"](#); ["GARY ROBARDS"](#); ["GINA TUOSTO HAGEN"](#); ["JOHN DENIGRIS"](#); ["MARK WALLACE"](#); ["RODERICK CASTRO"](#); ["TERRI LEKER"](#); ["MARY HANLEY"](#)
Subject: Monday December 12th Meeting: Planning Commission Hearing on Housing and Safety Element Countywide Plan/Development Code Amendments - Comment Letter
Date: Thursday, December 8, 2022 3:27:02 PM
Attachments: [2022.12.08-SVNALetterReHousing&CodeAmendments.pdf](#)

Attached please find our comment letter for Items 4, 5, and 6 for the Monday December 12th Meeting: Planning Commission Hearing on Housing and Safety Element Countywide Plan/Development Code Amendments

Thank you for the opportunity to comment.

cc: SVNA Board and Land Use Committee, District 1 Supervisor's Office and Staff

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



Santa Venetia Neighborhood Association

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

December 8, 2022

Marin County Planning Commission
Marin County Civic Center
3501 Civic Center Drive, Suite 328
San Rafael, CA 94903

Attention: Marin County Planning Commission planningcommission@marincounty.org
Attention: Housing Element County Staff: housingelement@marincounty.org
Attention: Marin County Board of Supervisors BOS@marincounty.org

Re: Monday December 12th Meeting: Planning Commission Hearing on Housing and Safety Element Countywide Plan/Development Code Amendments

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on the Housing and Safety Element Countywide Plan/Development Code Amendments. Santa Venetia has been identified as a site for 181 additional housing units; while we are pleased that the number has decreased throughout the process, we believe this number still places a disproportionate burden on our neighborhood.

First, we wish to acknowledge the effort by County Staff to meet the state's problematic housing mandates, including their attempt to reconcile multiple conflicting requirements. We also appreciated the November 8th, 2022, Zoom workshop held for North Marin, where Staff thoughtfully answered questions from concerned residents.

Our comments regarding the Monday December 12th, 2022, Planning Commission hearing on Housing and Safety Element Countywide Plan/Development Code Amendments are as follows:

Agenda Item #4: Safety Element Countywide Plan Amendments

Per Staff Report to the Marin County Planning Commission: Amendments to the Countywide Plan for the Safety Element Update:

At the October 11th workshop, staff committed to addressing new state legislation in the latest draft of the Safety Element. Senate Bill 852 creates the Climate Resilience Districts Act, which authorizes local agencies to create climate resilience districts to address climate change effects and impacts. The districts would be formed for the purpose of raising and allocating funding for and the operating expenses of projects designed and implemented to address climate change mitigation, adaptation, or resilience. Staff added program EHS-6.1.k, which reads as follows:

Coordinate Approaches to Climate Resilience. Explore the feasibility of developing a coordinated government approach that has the capacity to raise and allocate funding for planning, construction and operating expenses of projects designed and implemented to benefit the public by addressing climate change mitigation, adaptation, and resilience. Identify potential organizational structures and funding mechanisms, such as levying a benefit assessment, special tax, property-related fee, or other service charge or fee consistent with State law. The state allows for locally-led climate governance including a Climate Resilience District or community-led formation of special districts, such as Geologic Hazard Abatement Districts for planning, financing, constructing and maintaining local climate protection and adaptation projects.

Staff recommends the new program to set the County on a path consistent with the Climate Resilience Districts Act while still allowing the County and its communities to explore and pursue other avenues toward climate resilience. (p2, Attachment 1)

We ask for clarification on how newly created districts would specifically raise and allocate such funding, and to the degree to which such funds will bolster mitigation, adaptation, or resilience to climate change.

We again object to the Draft Housing Element (DHE) superseding the hard truths of the Draft Safety Element (DSE), especially regarding risks from both “normal” and catastrophic weather events such as fire and flood, and the limitations of our current infrastructure to enable safe evacuation. Marin County residents deserve answers to multiple legitimate areas of concern. It is indisputable that the June 2022 DSE and DHE conflict with one another, and it is unclear how, or if, that conflict will be resolved. We are particularly concerned by the lack of accountability for improving infrastructure throughout Marin or how water would be provided to thousands of new residents in a time of unprecedented drought.

Santa Venetia Neighborhood Association

Santa Venetia is not well-represented on the “San Rafael Area Marin Mutual Threat Zone Plan,” but all of Bayhills Drive, Sunny Oaks, and every small “paper” road such as Glen Drive have only secondary evacuation routes to North San Pedro, which is the primary (and sole) evacuation route for all of Santa Venetia, which has a current population of approximately 1800 residents. As well, our ancillary population is upwards of one thousand non-residents, including several hundred schoolchildren, numerous visitors to the JCC complex, China Camp State Park, and service workers entering the neighborhood. We are not aware of another community with such severe challenges to both egress and ingress and ask once again that these risks be considered in light of any potential new development.

Agenda Item #5: Form Based Code/Development Code Amendments

Amending County Development Code (including form-based review of objective design standards) and proposed amendments to the Development Code (Marin County Code Title 22) appear to be one more step toward codifying the elimination of CEQA and community involvement. Cities around the state are already joining a legal challenge to SB9 on the basis that this bill overturns the voter initiative process, inadequately addresses public health and safety concerns, greatly limits public input, and lacks due process. SB9 was presented as an emergency measure to create affordable housing yet contains no requirement for actually doing so.

Many sites currently considered developable should require stringent environmental review. For example, the McPhail’s site, located in a wetland surrounding a shuttered elementary school, is designated for 33 units of above moderate housing. Significant fill of wetlands would be required to build there. This is not the definition of “infill” housing — it is simply “filling in” bay wetlands. This site is in a flood zone with grossly inadequate levies; forecasts (performed by the County) show that sea level rise will worsen conditions even before construction is complete. Another location, 70 Oxford (which is referred to in zoning maps as “Outnumbered” even though there is no active — as far as we know — application — by that name) is the site of known shell mounds; this lot is designated for four “above moderate income” units, even though the County determined in 2020 that a CEQA Initial Study would be required for any development on this land.

Further to this, the cumulative impact of concurrent development has been neither acknowledged nor analyzed. This includes repercussions to Santa Venetia (before adding a single new unit) from the upcoming Northgate development, which will add nearly 1,500 units. As well, the proposed development on Bayhills Drive and at 70 Oxford would add units on steep slopes with poor road access and is reminiscent of the old San Pedro Ridge Project from the 1980s, but with less oversight.

We object also to the survey methodology used for creating Objective Design and Development Standards. In a county of nearly 260,000 residents, the survey generated a total of 541 responses, which represents 0.21% of our total 2020 population. According to the “Respondent Profile” no results were recorded from residents of Santa Venetia (or greater San Rafael, our county seat, with a population of more than 61,000).

The survey began in April 2020, at the beginning of a global pandemic, when most residents could not be attentive to the outreach described, or to notifications from SurveyMonkey (which is notorious for their emails going directly to spam). Any recorded data should have been discarded and the project paused; moving forward disregarded the crucial nature of true community engagement.

Item #6: Housing Element Countywide Plan Amendments/Rezoning

Our excellent Countywide Plan (CWP) was created to safeguard Marin's natural resources and enable sustainable communities, in part by addressing the climate change crisis. The CWP has a long history of "preventing runaway development and protecting open space." In addition to potential amendments to the CWP, we are extremely concerned about the proposal to eliminate community plans. The Santa Venetia Community Plan and those from other neighborhoods (including Strawberry) were developed over many years, with significant expert and community input. From Attachment 2, Countywide Plan Amendments:

"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." (1.5-3)

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

We again urge you to leave the CWP, all community plans, and zoning intact, as any proposed changes subvert their intended purpose and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents.

Further, we ask how any rezoning can take place without first addressing myriad outstanding issues:

The DHE states that 50 Bayhills Drive is sited for five homes, but the proposed new zoning designation is from RMP to RMP-10. Based on parcel map 180-333-01, this is a two-acre parcel on a steep grade. We ask for more clarity on the number of units and their siting and that they be considered cumulatively in light of any additional development further up Bayhills. For reference, 50 Bayhills is on the lower part of Bayhills, near the gate. More development is taking place — further up eastern Bayhills and opposite 1000 Bayhills. We have not seen permits for these developments, which have already removed countless trees and done significant grading.

At the December 6th, 2022, Board of Supervisors Hearing on Housing Element Sites a MIG representative stated that all sites identified in the HE were environmentally viable. To our knowledge, none of the Bayhills parcels have the possibility of water or sewer service. As you are aware, building in areas without water or sewer creates an enormous environmental footprint.

Santa Venetia Neighborhood Association

Page 5 of 5

December 8, 2022

Zoning for 70 Oxford would change from A2 to RMP-1 (yet four homes are proposed). Again, we ask for clarity around the size and siting of these units, and the future potential for this site to be developed.

We ask also for clarification on the siting of planned construction at the Old Gallinas site, including the Little League field. We understood that the field would be preserved as a community resource, yet it now appears both that the lower level will be impacted and the lower parking lot, which is used heavily during games, will be rezoned for housing. Adequate street parking does not exist currently, and, when the lot is full during games, extra street parking is required.

It is also imperative to resolve the status of Bayhills Drive, which is not a county-maintained road. We have no formal road committee; Bayhills is rife with potholes and has collapsed in sections. Every development proposed (and the development in progress) further degrades our sole route to North San Pedro, and potentially cripples us with regard to emergency evacuation.

These specific examples represent only a few of our concerns with regard to CWP amendments, elimination of community plans, and rezoning.

We echo the comments of multiple other residents and agencies who have stated the RHNA process enables developers to bypass local planning and community input, and in fact *rewards* developers who wait until the 9th year with streamlined permitting and reduced (if any) CEQA analysis.

Once again, we wish to thank County Staff, especially our Supervisors and Planners, for their partnership throughout this fraught process. Thank you for fighting for Santa Venetia and the rest of unincorporated Marin County.

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

The SVNA always encourages our members to send comment letters as well, citing their concerns about community issues. Please include those concerns as concerns of the SVNA.

Thank you, SVNA Board of Directors and Land Use Committee

cc: Damon Connolly, District 1 Supervisor
Mary Sackett, District 1 Supervisor-Elect
Gustavo Gonçalves, District 1 Aide

From: [Alina Wright](#)
To: [housingelement](#)
Subject: Re: Item #6: In opposition to Lucas Valley Rezoning/ housing development
Date: Thursday, December 8, 2022 3:28:01 PM

[You don't often get email from alinawright03@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This requires a sufficient EIR

Best,
Alina

Sent from my iPhone

> On Dec 8, 2022, at 3:25 PM, Alina Wright <alinawright03@gmail.com> wrote:

>

> Greetings,

>

> As a resident of Mt. Wittenburg Court in Lucas Valley, I am writing to express my opposition to the new high-density re-zoning / housing development plans in Lucas Valley (Mt. Lassen/ Lucas Valley junction). I am concerned that nearly all of the concerns around fire safety and evacuation routes, 2-lane road traffic, expansion pressure on Lucas Valley Elementary, and other environmental concerns regarding Miller Creek were not addressed. This should not go forward.

>

> Best,

> Alina

>

> Sent from my iPhone

From: [Jared Wright](#)
To: [housingelement](#)
Subject: Re: Item #6: I Opposed Housing Development in Lucas Valley (Jared Wright)
Date: Thursday, December 8, 2022 3:29:19 PM

You don't often get email from jaredwright14@gmail.com. [Learn why this is important](#)

This requires a sufficient EIR that addresses the many concerns of Lucas Valley residents.

On Thu, Dec 8, 2022 at 3:22 PM Jared Wright <jaredwright14@gmail.com> wrote:

As a resident of Mt. Wittenburg Court in Lucas Valley, I am writing to express my opposition to the new high-density re-zoning / housing development plans in Lucas Valley (Mt. Lassen/ Lucas Valley junction). I am concerned that nearly all of the concerns around fire safety and evacuation routes, 2-lane road traffic, expansion pressure on Lucas Valley Elementary, and other environmental concerns regarding Miller Creek were not addressed. This should not go forward.

Best,
Jared

--

Jared Wright
(707) 321-4073

--

Jared Wright
(707) 321-4073

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Development Code proposed ammendments to be heard 12/12/22
Date: Thursday, December 8, 2022 3:30:17 PM
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: ajarchitect@comcast.net <ajarchitect@comcast.net>
Sent: Thursday, December 8, 2022 1:18 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Development Code proposed ammendments to be heard 12/12/22

Alan Jones would like information about:
Ladies and Gentlemen:

As a long time serving member and former Chair of the Tam Design Review Board please hear my concerns regarding the proposed changes. In particular, proposed amendments to 1.5-3 and 3.4-3

could result in nearly eliminating the significance of our Community Plans. In particular, the Tamalpais Area Community Plan with which I am familiar has since its inception been an extraordinarily useful vehicle for ensuring that proposed developments take into account local issues, such as narrow streets and sea level rise, which are not adequately addressed in the Countywide Plan.

The old wording of 3.4-3 which gives preference to the requirements which are the more restrictive is of particularly vital concern to the relevance of all Community Plans. Without this provision there will be little or no incentive for developers to pay any attention to our design review boards. If it is the wish of the staff to omit DRBs then please propose this and let it be debated!

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Countywide Plan to Supercede Community Plans
Date: Thursday, December 8, 2022 3:30:28 PM

.
ANA HILDA MOSHER
SENIOR SECRETARY/PLANNING COMMISSION SECRETARY

County of Marin
Community Development Agency
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-----Original Message-----

From: Brad Summers <email4brad@comcast.net>
Sent: Thursday, December 8, 2022 1:28 PM
To: PlanningCommission <PlanningCommission@marincounty.org>
Subject: Countywide Plan to Supercede Community Plans

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Dear Marin County Planning Commissioners,

I am writing in opposition to the proposed amendment to allow the Countywide Plan to supersede the Community Plans.

I feel it is extremely short-sighted to dismiss the painstaking work of local residents who carefully addressed community concerns including public safety, environmental protections, neighborhood character, and hazards. The top-down and arbitrary nature of this type of decision-making breeds distrust in those who are elected to represent us- cynicism rather than civic-mindedness.

Sincerely,
Brad and Marcy Summers
110 Seminary Drive #2E
Mill Valley CA 94941

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Tamalpais Area Community Plan
Date: Thursday, December 8, 2022 3:30:45 PM
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

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amosher@marincounty.org

STAY CONNECTED:



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

From: GREG RYAN <ryan.greg@comcast.net>
Sent: Thursday, December 8, 2022 1:39 PM
To: BOS <BOS@marincounty.org>; Lai, Thomas <TLai@marincounty.org>; PlanningCommission <PlanningCommission@marincounty.org>
Subject: Tamalpais Area Community Plan

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

To Whom It May Concern,

I'm a homeowner in Marin County. I understand that Marin County is contemplating

overriding community plans. These plans are designed to protect the local residents (safety, zoning, hazards, etc.). These community plans must be kept in place for these reasons.

I have noticed through the years there are a few Marin County people (e.g. Rachel Reid) who don't represent the best interests of the taxpayers and local residents. Our taxes pay your salaries. The board is supposed to be representing the local taxpayers - if not then we need to get new representation.

The Marin community plans should be upheld.

Greg Ryan

From: [Terri Leker](#)
To: [PlanningCommission](#); [BOS](#); [housingelement](#)
Cc: [Terri Leker](#); [Connolly, Damon](#); [Sackett, Mary](#)
Subject: Comments for Monday December 12th Meeting: Planning Commission Hearing on Housing and Safety Element Countywide Plan/Development Code Amendments
Date: Thursday, December 8, 2022 3:30:51 PM
Attachments: [clip_image001.png](#)

Hello,

My husband and I are longtime residents of Santa Venetia in unincorporated Marin County, and members of the Santa Venetia Neighborhood Association (SVNA). We and our neighbors remain gravely concerned about the updated Housing Element's implications on local control of how our communities are planned and developed. This process, along with SB9/10/35 are a gross overreach to overturn local autonomy and planning decisions.

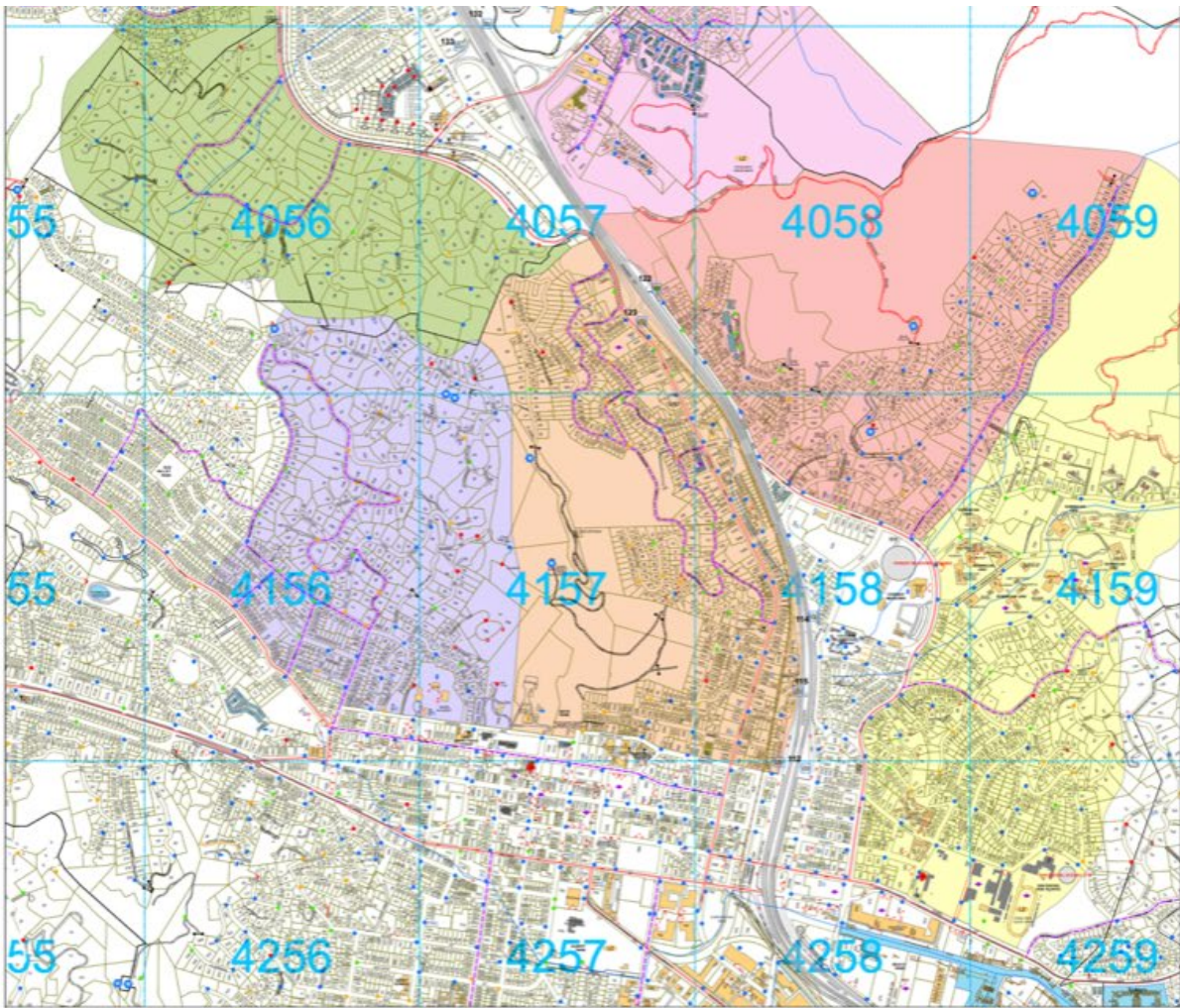
Much of Santa Venetia is sited in a flood plain; other areas are located in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. All of Bayhills Drive, Sunny Oaks, and every small “paper” road such as Glen and Sylvan Drive have only secondary evacuation routes to North San Pedro, which is the primary (and sole) evacuation route for all of Santa Venetia, which has a current population of approximately 1800 residents. This does not include non-residents, including several hundred schoolchildren, numerous visitors to the JCC complex, China Camp State Park, and service workers entering the neighborhood. We are not aware of another community with our unique challenges to both egress and ingress and ask once again that these risks be considered in light of any potential new development.







We again urge you to leave the CWP, all community plans, and zoning intact, as any proposed changes subvert their intended purpose and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents. Further, we ask how any rezoning can take place without first addressing myriad outstanding safety, environmental, and ecological issues.

Thank you,

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





STRUCTURE DEFENSE ZONES	
	FAIRHILLS
	LOS RANCHITOS
	SAN PABLO
	SAN RAFAEL HILL
	DOMINICAN
	SANTA VENETIA

SAN RAFAEL AREA MARIN MUTUAL THREAT ZONE PLAN



EVACUATION ROUTES ——— PRIMARY ——— SECONDARY

From: [PlanningCommission](#)
To: [housingelement](#)
Subject: FW: Marin County Supervisors and Planning Commissioners: I urge you to uphold Community Plans.
Date: Thursday, December 8, 2022 3:18:49 PM
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

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CRS Dial 711
amosher@marincounty.org

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From: photo <photobykir@aol.com>
Sent: Thursday, December 8, 2022 12:56 PM
To: BOS <BOS@marincounty.org>
Cc: PlanningCommission <PlanningCommission@marincounty.org>; Lai, Thomas <TLai@marincounty.org>
Subject: Marin County Supervisors and Planning Commissioners: I urge you to uphold Community Plans.

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

Dear Marin County Supervisors and Planning Commissioners:

I understand that Marin County wishes to eliminate “Community Plans”. I urge you to uphold Community Plans.

In 1992, the Tamalpais Area Community Plan (which governs Tam Valley, Almonte, Homestead, and Muir Woods Park) was meticulously created by local residents and has been **meticulously updated** by local residents. The Community 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.

The Details:

The most concerning language 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.**”

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:

You propose to add “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

I urge you to not take this action, and to uphold how “Community Plans” had governed and stewarded our area. Do not let the Country Wide Plan legally take over the needs of the local area!

Sincerely,

Kirstin Radasch Asher
Marin County Resident