



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

Thomas Lai
ASSISTANT DIRECTOR

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Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY
www.marincounty.org/plan

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

SUBJECT: Workshop on the Multi-Family Land Use Policy and Zoning Study

Dear Supervisors,

RECOMMENDATION:

Conduct an informational workshop and accept the Multi-Family Land Use Policy and Zoning Study

SUMMARY:

This is an informational public workshop to present the Multi-Family Land Use Policy and Zoning Study (housing study), which implements the Marin Countywide Plan's Housing Element Goal 1 (Use Land Efficiently) and Housing Program 1.b (Evaluate Multi-Family Land Use Designations), which states:

“Conduct a comprehensive analysis of multi-family land use to evaluate whether multi-family zoning is appropriately located.”

The study also implements the County's Voluntary Compliance Agreement with the Federal Department of Housing and Urban Development (HUD) which calls for the County to:

“Evaluate existing multi-family Land Use Designations within the unincorporated county to determine whether zoning is appropriate to allow additional affordable housing development beyond existing areas of racial or ethnic concentration.”

The Multi-Family Land Use Policy and Zoning Study evaluates the County's land use policy and zoning conditions affecting the location of multi-family housing within the unincorporated areas of the County. The housing study evaluates whether multi-family zoning is appropriately located and the zoning impediments to fair housing choice by: (1) providing an overview of the County's historical and current policy and regulatory framework for housing development; (2) identifying areas of minority concentration and their zoning characteristics; and (3) identifying development constraints related to environmental hazards.

The analysis is based on a thorough review of policy and regulatory documents, analysis of geo-spatial data contained in the County's geographic information system

(GIS), and research into demographic census data. The study includes two appendices, including a set of maps used to analyze the effects of the existing policy framework on single-family verses multi-family districts and their related allowable densities for the seven Planning Areas identified in the Countywide Plan (Appendix A) and a benchmark study of approaches to housing being used in other Bay Area Counties (Appendix B).

The housing study is intended to provide an objective analysis of existing policy, regulatory, and siting constraints on housing development in Marin County and serves as a background to the update of the Countywide Plan’s Housing Element by informing the development of updated policies and regulations for the Housing Element.

FISCAL/STAFFING IMPACT:

This acceptance of this study is not expected to have fiscal or staffing impacts.

REVIEWED BY: (These boxes must be checked)

- Department of Finance N/A
- County Counsel N/A
- Human Resources N/A

SIGNATURE:



Sabrina Cardoza
Planner

Attachment:
Multi-Family Land Use Policy and Zoning Study