

M E M O R A N D U M

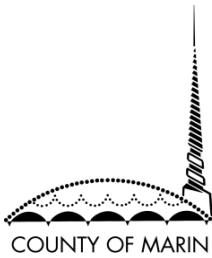
TO: Michelle Levenson, Deputy Zoning Administrator
FROM: Immanuel Bereket, Senior Planner
DATE: July 13, 2020
**RE: Deputy Zoning Administrator Hearing on July 16, 2020
Agenda Items 2**

Staff received a memorandum, dated July 9, 2020, from the Housing and Federal Grants Division of the Community Development Agency. The memorandum states that project is subject to the Marin County Code § 22.22.090 (Inclusionary Housing Standards – Lot Creation)”. Accordingly, staff recommends an additional condition of approval consistent with the Marin Coode Code § 22.22.090(A), as follows:

BEFORE OR CONCURRENT RECORDATION OF THE SUBDIVISION, the applicant, or successors in interest, shall pay an affordable housing fee commensurate to 20 percent of the prevailing housing in-lieu fee rate.

Enclosed, you’ll find the memorandum from Housing and Federal Grants Division of the Community Development Agency.

Enclosure:



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

TO: Immanuel Bereket, Senior Planner

FROM: Aline Tanielian, Assistant Planner
Leelee Thomas, Planning Manager

DATE: July 9, 2020

RE: 17 Cedar LLC Tentative Map
17 Cedar Avenue, Kentfield
Assessor's Parcel 047-011-33
Project ID P2801

APPLICANT: Michelle Folk

CONTACT: Michelle Folk
Email: mikefolk@yahoo.com ~ phone 415.596-9655

The applicant proposes to subdivide a developed, 15,369-square-foot parcel into two separate parcels consisting of Parcel 1 of 8,483-square-feet and Parcel 2 of 6,886-square-feet. Parcel 1 has an existing home developed prior to July 13, 2006.

The Marin County Development Code Chapter 22.22 provides that “any subdivision creating one or more new lots shall provide inclusionary lots for the immediate or future development of affordable housing consistent with § 22.22.090 (Inclusionary Housing Standards – Lot Creation)”.

Section 22.22.090.A indicates that “lots developed with a primary residence as of July 13, 2006 shall be deducted from the total number of lots in the proposed subdivision for the purpose of applying the inclusionary requirement”. For the proposed subdivision of the property at 17 Cedar Avenue, the inclusionary requirement is therefore 0.2.

This section also notes that “where the inclusionary housing calculation results in a decimal fraction greater than 0.5, the fraction shall be rounded up to one additional dwelling unit or lot. Where the inclusionary housing calculation results in any decimal fraction less than or equal to 0.5, the project applicant shall pay an in-lieu fee proportional to the decimal fraction”. Therefore, the applicant will be required to pay an in-lieu fee based on 0.2 of a unit.