

Strawberry Design Review Board (SDRB)

Approved Notes

Public Meeting – Wednesday, October 18, 2021

Meeting location: Via Zoom.

Call to order: 7:32 p.m. by Julie Brown, Acting Chair

Board members present: Julie Brown, Penna Omega and Matt Williams

Board members absent: Joe Sherer, Chair

Other attendees: Rory Crowley, Chris Juram, Leslie Lacko, Heather Leonard, Emily Levin, Brittney Moss, Aline Tanielian, Lee Lee Thomas, Keala Wong, Jillian Zeiger, and Katherine Lehmann, notetaker.

Correspondence and announcements: None

Meeting minutes from the October 4, 2021 meeting were approved 3-0, with a few minor spelling corrections (changing STRB to SDRB, adding an “e” to more, and including the last names with the two Julies).

AGENDA ITEM 1:

Strawberry Village Retail LLC (One Medical) Permit Request and Design Review (P3193) Assessor's Parcel 043-151-30: The applicant for the project is Chris Juram, and the property is located at 750 Redwood Highway/Frontage Rd., Mill Valley. The applicant requests Use Permit approval to utilize 5,070 square feet for nonurgent, outpatient medical offices. The proposed hours of operation are 9:00 a.m. to 5:00 p.m., Monday through Friday. Use Permit approval is required because the project is in a planned district and there is no acting Use Permit or Master Plan, which otherwise permits the use. Decision maker: Agency director.

A. **Chris Juram:** made a presentation for Use Permit for One Medical.

- **Building:**
 - No exterior modifications will be made to the existing building.
 - This presentation is only for application to change the use of a vacant commercial building.
- **Proposed Use of Building:**
 - Proposed use is for out-patients only.
 - Business hours from 9:00 a.m. to 5:00 p.m., Monday to Friday.
 - Maximum number of patients at any given time estimated to be 11.
 - 2-3 medical providers on the premises.

- **Signage:**
 - A separate application for signage will be made.

B. Discussion:

- **Matt Williams:** checked with Senior Planner, Immanuel Bereket, to see if there were any CCR issues with parking, and if Strawberry Village restricted any uses. There were none. Acquired parking spaces are 126, with 146 available spaces. This complies with the requirements.
There was an issue with the building behind One Medical (1 Belvedere, office building), where there was a parking issue, as well as an increase in traffic. Also, for One Medical, there may be some overflow of car parking from “In & Out.”
- **Julie Brown:** asked about handicapped spaces and their distribution in the parking area.
- **Chris Joram:** explained that this was discussed and the spaces provided are as required. This included the entire Strawberry Village parking area. Drawing A001 D was shared, via Zoom, to show the parking requirements and provisions.
- **Penna Omega:** asked if other tenants in the vicinity were notified of the change of use and the meeting. Katherine responded that the County sent out this information to all of the neighbors within a certain radius, as they always do.

C. Comments from the public: None

D. **Discussion:** SDRB wished there were more information on parking, but it was not the fault of the applicant.

E. **Approval: Planning use permit for One Medical was approved unanimously, 3-0.**

AGENDA ITEM 2:

Federal housing planners, with the Marin County Community Development Agency, made a PowerPoint Presentation, which is an update and overview of upcoming housing and safety developments. The presentation is entitled, “**Housing & Safety Elements, Unincorporated Marin County, Community Presentation, Fall 2021,**” which they shared with the SDRB. In response to a question by Julie Brown, the planners confirmed that the presentation was to the SDRB and is also open to public comment. (A copy of all 26 slides from the presentation can be found at the end of these minutes for reference).

Presentation was in three parts: **Housing Elements** by Gillian Zeiger, **Safety Elements** by Leslie Lacko, and **Opportunities for Input** by Aline Tanelian.

A. **Gillian Zieger:**

- **The Housing Element:** is a plan that shows types of housing and where they might be built in unincorporated Marin County to meet the current and future housing need. Note: The County does not build the housing.
- The plan is for period 2023-2031, and is due to the state by January 2023.
- The Housing Plan looks at four components:
 - Needs Assessment
 - Previous Accomplishments
 - Constraints to Housing Development
 - Resources and Sites Inventory
 - As well as ending patterns of segregation by “Affirmatively Furthering Fair Housing”
- **RHNA: Regional Housing Needs Allocation:** The state assigns a specific number of housing units needed in each city or county. This number is called RHNA. For Marin County, the number is 14,210 units, and for Unincorporated Marin County, this number is 3,569 units.
- **RHNA by Income Groups:** Units are assigned to Very Low, Low, Moderate, and Above Moderate income groups, totaling 3,569 for Unincorporated Marin County (UMC).
- **Current Housing Stock:** UMC has a population of approximately 66,888 residents.
- **Demography:** is changing significantly. Larger families for Hispanics, more seniors, more single individuals (25%), more disabled people, changing the traditional needs for types of housing.
- **Affordability:** On the assumption that families can pay 30% of their household income on housing, 30% of the households are cost burdened. Median rents are over \$3,268 per month.
- The income levels are high in Marin County; income to qualify for affordable housing for a four-person Low Income household is \$146,000 per year.
- **AFFH:** The aim of the policy includes Affirmation Furthering Fair Housing (AFFH). Also to restructure the affects of “covenants” made in the past that are illegal and were used to discriminate against non-Caucasian communities.
- This includes a Restrictive Covenants Project to inform the residents of the discriminatory nature of the language in these covenants, which helped to create segregated communities in the past. They restricted the purchase, lease and use of a property to a particular group of people, and primarily excluded people of color. Even though they are illegal, they remain on many property deeds throughout Marin.
- As part of the Housing Element, they will be looking at the impact of these policies and how to remedy them.

- For more information, here's the link:
<https://www.marincounty.org/main/restrictive-covenants-project>

B. Leslie Lacko: presented the “Safety Elements Update”

- **The Safety Element:** is a required part of the County General Plan. The Safety Element is designed to prepare for, and protect the public from, the harmful impact of environmental hazards like wildfire, flooding, landslides, sea level rise, drought, and extreme heat.
- **Policies** are integrated throughout the plan. They are included in the built environment, natural systems, and socioeconomic elements.
- **Why Update?:** A new law ties the timing of the update of the Safety Element to that of the Housing Element. There is also the requirement to include adaptation to Climate Change and include resilience measures. And, of course, resilient communities and resilient housing go hand in hand.
- **Developing the Safety Element:** Starting with the work that Marin County has already done:
 - Assessing risks from environmental hazards of climate change and sea level rise. They have looked at the Bay Area and have very thorough local area remediation plans, which all of the counties in the Bay Area have signed onto.
 - Vulnerability Assessment: lots of documents available for preparing this assessment.
 - Developing safety elements and implementation programs will follow the above two steps.
- **Vulnerability Assessment:** identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change. Climate change will exacerbate the environmental hazards, such as wildfires, sea level rise and flooding; and new hazards, like drought.
- **Presentations:** The Vulnerability Assessment will be presented to the public on November 15, 2021, and draft polices will be completed in Spring of 2022.

C. Alian Tenelian: Opportunities for Input, Ways to Stay Involved

- **A Community Survey** is to be launched in mid-October. It will focus on housing needs. It's very short, has fewer than 15 questions, is available online and in print, in a number of languages, including Spanish and Vietnamese.
- **“Consider-It”** is an online discussion forum to be launched for suggestions and comments. This will be launched this month. This forum will enable the community to provide input and give opinions the planners can rank, and agree or disagree with, and provide explanation and the ability to interact with others. It is a civil conversation online.

- This will be launched in several rounds. The first round will be the Safety Element portion of this process.
- They have also launched a **countywide website**: about each jurisdiction in Marin County as part of the Housing Element process. Members of the community can go there to find out which jurisdiction they live in, which process they should be following and what opportunities there are for engagement in their jurisdiction, including in unincorporated Marin.
- Lastly, they are creating the **Unincorporated Marin Housing and Safety website** and folks can subscribe to this website to get the latest developments.
- A survey will be sent out this month, including on the **Consider-It** discussion forum. Lee Lee touched on the community workshop, which will be the CTMP portion on November 15. A registration link will be included on the website as well.
- There will be a Joint Planning Commission/Board of Supervisors Meeting on December 7, when information and results of the survey will be presented to both groups.
- For any outreach ideas please send them to: housingelement@marincounty.org.
- Timeline for the planning process:
 - Meetings, Workshops and Surveys to receive input:
Fall 2021
 - Identify Potential Housing Sites / Land Use Changes and Identify Hazard Risk Areas/Solutions:
Winter 2021
 - Environmental Analysis:
Winter 2021 / Spring 22
 - Draft Housing & Safety Elements & Zoning Amendments:
Spring 2022
 - Public Review, CALFIRE Review and State HCD Review:
Summer 2022
 - Planning Commission & Board of Supervisor Consideration:
Winter 2022
 - Final Submission:
January 2023

D. Discussion:

- **Penna Omega:** The number of renters in Strawberry is more like 60%. The 3,500, or so, units spread across each of the unincorporated areas: How does that impact Strawberry?

- **Gillian Zieger:** We are looking for sites all over the County and are not just looking at specific areas like Strawberry. The first time we will discuss sites will be on December 7th at the board's meeting. At that time, we will look at strategies, such as whether to choose sites on traffic corridors, or in commercial areas, or specific types of infrastructure; and from there discuss specific sites.
- **Pena Omega:** Is concerned that local workers should live locally, as opposed to opening up housing to anyone who applies. It would help traffic if employees could live within walking distance of their workplaces.
- **Julie Brown:** This SDRB has tried very hard to support affordable housing, and actually rejected a project on Seminary Drive, in large part because it did not provide housing for workers. We unanimously rejected that project because it would create housing stress and introduce more market rate housing and less affordable housing. All of that was listed. What more can we do? When we sent the package back, we were ignored.
- **Matt Williams:** We are an *advisory* council only.
- **Gillian Zieger:** We want this feedback and would like it to continue. Feel free to send information via Katherine Lehmann, with the County, if needed. These websites will be a great tool for the Housing and Safety Element, and different issues, including climate change. For the Housing Element and Site Strategies, the SDRB will have opportunities to comment (using *Consider-It*). Also feel free to send public comments by email.
- **Matt Williams:** What is the connection between the Housing Element and the transportation network? New housing comes with its burden of traffic. The existing network is already overloaded in some areas. e.g., Highway 101.
- **Gillian Zeiger:** All these factors are to be taken into account, such as environmental impact, and including transportation. The overall program is for housing and related aspects, including infrastructure. The County is coordinating with DPW (The Department of Public Works). It is important to build in planning for infrastructure.
- **Leslie Thomas:** In order to be eligible for transportation dollars, Housing Element compliance is required. This is to ensure that as communities grow, the infrastructure (including transportation) is funded.
- **Matt Williams:** New housing is in conflict with natural conditions, such as drought, wildfires, etc., and also the overburdening of existing infrastructure such as Highway 101 (which is already overburdened).
- **Julie Brown:** We have a situation where there is zero affordable housing for local workers. Public trust is very important. The presentation was great, but how will this reach people, to inspire goodwill and good faith in what you are trying to accomplish?

- **Lee Lee Thomas:** This is the aim, to provide outreach and ensure that communities are aware before any decisions are made, to get everyone involved and incorporate their concerns in the planning process.
- **Julie Brown:** This presentation is to the SDRB but it should be to the entire community. A presentation could be at the Strawberry Community Center and people will show up. These are high interest issues.
- **Penna:** Eight years ago, we had meetings at the Strawberry Rec Center with 5-600 residents. All of these items were, and still are, on the minds of residents. It sounds like it is our burden to create more housing, while North Coast builds condos. They have a huge property and a huge project. Shouldn't we be talking to them?
- **Lee Lee Thomas:** This is a longer-range project, not specific to any site. When the project gets to sites, there will be additional opportunities for input. However, at present, large in-person meetings are avoided due to (Covid) safety; and community/town hall meetings are not planned. An online meeting is planned for November 15, 2021 as well as launching the survey and *Consider-It* in the near future.
- **Penna:** Do you have the Strawberry Vision document? (Yes, it is available on the County website)
- **Julie:** North Coast is, and will be, the biggest project for the next 50 years, and the concerns of our community have been ignored. Asking members of the community to take a survey at this time might be upsetting to them, because they feel the County doesn't listen to them.
- **Penna:** You all should look at what has already been done in the last eight years. So, we don't have to get people to take an online survey, in order to repeat what they have already been saying for eight years. The community should be in alignment with the County. We want you to protect our community and its infrastructure. Plans are needed to protect the community and not let the "big money" run the County, which is what it feels like they are currently doing.
- **Julie Brown:** There are existing studies showing low-income rental units in unincorporated Marin. We are looking for you to make documents that reflect what is actually happening on the ground, including work that has already been done, and shows other areas where this expansion can be spread. You can then say, "We have read the Strawberry Vision document, and this is what Strawberry is good for." Strawberry has a high rental percentage, but the unincorporated area does not. Yet, Strawberry keeps filling our blank slate year after year.
- **Penna:** The community feels unheard, and we feel exhausted, and ignored. You guys are like, "Why are you upset with us? We are just trying to get this form

filled out.” However, we have already filled it out 17 times! Just please read what they, the community, have already said so many times before.

- **Matt:** The presenters are acting as a result of a state law.
- **Penna:** We want a state law that support us. We are not arguing about any of these needs. Stating that 28% of housing in Marin is rental units, is not accurate for Strawberry or Marin City. We want to speak the same language and get somewhere this time.
- **Gillian:** We are diving deep into the demography of different areas of the County, including Strawberry. The low-income housing sites are to be spread throughout the County.

Next steps: to make sure the community is heard. Would it make sense to make a presentation to the Community Service District (CSD)? It could be interactive with this kind of feedback, to show where the project is going.

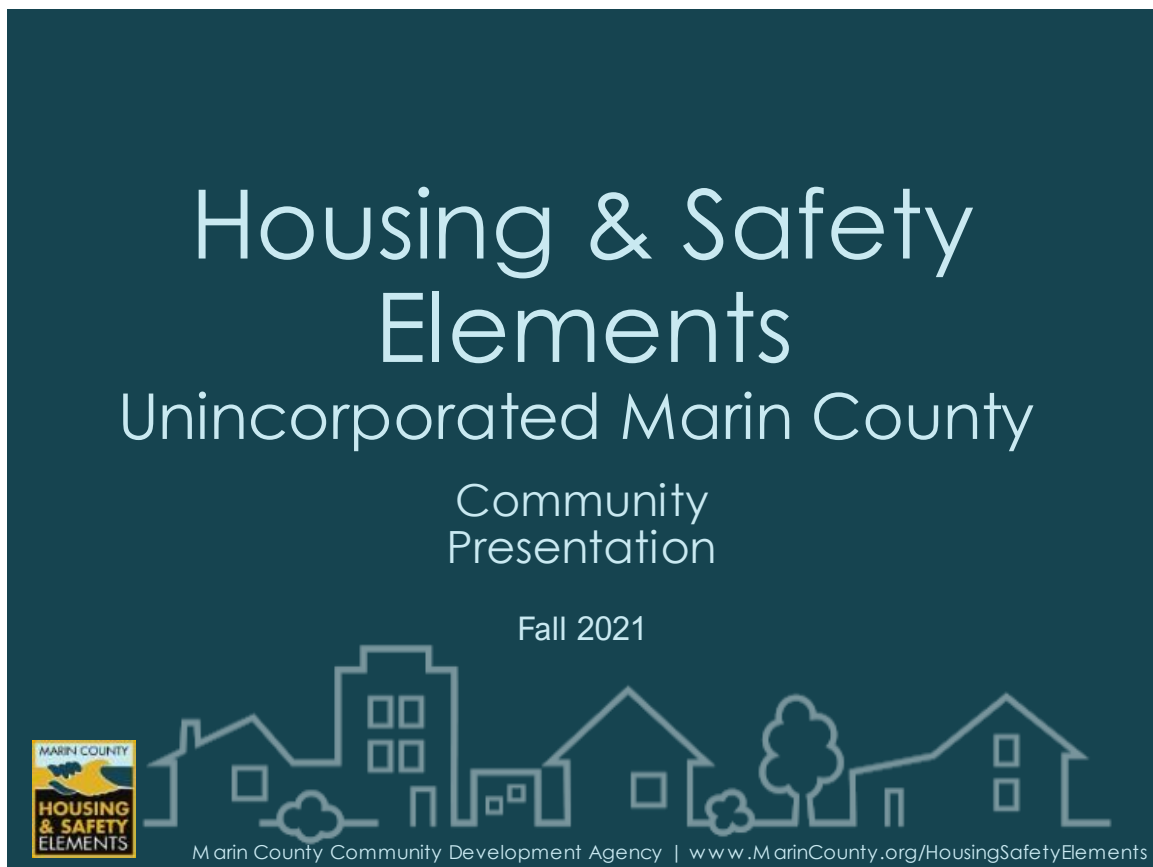
- **Penna:** If it includes the Vision Plan, and includes the history of work done over the previous 8-10 years. That would show that the County has heard the community (Not *Groundhog’s Day*, again and again). That will get people’s attention and please read what we have been talking about.
- **Julie Brown:** believes the Housing Element is something people are bored with. However, the Safety Element is new and focusing on it will get interest in the community. And include Housing as a refresher element. No one will show up for just the Housing Element.
- **Gillian Zeiger:** We will reach out to Strawberry CSD, to continue to provide the feedback. Katherine Lehmann to forward links to the presentations and any other information we have.
- **Julie Brown:** We have intersections that were non-functioning before Covid. As soon as we get past the pandemic, the situation will return.
- **Matt Williams:** It has already. Check out the “parking lot” at 3:00 p.m. every day on Highway 101, heading toward the Richmond-San Rafael Bridge.
- **Lee Lee Thomas:** This is the first of many meetings, and you will be hearing from us again. Thank you for your time and candor.
- **Julie:** We are trying to help. Please include the previous work, and read about the meetings that have been done in past, so we can all work together.
- **Gillian Zieger:** Said she actually worked on the Strawberry Vision plan as a consultant; it was one of her first jobs and she is familiar with the plan.
- **Penna:** Before we did the Vision Plan, there were several major meetings in the past that should also be brought into the conversation.

E. Where to find the PowerPoint Presentation:



- The 26 slides from this PowerPoint deck to follow at the end of these notes. (See page 9)

- Sign up for email updates at: www.MarinCounty.org/HousingSafetyElements.

The SDRB board members thanked the housing planners for their excellent presentation, and the meeting was adjourned at 8:38 p.m.



Housing & Safety
Elements
Unincorporated Marin County
Community
Presentation
Fall 2021



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Agenda

- What is the Safety Element?
- What is the Housing Element?
- Opportunities for Input



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Safety Element Update



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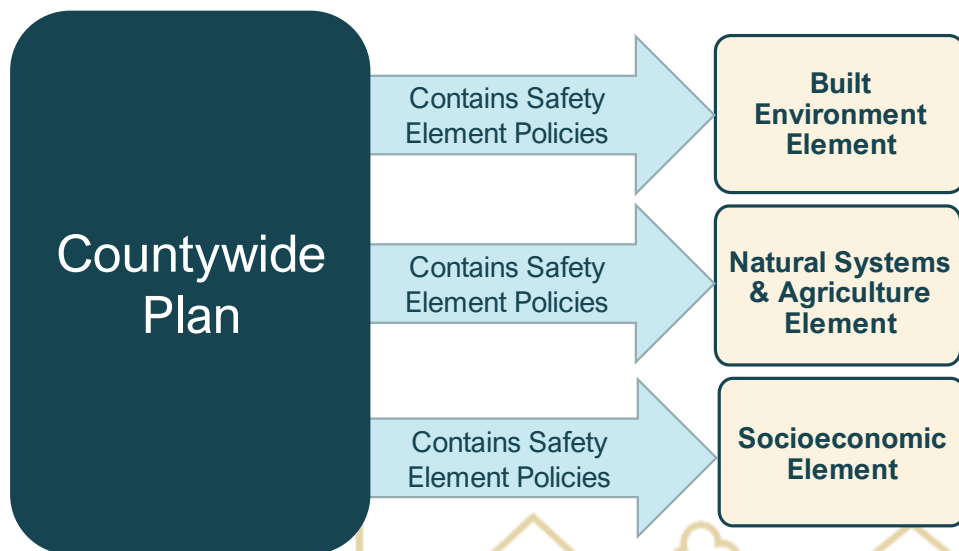
What is the Safety Element?

- The Safety Element contains the county’s plans **to prepare for and protect the public from the harmful impacts of environmental hazards** like wildfire, flooding, landslides, sea level rise, drought, and extreme heat.
- The policies are included in the Marin Countywide Plan.



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Countywide Plan Elements



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Why update the Safety Element?

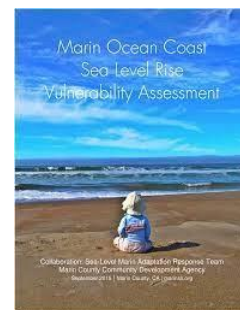
- Recent state law connects the update of the Housing Element with the update of the Safety Element
- Updates focus on climate change and resiliency planning
 - **Sea level rise, wildfire hazard, and extreme weather events**
- Resilient community and resilient housing go hand in hand



Developing the Safety Element

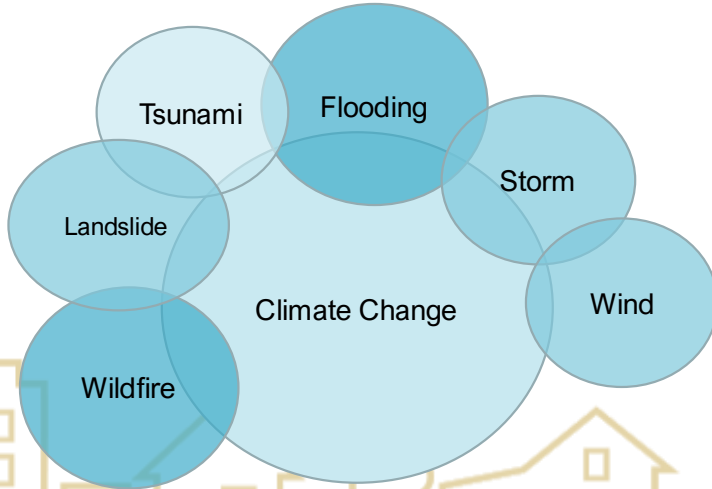
Process for Developing the Safety Element

1. Start with existing recent work done by the County.
2. Prepare Vulnerability Assessment
3. Develop Safety Element and implementation programs



Vulnerability Assessment

A vulnerability assessment identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.



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Housing Element Overview



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What is a Housing Element?

- A plan that shows **the types of housing and where it could be built in unincorporated Marin County** to meet current and future local housing needs
- Note: The **County does not build the housing**. The plan's purpose is to show developers and builders where housing can be built.



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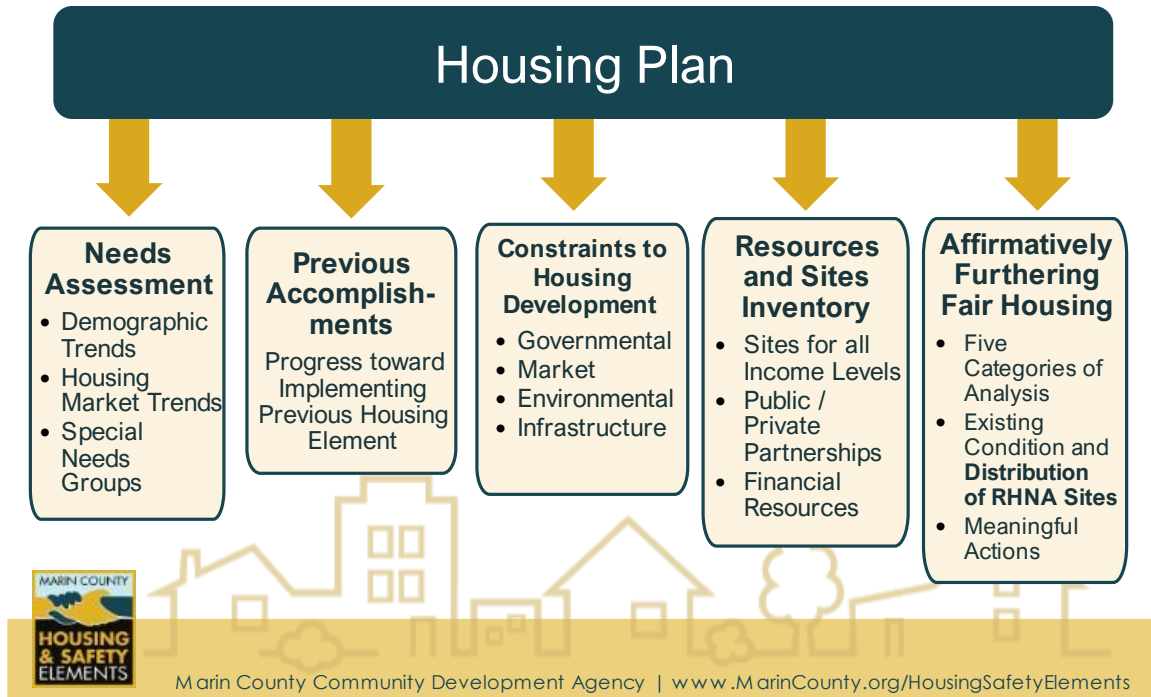
What guides the preparation of the Housing Element?

- **Updated every eight years**
- Adoption deadline: **January 2023**
- Housing Element for Marin County only covers the **unincorporated areas**
- Each city/town in Marin County is preparing their own Housing Element



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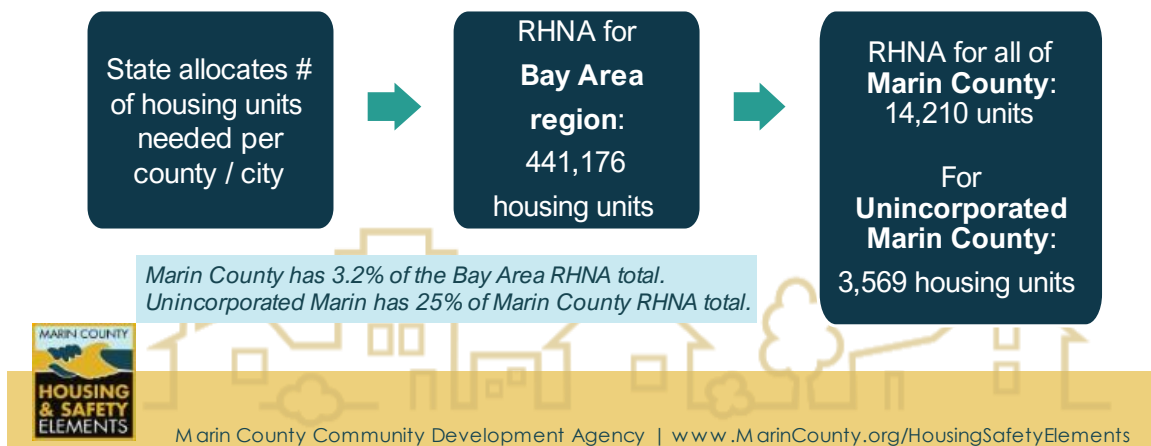
Components of Housing Element



What is the RHNA?

The state assigns a specific number of housing units needed in each city or county. This number is called **Regional Housing Needs Allocation (RHNA)**.

For **Unincorporated Marin County** the assigned number is **3,569 units**.



Draft RHNA by Income Group

Number of units for each Income Group to meet RHNA for 2023 -2031.

Income Group	Unincorporated Marin County 2023- 2031 RHNA	% Of RHNA Units
Very Low	1,100	31%
Low	634	18%
Moderate	512	14%
Above Moderate	1,323	37%
Total	3,569 units	



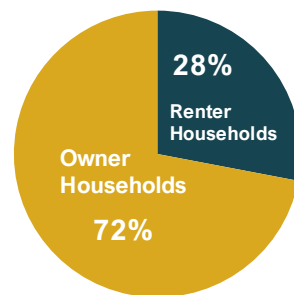
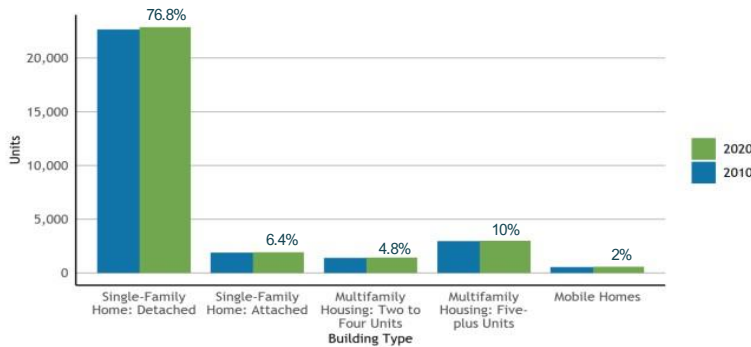
Source: ABAG, 2021

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Current Housing Stock

Marin County has 249,321 total residents. This plan focuses on the **unincorporated county which has 66,888 residents**

- Currently 77% of our housing units are single-family homes
- And 72% of households are homeowners, while 28% are renters



Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin

Source: US Census Bureau ACS 5-year Data (2010-2019)

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Shifting Needs



Our County population is changing:

- More larger families and multi-generational households (may need larger units)
- Senior population has increased significantly (may need supportive housing)
- One quarter of households are individuals living alone (may need smaller units)
- Greater diversity with a growing Latino population
- People with disabilities make up 9% of our residents
- Unhoused individuals: 172 people (est.)



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What is Affordable Housing?

Affordable housing:

- When a household **pays 30% or less of its annual income** on housing

Cost burden:

- When monthly housing costs (including utilities) are more than 30% of someone's monthly income

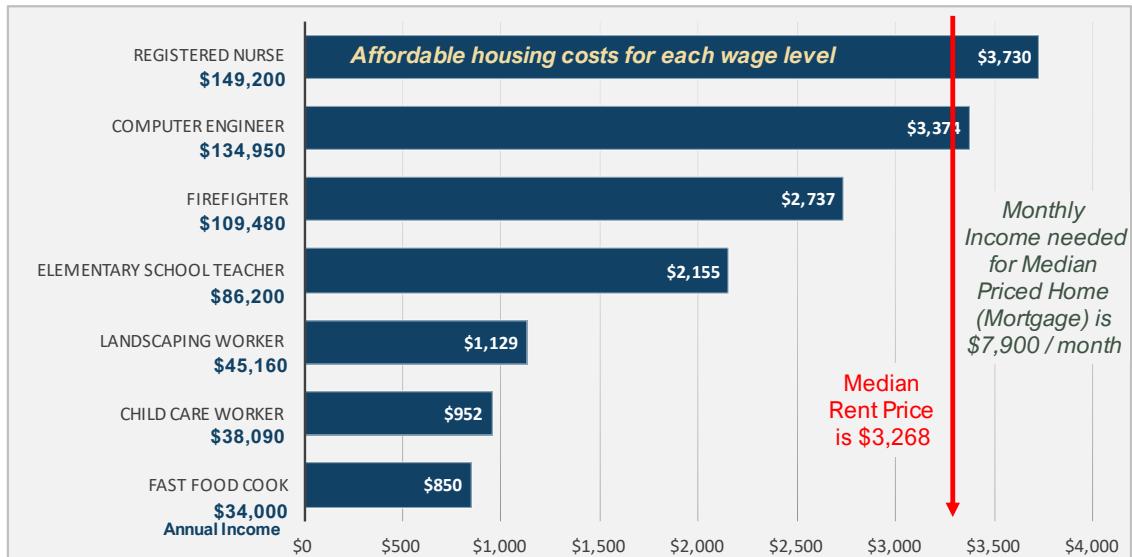
Currently 35.4% of households experience cost burden in unincorporated Marin County

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin



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What it takes to afford housing in Marin County



Source: U.S. Labor Bureau of Labor Statistics (2020), Zillow (2017)



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Income levels to Qualify for Affordable Housing in Marin County

Income Level	1-Person	2-Person	3-Person	4-Person
Extremely Low	\$38,400	\$43,850	\$49,350	\$54,800
Very Low	\$63,950	\$73,100	\$82,250	\$91,350
Low	\$102,450	\$117,100	\$131,750	\$146,350
Moderate	\$125,650	\$143,600	\$161,550	\$179,500
Area Median Income	\$104,700	\$119,700	\$134,650	\$149,600

Source: CA HCD 2021 Income Limits



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Affirmatively Furthering Fair Housing (AFFH) – CA Policy

Additional state mandates ask that we seek to **combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities** and achieve racial equity, fair housing choice, and opportunity for all Californians.



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Restrictive Covenant Project



*"...hereafter **no part of said property or any portion thereof shall be...occupied by any person not of the Caucasian race**, it being intended hereby to restrict the use of said property...against occupancy as owners or tenants of any portion of said property for resident or other purposes by people of the **Negro or Mongolian race.**"*



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Opportunities for Input



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Ways to Stay Involved

- Respond to the Community Survey [Launching Mid October]
- Join the discussion on ConsiderIt [Launching Mid-October]
- Countywide Site: www.housingelementsmarin.org
- Sign up for information notification emails
www.MarinCounty.org/HousingSafetyElements



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Get more information

Sign up for notification emails

www.MarinCounty.org/HousingSafetyElements



Upcoming Opportunities for Input

Print and Online Survey [Mid-October]



**Join the Consider-It Discussion
[Mid-October]**

Community Workshop #2

– November 15, 6 PM

[tinyurl.com/MarinHousingandSafetyRSVP2]



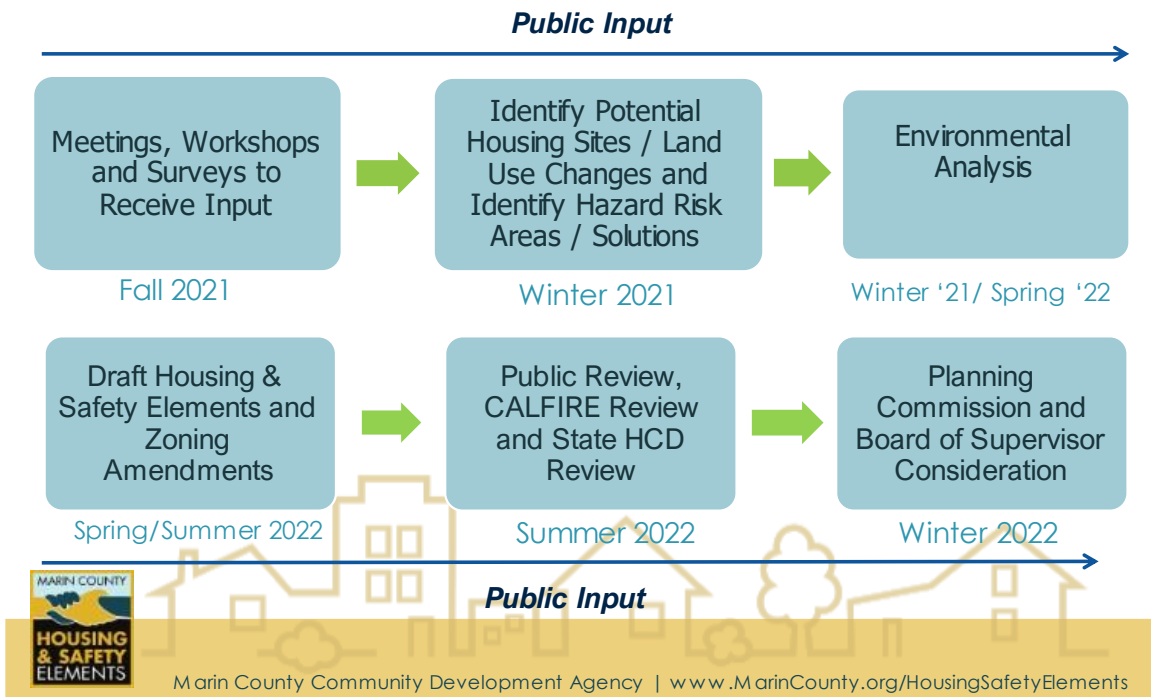
**Joint Planning Commission / Board of
Supervisors Meeting**

– December 7, 2021

**Email housingelement@marincounty.org if
you have more outreach ideas**



Timeline



The End. Thank you!