



April 22, 2020

Immanuel Bereket
County of Marin Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Re: Project Description
825 Drake Ave, Sausalito, CA 94965 / APN: 052-112-03

Dear Mr. Bereket,

AMG & Associates, LLC (the “Applicant”) is proposing an affordable housing project located at the aforementioned address, which is approximately 44,156 square feet and is 0.1 mile from the Marin County Transit District bus stop. The Marin Countywide Plan (CWP) is the governing general plan for the unincorporated areas of the County and establishes goals, polices, and programs that govern existing and future land uses and development. The property is subject to the Countywide Plan’s MF 4.5 (Multi Family Residential, 11-40 units per acre) land use designation and the polices for the City-Centered Corridor. This land use designation translates to a potential residential density range of 11.11 to 40.4 units for the subject property.

The subject property is governed by the RMP – 34 (Residential, Multiple-family Planned District) zoning designation, which permits a maximum density of 34 dwelling units per acre. Pursuant to Marin County Code Section 22.24.020A, for affordable housing located in districts that allow residential uses, allowable density will be established by the maximum Countywide Plan density range.

The proposed affordable residential project is consistent with Countywide Plan that will improve the surrounding area while enhancing the vision and needs of the County. Effective January 1st, 2020, State Density Bonus Law allows for an 80% increase in density as long as the project meets the affordability requirements of Govt. Code §659159(b)(1)(G). The project will consist of 74 units. Please see the below table for a unit breakdown:

Unit Mix		
# of Units	Bedrooms	Unit Size (SF)
24	1	592
42	2	765
8	3	1,128
TOTAL 74 units		

The project will be 100% affordable to lower-income households as defined in Health and Safety Code §50079.5. The construction of these affordable units will increase the stock of affordable housing within the County.

While there will be dramatic and larger scale elements that define the project, it will be broken down into comprehensible human scale parts. The design is a subtle balance of tensions, between alternating colors and plane articulations that follow a rhythm of solid walls and glazed openings that are not static, but rather constitute an active three-dimensional composition in motion.

Trees along the street frontage will soften the building's exterior and further create pedestrian-scale elements. Landscaping will be arranged around the building's perimeter. Minimum current construction standards will be observed in order to assure that a quality housing development is provided.

We look forward to working with the County on creating a beautiful and safe project for the community. Should you have any further questions, please feel free to contact me at (818) 380-2600 Ext. 17 or at kcalica@amgland.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kcalica', with a stylized, cursive script.

Kimberly Calica