



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

TO: Curtis Havel, Senior Planner
Evelyn Garcia, Planner

FROM: Debbi La Rue, Planner

DATE: March 26, 2018

RE: **Dipsea Ranch Land Division (Weissman)**
455 Panoramic Highway, Mill Valley
Assessor's Parcel 046-161-11
Project ID P1589

APPLICANT: Dan Weissman
455 Panoramic Highway
Mill Valley, CA 94941

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The applicant proposes the subdivision of a single parcel with an existing residence into three single-family lots. Projects calling for lot creation with proposed dwellings are subject to the Development Code 22.22.090 (Inclusionary Housing – Lot Creation), which specifies the inclusionary requirements to be:

“[Twenty] percent of the total number of dwelling units or lots within a subdivision shall be developed as, or dedicated to, affordable housing... Where the inclusionary housing calculation results in any decimal fraction less than or equal to 0.50, the project applicant shall pay an in-lieu fee proportional to the decimal fraction.”

In accordance with Marin County Code section 22.22.090(A)(1), lots with residences constructed prior to July 13, 2006, “shall be deducted from the total number of lots in the proposed subdivision for the purpose of applying the inclusionary requirement.” The proposed subdivision is therefore required to pay an in-lieu fee proportional to the decimal 0.40. As the in-lieu fee rate for the 2017-2018 fiscal year is \$300,655, the project is subject to an in-lieu fee currently estimated to be \$120,262.

The in-lieu fee is adjusted annually on the first day of the County fiscal year (July 1) based on the higher of either the Consumer Price Index (CPI) for Shelter or the Construction Cost Index (CCI) published by the Engineering News-Record. The fee rates estimated above are accurate through the current fiscal year (June 30, 2018), after which fee rates will likely be adjusted to account for inflation. The applicant will pay whatever fee rate is current at the time of subdivision map recordation.