

## Evans, Joyce

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**From:** Margaret Nolan <mnolan615@gmail.com>  
**Sent:** Wednesday, January 18, 2023 12:43 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from mnolan615@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

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**From:** Lorrie Goldin <lorriegoldin@sbcglobal.net>  
**Sent:** Wednesday, January 18, 2023 1:47 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support it for many reasons:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you,

Lorrie Goldin  
San Anselmo



**Evans, Joyce**

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**From:** Amanda Pirot <apirot3@gmail.com>  
**Sent:** Wednesday, January 18, 2023 1:57 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

[You don't often get email from apirot3@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.  
Amanda Pirot  
Mill Valley, CA  
16 year resident

Sent from my iPhone

## Evans, Joyce

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**From:** Paul Gray <grayspaul@gmail.com>  
**Sent:** Wednesday, January 18, 2023 2:08 PM  
**To:** BOS  
**Subject:** Please vote YES to adopt the Housing Element Update on Jan. 24

You don't often get email from grayspaul@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Paul Gray  
Kentfield

**Evans, Joyce**

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**From:** J Sever <jsever117@gmail.com>  
**Sent:** Wednesday, January 18, 2023 2:09 PM  
**To:** BOS  
**Subject:** Vote YES to adopt the Housing Element Update on Jan 24

You don't often get email from jsever117@gmail.com. [Learn why this is important](#)

Dear Supervisors,  
I strongly support, and I urge you to adopt, the Housing Element Update.

Adequate affordable housing, a variety of housing options for seniors, equal access to housing opportunities, and ending red tape and delay in permitting is good for Marin County! The Update does that.

Thank you very much,  
Jean Severinghaus  
Greenbrae, CA 94904

## Evans, Joyce

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**From:** Jennifer Levine <jenlevine100@gmail.com>  
**Sent:** Wednesday, January 18, 2023 2:36 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from jenlevine100@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

We must do better for ALL Marin residents and workers, thank you.

-Jennifer Levine  
6 Stanton Pl  
Mill Valley, CA 94941

## Evans, Joyce

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**From:** Scott Quinn <scottquinn.net@gmail.com>  
**Sent:** Wednesday, January 18, 2023 3:46 PM  
**To:** BOS  
**Subject:** Please vote YES to adopt the Housing Element Update on Jan. 24

You don't often get email from scottquinn.net@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Scott Quinn  
San Rafael, CA

## Evans, Joyce

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**From:** Allan Berland <berlandlaw@earthlink.net>  
**Sent:** Wednesday, January 18, 2023 3:45 PM  
**To:** BOS  
**Subject:** Vote YES to adopt the Housing Element Update on Jan 24

You don't often get email from berlandlaw@earthlink.net. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Allan Berland

[name]

[town]Kentfield

Sent from [Mail](#) for Windows

**Evans, Joyce**

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**From:** Joseph Ayooob <noreply@formresponse.com>  
**Sent:** Wednesday, January 18, 2023 11:56 AM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Joseph Ayooob  
Your Email Address: jayooob9960@aol.com  
Subject: Proposed Housing Lucas Valley  
Select a Routing Method: District

What District Do You Live In? District 1 - Mary Sackett

Message: Please preserve Lucas Valley Park, the open space and walking path on the Jeanette Prandy Way. We're 30+ year residents of this community and the features we've loved are now threatened by this new housing element. the Values of our homes are also threatened please vote against this development. thank you

## Evans, Joyce

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**From:** Mary Marcom <ml\_marcom@yahoo.com>  
**Sent:** Tuesday, January 17, 2023 10:05 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from ml\_marcom@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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I urge you to adopt the updated Housing Element today.

Mary Lee Marcom  
870 530-1462  
[maryleewrites.com](http://maryleewrites.com) (blog)  
[ml\\_marcom@yahoo.com](mailto:ml_marcom@yahoo.com)



## Evans, Joyce

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**From:** David Weinstock <david@neurokinetictherapy.com>  
**Sent:** Saturday, January 14, 2023 12:41 PM  
**To:** BOS  
**Subject:** Lucas Valley Housing

You don't often get email from david@neurokinetictherapy.com. Learn why this is important  
<<https://aka.ms/LearnAboutSenderIdentification>>

To Whom it May Concern,

Please do not exceed the proposed numbers. There is limited water and only one way out during a fire, which we found out a couple of years ago.

Thanks

David Weinstock

David Weinstock  
41 Mt. Whitney Dr.  
San Rafael CA 94903  
415-927-0416

[www.neurokinetictherapy.com](http://www.neurokinetictherapy.com)

<<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.neurokinetictherapy.com%2F&data=05%7C01%7Cbos%40marincounty.org%7C981bea5ff5d74c22d58908daf66faa31%7Cd272712e54ee458485b3934c194eeb6d%7C0%7C0%7C638093257137540758%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=BEGmSYYJ9xWTdtPcimRw07td1e5Ghvwe3OrcQTppp%2F4%3D&reserved=0>>

**Evans, Joyce**

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**From:** Patti Breitman <eatplants@gmail.com>  
**Sent:** Tuesday, January 17, 2023 4:12 PM  
**To:** BOS  
**Subject:** I strongly support the updated Housing Element

As a member of the Marin Organizing Committee, I implore you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

With gratitude,  
Patti Breitman  
Fairfax

## Evans, Joyce

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**From:** Caroline McKinnon <carolinemckinnon1@gmail.com>  
**Sent:** Tuesday, January 17, 2023 5:40 PM  
**To:** BOS  
**Subject:** Why I urge you to support the updated Housing Element

[You don't often get email from carolinemckinnon1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I urge you to adopt the updated Housing Element today.

I am 79 on fixed income, my disabled daughter is 51. We have lived in Marin almost 40 years, it is our home. She has Section 8 but it's hard to find landlords to accept it. I live at Los Robles Mobile Home park. We depend on affordable housing options and others like us do also.

Thank you for doing the right thing by seniors and disabled.

Caroline McKinnon  
207 Barcelona Drive  
Novato, CA 94949

## Evans, Joyce

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**From:** Mari Nakagawa <mari@clam-ptreyes.org>  
**Sent:** Tuesday, January 17, 2023 5:20 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from mari@clam-ptreyes.org. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank you,  
Mari Nakagawa

## Evans, Joyce

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**From:** Ellen G <ellengumbiner@gmail.com>  
**Sent:** Tuesday, January 17, 2023 4:51 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from ellengumbiner@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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I urge you to adopt the updated Housing Element today.

## Evans, Joyce

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**From:** S Warner <suwarner@gmail.com>  
**Sent:** Tuesday, January 17, 2023 4:15 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from suwarner@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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I urge you to adopt the updated Housing Element today.

Sent from my iPhone

## Evans, Joyce

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**From:** Gail Dorph <gaildorph@gmail.com>  
**Sent:** Thursday, January 19, 2023 10:28 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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Furthermore, the updated Housing Element:

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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Gail Dorph  
6 Greenwood Cove Drive  
Tiburon, CA 94920

## Evans, Joyce

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**From:** Mary Michael Pringle <marymichaelpringle@gmail.com>  
**Sent:** Thursday, January 19, 2023 10:28 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from marymichaelpringle@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sincerely,  
Mary Michael Pringle  
Mill Valley, CA



## Evans, Joyce

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**From:** Pat Langley <plangley@att.net>  
**Sent:** Wednesday, January 18, 2023 4:18 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from plangley@att.net. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color;

Marin has the oldest population in the Bay Area because we don't build housing younger families can afford;

38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford;

Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element: –

Provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;

Includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access;

Updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

**I urge you to adopt the updated Housing Element today.**

Pat Langley

## Evans, Joyce

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**From:** Gretchen Leavitt <gretchen.leavitt@sbcglobal.net>  
**Sent:** Wednesday, January 18, 2023 6:44 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from gretchen.leavitt@sbcglobal.net. [Learn why this is important](#)

Dear Board of Supervisors,

As a senior citizen living in San Rafael and blessed with a home of my own, I am disheartened to witness the slow progress we've made creating affordable housing in Marin.

And as a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank you,  
Gretchen Leavitt

**Evans, Joyce**

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**From:** Alex Coe <alexandreancoe@gmail.com>  
**Sent:** Wednesday, January 18, 2023 6:59 PM  
**To:** BOS  
**Subject:** Please vote YES to adopt the Housing Element Update on Jan. 24

You don't often get email from alexandreancoe@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end the over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Alexandrea  
Larkspur

## Evans, Joyce

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**From:** Kimberly Escobar <kimberly88escobar@gmail.com>  
**Sent:** Wednesday, January 18, 2023 7:01 PM  
**To:** BOS  
**Subject:** Please vote YES to adopt the Housing Element Update on Jan. 24

You don't often get email from kimberly88escobar@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including: 1. It will add badly needed affordable housing to our communities 2. The plan provides options for senior housing. 3. It will help to reverse long-standing patterns of housing segregation. 4. It will end over-regulation of affordable housing. Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you,  
Kimberly Escobar

**Evans, Joyce**

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**From:** Charles de Belloy <charlesdebelloy@gmail.com>  
**Sent:** Wednesday, January 18, 2023 7:01 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

You don't often get email from charlesdebelloy@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element because it would provide more affordable and senior housing in Marin. It will also help to reverse long-standing patterns of housing segregation and will end over-regulation of affordable housing. Please vote "yes" on January 24th to adopt the updated Housing Element.

Thank you.  
Charles de Belloy, Tiburon

--  
Charlie

**Evans, Joyce**

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**From:** Penelope Lasher <penelope.lasher@student.tamdistrict.org>  
**Sent:** Wednesday, January 18, 2023 7:06 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update

You don't often get email from penelope.lasher@student.tamdistrict.org. [Learn why this is important](#)

Dear Supervisors,

My name is Poppy Lasher. I am a senior at Redwood High School and a member of The Marin County Youth Commission, where I serve on our Housing subcommittee. As a subcommittee, we hope to involve youth voices in the fight to bring equitable housing opportunities for all Marin County residents.

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. Because many of us have felt Marin's housing crisis firsthand, we feel passionate about the cause and support the updated Housing Element.

I urge you to vote "yes" on January 24 to adopt the updated Housing Element.

Thank you for your time,  
Poppy Lasher  
Corte Madera

## Evans, Joyce

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**From:** Stephanie Roth <stephanie@clam-ptreyes.org>  
**Sent:** Wednesday, January 18, 2023 7:25 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from stephanie@clam-ptreyes.org. [Learn why this is important](#)

As a worker in a West Marin Housing Organization, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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I urge you to adopt the updated Housing Element today.

Thank you,  
Stephanie Roth

## Evans, Joyce

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**From:** carol <cwtabb@comcast.net>  
**Sent:** Wednesday, January 18, 2023 7:48 PM  
**To:** BOS  
**Subject:** Please support the updated Housing Element

[You don't often get email from cwtabb@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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I urge you to adopt the updated Housing Elemental at your upcoming board meeting.

Carol



## Evans, Joyce

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**From:** Alan Weiler <alan@kallisto.com>  
**Sent:** Wednesday, January 18, 2023 8:03 PM  
**To:** BOS  
**Subject:** Adopt the Housing Element

You don't often get email from alan@kallisto.com. [Learn why this is important](#)

Hello Supervisors,

I have been watching closely the drafting of the Housing Element. I served on a local Advisory Group here in San Geronimo Valley. I have attended many of the public Board/Planning meetings on this topic and spoke at several of them during the comment period. Thank you for the opportunity to participate!

I believe that Marin County is at a cross-roads. We have benefited from the beautiful vision set in motion in the 70s... modest development and great sections of land set aside in various parks, water systems and farms. The community has had a vibrant middle class, even though we never achieved much racial diversity. However, the high cost of land and housing has upended that vision. Increasingly, people who serve the community in so many roles cannot afford housing in the area: teachers, nurses, technicians, trades, police, fire, clerks, shop owners... the list goes on.

Much as many would hope to keep the status quo, it is no longer an option. It is happening in slow motion, but over time, we either become a community of people who can afford or inherit very costly housing, or we build more housing that is affordable to a range of income levels. More affordable housing means more housing and therefore more people. That is the choice: become a wealthy enclave or increase the population.

The key to solving this dichotomy is innovations in housing and urban planning. Off-site modular construction lowers the per unit cost, while decreasing the impact of construction disruption and pollution on the neighborhoods, plus pre-approval of designs speeds up the approval process.. Innovative designs and materials reduce energy and water usage. New transportation options including electric bikes and small-scale electric jitneys allow for more people to travel safely on slower, narrow lanes separated from car traffic. We will need forward thinking designers, architects, engineers and planners to bring their best ideas, just as we did in the 70s.

Migrating to a "build by right" ad-hoc process is not in anyone's best interest, not even the developers who would find themselves mired in lawsuits and unintended consequences. I encourage you to adopt the Housing Element and then work with the community to implement the changes in the best way possible.

Thank you for your service to the community,

Alan Weiler  
Lagunitas resident since 1994

## Evans, Joyce

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**From:** Margaret Partlow <mmpartlow@gmail.com>  
**Sent:** Wednesday, January 18, 2023 8:20 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from mmpartlow@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Margaret Partlow  
District 2 Marin County  
7 Southwood Avenue  
PO Box 125  
Ross, CA 94957

## Evans, Joyce

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**From:** Jan O'Brien <obrien.jan7@gmail.com>  
**Sent:** Wednesday, January 18, 2023 9:44 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from obrien.jan7@gmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

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**From:** Julie Robino <julierobino@gmail.com>  
**Sent:** Wednesday, January 18, 2023 10:05 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

[You don't often get email from julierobino@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Julie & Chris Robino  
Greenbrae

Sent from my iPhone

## Evans, Joyce

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**From:** Laura Giacomini <giactakasaki@yahoo.com>  
**Sent:** Thursday, January 19, 2023 8:52 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from giactakasaki@yahoo.com. [Learn why this is important](#)

As a Marin resident, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Laura J. Giacomini  
Pronouns: she/her/hers  
14 Surf Way, Novato CA 94945  
giactakasaki@yahoo.com  
415-328-3712

## Evans, Joyce

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**From:** Danni Hone <danni.j.hone@gmail.com>  
**Sent:** Thursday, January 19, 2023 10:08 AM  
**To:** BOS  
**Subject:** Adopt the updated Housing Element

You don't often get email from [danni.j.hone@gmail.com](mailto:danni.j.hone@gmail.com). [Learn why this is important](#)

Dear Board of Supervisors,

My name is Danielle Hone and I am a lifelong resident of Marin County. As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sincerely,  
Danielle Hone

## Evans, Joyce

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**From:** Sonja Anderson <sonjajeanderson@gmail.com>  
**Sent:** Thursday, January 19, 2023 6:00 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from sonjajeanderson@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
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- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

[Sonja Anderson

Inverness<sub>name</sub>]

[town]

**Evans, Joyce**

---

**From:** Elizabeth River <lizebiz@gmail.com>  
**Sent:** Thursday, January 19, 2023 6:00 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from lizebiz@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

Elizabeth River  
Point Reyes Station



**Evans, Joyce**

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**From:** Sharon Rushton <sharonr@tamalmonite.org>  
**Sent:** Thursday, January 19, 2023 6:01 PM  
**To:** BOS; Sackett, Mary; Lucan, Eric; Moulton-Peters, Stephanie; Rice, Katie; housingelement; Rodoni, Dennis  
**Cc:** Gounard, Doreen; Imbimbo, Jennifer; Goncalves, Gustavo; Albert, Tanya; Martinez, Crystal; Vernon, Nancy; Kutter, Rhonda; Barreto, Fernando; Weber, Leslie; Reinhard, Julia  
**Subject:** Sustainable TamAlmonite's letter to BOS re: "Housing Element Compliance" vs "Meeting RHNA Numbers", SB-35, & HE Update Goals 1-19-23  
**Attachments:** Sustainable TamAlmonite letter to BOS re Housing Element Compliance vs Meeting RHNA numbers & SB-35 1-19-23.pdf

**\*\*Please confirm receipt of this email and attached letter**

Dear Marin County Board of Supervisors,

Attached is a letter, dated January 19, 2023, from Sustainable TamAlmonite to you regarding "Housing Element Compliance" versus "Meeting RHNA Numbers", SB-35 and the Goals of the Housing Element Update.

Thank you in advance for your conscientious consideration.

Very truly yours,

Sharon Rushton



**Sharon Rushton**

President | Sustainable TamAlmonite

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[sharonr@tamalmonite.org](mailto:sharonr@tamalmonite.org)

[tamalmonite.org](http://tamalmonite.org)

**Evans, Joyce**

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**From:** MARK DARLEY <markdarley@mac.com>  
**Sent:** Thursday, January 19, 2023 6:13 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from markdarley@mac.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Mark Darley  
Mill Valley

311 Seymour Lane  
Mill Valley, CA 94941  
USA  
Cell: 415 310 5252

## Evans, Joyce

---

**From:** Linda Bailey <quarky5@aol.com>  
**Sent:** Thursday, January 19, 2023 6:45 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from quarky5@aol.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. – More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty. For these reasons, I urge you to adopt the updated Housing Element today. Thank you.

Sincerely yours,  
Linda Bailey, Fairfax CA

## Evans, Joyce

---

**From:** Jill Gilbert <jilgil55@gmail.com>  
**Sent:** Thursday, January 19, 2023 6:58 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Jill Gilbert  
Inverness



**Evans, Joyce**

---

**From:** Francie S. <fgsalle@gmail.com>  
**Sent:** Thursday, January 19, 2023 7:20 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from fgsalle@gmail.com. [Learn why this is important](#)

Dear Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sincerely,  
Francie Salle  
235 Oak Manor Drive  
Fairfax

## Evans, Joyce

---

**From:** Mary Forcade <forcademary@gmail.com>  
**Sent:** Thursday, January 19, 2023 7:21 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from forcademary@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Mary Forcade  
Bolinás

Sent from my iPhone

## Evans, Joyce

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**From:** bobbil@sonic.net  
**Sent:** Thursday, January 19, 2023 8:01 PM  
**To:** BOS  
**Subject:** I support the Housing Element

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
[name]  
[town]

--  
Bobbi Loeb



**Evans, Joyce**

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**From:** Shannon Griffin <shan.griffin8@gmail.com>  
**Sent:** Thursday, January 19, 2023 8:06 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from shan.griffin8@gmail.com. [Learn why this is important](#)

**Dear Board of Supervisors,**

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today **and thank you for your service.**

**shannon Griffin**

## Evans, Joyce

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**From:** Katherine Mitchell <kmmhighland@gmail.com>  
**Sent:** Thursday, January 19, 2023 8:09 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from kmmhighland@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Katherine Mitchell  
Inverness

## Evans, Joyce

---

**From:** Elizabeth Wells <elizabeth.red.wells@gmail.com>  
**Sent:** Thursday, January 19, 2023 8:33 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from elizabeth.red.wells@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Elizabeth Wells  
Point Reyes Station

## Evans, Joyce

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**From:** Jane Kriss <janekriss@gmail.com>  
**Sent:** Thursday, January 19, 2023 8:35 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from janekriss@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. – More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty. For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Jane Kriss

--  
Jane Kriss Studio  
415.367.5673  
[janekriss.com](http://janekriss.com)

## Evans, Joyce

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**From:** Eric Oldmixon <ericalanoldmixon@gmail.com>  
**Sent:** Thursday, January 19, 2023 8:37 PM  
**To:** BOS  
**Subject:** In support of Housing Element

Hello Supervisors,

I would like to voice my support for the Housing Element.

As one who has followed the process closely over the past year plus, I am encouraged and reassured by the thorough and thoughtful approach. County staff has worked to carefully study the issues facing the residents relevant to housing.

Specifically:

- West Marin residents are routinely displaced from the area because of the affordability crisis and a deficit of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and development in West Marin easier and less expensive.
- Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (*Source: California Housing Partnership*)
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

The updated Housing Element provides a roadmap to addressing Marin's desperate need for housing, including 1,734 units for low-income and 512 for moderate-income residents. The Housing Element includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access.

I encourage you all to vote in favor of adopting this plan.

Thank you,

Eric Oldmixon

Inverness, CA

## Evans, Joyce

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**From:** Nancy Vayhinger <nancy.vayhinger@gmail.com>  
**Sent:** Thursday, January 19, 2023 9:00 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from nancy.vayhinger@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Nancy Vayhinger  
Point Reyes Station

Sent from my iPhone

## Evans, Joyce

---

**From:** joey heusler <joeyloveswhales@gmail.com>  
**Sent:** Thursday, January 19, 2023 9:13 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from joeyloveswhales@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Iris (Joey) Heusler  
Inverness

## Evans, Joyce

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**From:** molly b livingston <mad.as.birds@gmail.com>  
**Sent:** Thursday, January 19, 2023 9:32 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from mad.as.birds@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Molly Livingston  
Inverness



## Evans, Joyce

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**From:** Cindy Ohama <cindy415669@gmail.com>  
**Sent:** Thursday, January 19, 2023 9:34 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from cindy415669@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Cynthia Ohama  
Olema

Sent from my iPad

## Evans, Joyce

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**From:** Harriet Moss <harriet@moss.net>  
**Sent:** Friday, January 20, 2023 12:38 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from harriet@moss.net. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Stinson Beach Affordable Housing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Harriet Moss  
5 Laurel Avenue  
Stinson Beach, CA 94970  
415-254-3492

## Evans, Joyce

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**From:** Z. Soltesz <mssoltesz@gmail.com>  
**Sent:** Friday, January 20, 2023 7:05 AM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from mssoltesz@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Karen Soltesz  
Fairfax

Sent from my iPhone

## Evans, Joyce

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**From:** Katharine Spencer <kspencxr@gmail.com>  
**Sent:** Thursday, January 19, 2023 11:11 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from kspencxr@gmail.com. [Learn why this is important](#)

As a concerned resident of Marin, I urge you to adopt the updated Housing Element because I believe it will help to address many of the issues Marin currently faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households are forced to pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank you for your time  
Katharine Spencer  
Mill Valley

## Evans, Joyce

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**From:** RONALD AND LORI LITVIN <motionpic@aol.com>  
**Sent:** Thursday, January 19, 2023 11:11 AM  
**To:** BOS  
**Subject:** Housing

[You don't often get email from motionpic@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi

I live in Lucas Valley and we only have one road, one lane, in and out of Lucas Valley. If there is a fire, the roads would be blocked. My husband and I are against any development.

Sincerely

Lori and Ron Litvin

Sent from my iPhone

**Evans, Joyce**

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**From:** Fred Penczak <fredpenczakmd@gmail.com>  
**Sent:** Thursday, January 19, 2023 2:30 PM  
**To:** BOS  
**Subject:** Developers

You don't often get email from fredpenczakmd@gmail.com. [Learn why this is important](#)

To Mary Sackett

1/19/2023

I am writing to voice my opposition to the onslaught of development in Marin, and particularly in Lucas Valley where I live. My wife and I chose to build our practices and raise our family in a quiet suburb, but nefarious developers have purchased the laws they want, and overwhelmed the public's right to maintain its community. This is being done for their enormous profit, and at the cost of our lives. It has already caused enormous stress, and taken time away from my family and work. The physicians, nurses and technicians I work with overwhelmingly oppose this. We need to stop this development, create green zones like other parts of the world, and establish a development office which has veto power over all development proposals, but actually represents the community and conservation groups. The notion of affordable housing is also a false one, as 40 years of low interest rates, speculation, and high bay area incomes are the reason housing is expensive. My wife and I both work seven days a week to afford to live here. This is however one of the false tactics developers use to "sell" the public, as it sounds better than the truth, that they will build whatever they want wherever they want!

Thank you,  
Fred Penczak, M.D.

Sent from [Mail](#) for Windows

## Evans, Joyce

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**From:** Mari Nakagawa <mari@clam-ptreyes.org>  
**Sent:** Thursday, January 19, 2023 3:00 PM  
**To:** BOS; +info@clam-ptreyes.org  
**Subject:** I support the Housing Element

You don't often get email from mari@clam-ptreyes.org. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

Mari Nakagawa  
Woodacre

## Evans, Joyce

---

**From:** Warren Wells <warrenjwells@gmail.com>  
**Sent:** Thursday, January 19, 2023 4:04 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

You don't often get email from warrenjwells@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Warren J. Wells  
Berkeley, CA



## Evans, Joyce

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**From:** tmbaker11 <tmbaker11@aol.com>  
**Sent:** Thursday, January 19, 2023 4:27 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from tmbaker11@aol.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Teresa Baker

Sent by two cans and a wire.

## Evans, Joyce

---

**From:** Terry Pebbles <lightbeam321@gmail.com>  
**Sent:** Thursday, January 19, 2023 4:30 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from lightbeam321@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Terry Pebbles  
Pt Reyes Station

## Evans, Joyce

---

**From:** Erin Wright <erinwright@gmail.com>  
**Sent:** Thursday, January 19, 2023 4:31 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from erinwright@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Erin Wright  
Inverness

## Evans, Joyce

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**From:** Nicole Lavelle <nicolelavelle@gmail.com>  
**Sent:** Thursday, January 19, 2023 4:41 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from nicolelavelle@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. – More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty. For these reasons, I urge you to adopt the updated Housing Element today. Sincerely, Nicole Lavelle, Lagunitas

--  
she/her  
[nicolelavelle.com](mailto:nicolelavelle.com)

## Evans, Joyce

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**From:** Stacey Laumann <stacey@clam-ptreyes.org>  
**Sent:** Thursday, January 19, 2023 4:49 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

You don't often get email from stacey@clam-ptreyes.org. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.  
Stacey Laumann  
San Rafael

## Evans, Joyce

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**From:** Stephen Sparks <sparks@ptreyesbooks.com>  
**Sent:** Thursday, January 19, 2023 4:51 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from sparks@ptreyesbooks.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Stephen Sparks  
Point Reyes Station

## Evans, Joyce

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**From:** cheryl higgins gmail <cherylhiggins8@gmail.com>  
**Sent:** Thursday, January 19, 2023 4:56 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from cherylhiggins8@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Cheryl Higgins  
Inverness

## Evans, Joyce

---

**From:** katharine clayton <sgpastor@att.net>  
**Sent:** Thursday, January 19, 2023 5:00 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from sgpastor@att.net. [Learn why this is important](#)

Dear Board of Supervisors, As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. – More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

With sincere appreciation for all you do,  
(and sending this as an individual, not representing my church)  
Kate Clayton, Pastor  
San Geronimo Community Presbyterian Church



**Evans, Joyce**

---

**From:** Kit Krauss <kitkrauss@yahoo.com>  
**Sent:** Thursday, January 19, 2023 5:05 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from kitkrauss@yahoo.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a Board member of the Two Valleys Community Land Trust, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: - West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. - More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) - Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. - Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. - 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like TVCLT and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty. For these reasons, I urge you to adopt the updated Housing Element by January 31st. Sincerely,

Sincerely,

Kit Krauss  
San Geronimo  
Board Chair, Two Valleys Community Land Trust

## Evans, Joyce

---

**From:** Susan Berman <ssberman@pacbell.net>  
**Sent:** Thursday, January 19, 2023 5:25 PM  
**To:** BOS  
**Subject:** Marin Element Housing Plan

[You don't often get email from ssberman@pacbell.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

My husband and I have owned a house in West Marin for over 30 years. The price of houses have become so high that few young families can afford to settle here. And we need young families and local workers to maintain our community and our own quality of life. I urge you to support the Marin Element Plan.

Thank you.

Susan Berman  
Inverness, CA 94937-0265

## Evans, Joyce

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**From:** dan <dan2156@comcast.net>  
**Sent:** Thursday, January 19, 2023 5:27 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from dan2156@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
David Nakagawa  
San Anselmo

Sent from my iPhone

## Evans, Joyce

---

**From:** Suzanne Sadowsky <outlook\_EF5094F7104053BE@outlook.com>  
**Sent:** Thursday, January 19, 2023 5:33 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from outlook\_ef5094f7104053be@outlook.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin and the San Geronimo Valley Affordable Housing Association, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am deeply concerned that we will lose local community control and oversight as well as substantial funding from the State if the County does not approve the Housing Element. Please vote to approve the Housing Element.

Sincerely,  
Suzanne Sadowsky

## Evans, Joyce

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**From:** Helene Wright <helenewright@mac.com>  
**Sent:** Thursday, January 19, 2023 5:33 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from helenewright@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Helene Wright  
Inverness

Sent from my iPad

## Evans, Joyce

---

**From:** CARLA RUFF <carlainsf@aol.com>  
**Sent:** Thursday, January 19, 2023 5:36 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from carlainsf@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
[name]  
[town]

Carla Ruff  
415-218-1281/ mobile

**Evans, Joyce**

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**From:** Jude Vasconcellos <bronzejude@aol.com>  
**Sent:** Thursday, January 19, 2023 5:36 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from bronzejude@aol.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. – More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty. For these reasons, I urge you to adopt the updated Housing Element today.

As a senior living in West Marin I know that even though I cannot stay in my present house, as a renter it is impossible to find something more appropriate and closer to town. The last notice I saw offered an "affordable" rental for \$2800 per month. That would be my whole income with nothing left for food, meds, gas, etc.

in 1969 I left Marin as a single mother with two toddlers because there wasn't any rental available that I could afford even though I was working full time at UC Medical Center in San Francisco.

It seems nothing has changed and I continue to hang on in Marshall which is very remote for someone nearing 80 years old.

I have always believed that as MALT saved thousands of acres for important farm land that a few acres could have been put aside for affordable lots where someone of my

means could put a manufactured home. THAT would be affordable housing but the powers that be have always deemed "low class" mobile homes to be beneath Marin's image.

That needs to be changed. This county needs to finally become a place of diverse incomes as well as diverse cultures.

Sincerely,  
Jude Vasconcellos  
Marshall



## Evans, Joyce

---

**From:** Brent Harris <obrentharris@gmail.com>  
**Sent:** Thursday, January 19, 2023 5:37 PM  
**To:** BOS  
**Subject:** Support for Housing Element

You don't often get email from obrentharris@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

I'm writing you to voice my support for the housing element. As a resident of West Marin for 39 years I have seen the impact on friends and neighbors of the increasing scarcity of housing in Marin. I have watched long time residents move out of the area because they could no longer afford housing here. Many of the people I see every day working in the shops, restaurants, gardens, and parks commute from Vallejo, Petaluma, Santa Rosa and elsewhere because they cannot afford to live here.

Please vote in favor of adopting the housing element proposed by planning staff.

Brent Harris  
Point Reyes Station

## Evans, Joyce

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**From:** Lisa Schiff <sflschiff@yahoo.com>  
**Sent:** Thursday, January 19, 2023 5:47 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from sflschiff@yahoo.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

– West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.

– More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)

– Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.

– Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.

– 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty. For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

Lisa Schiff  
Inverness

## Evans, Joyce

---

**From:** Timothy Stanton <tkeelst@aol.com>  
**Sent:** Thursday, January 19, 2023 5:53 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from tkeelst@aol.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

Timothy K. Stanton  
P.O. Box 344  
Point Reyes Station  
CA 94956  
415-209-8213  
tkeelst@aol.com

## Evans, Joyce

---

**From:** Patricia Heckel <patriciaheckel@gmail.com>  
**Sent:** Friday, January 20, 2023 4:06 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from patriciaheckel@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** Karen Auroy <karen.h.auroy@gmail.com>  
**Sent:** Friday, January 20, 2023 1:48 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Karen Auroy  
1021 Greenwood Drive  
Novato, CA 94947

May the sunrise bring you hope.  
May the sunset bring you peace.

**Evans, Joyce**

---

**From:** Mary Ellen Jenkins <mej830@gmail.com>  
**Sent:** Friday, January 20, 2023 1:57 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, and Saint Anselm Catholic Church, I urge you to adopt the updated Housing Element .

– Marin is the **least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.** This is an equity issue. **Many of the Essential Workers in Marin cannot afford to live here.**

– Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. **My children have moved from Marin because of the cost of living here.**

**As we age seniors need family nearby. We also need Caregivers - many currently commute long distances due to housing costs, and low wages.**

– 38% of Marin households **must pay more than they can afford for housing** because we don't build housing families can afford. **Rent is too High.**

– Over 1,000 people in Marin are **homeless** because we don't have the variety of housing options affordable to all income levels. **This is shameful in one of the most wealthy Counties.**

Please adopt the updated Housing Element !

Mary Ellen Jenkins  
PO Box 644  
San Anselmo

**Evans, Joyce**

---

**From:** J. Wagoner <jrw8gm@yahoo.com>  
**Sent:** Friday, January 20, 2023 2:06 PM  
**To:** BOS  
**Cc:** J. Wagoner  
**Subject:** Impending Mixed income Housing

You don't often get email from jrw8gm@yahoo.com. [Learn why this is important](#)

January 20, 2023

Board of Supervisors,  
Housing Element Issues

I live in the senior housing units at 10 Jeannette Prandi Way. Your board is set to authorize many new housing units adjacent to our development. I am opposed to this authorization and implementation. I am in support of adding additional mixed income housing units within Marin County as long as they are open to legal US citizens and do not negatively impact the existing communities. I am particularly opposed to any new units in my neighborhood in the Lucas Valley area. I know most residents support NIMBY, but there are good reasons for this position. There is plenty of open space that can be utilized elsewhere in our county that will not compromise pre-existing dwellings.

At present we are safely tucked away in our rural setting in Lucas Valley. We have literally no crime here in our senior village as we are invisible and next door to the Juvenile Court and detention center. This safety for seniors who are vulnerable is critical and we wish it to stay this way. That will change if you build additional units. We are not a gated community. We already have occasional trouble with a few local kids who bike and skate board on the paths between our units. This is very dangerous because many of our 80 residents are in walkers on these paths and can't get out of the way. They can be startled and fall. Adding children adjacent to us can increase this traffic to our detriment. Trespassing will increase, and our privacy and invisibility will be lost.

We also need our park, which is next door, to remain undeveloped. It is the only safe place for our elderly residents to exercise outdoors. It is a smooth path and not open to traffic. If you build on it we have nowhere else to walk. The only other options are along the highway, the steep fire trails above us, or the uneven pavement on the sidewalks in front of the housing developments. These are not viable choices when you are elderly. Most of us don't drive anymore so we need to keep our next door local park for the community use.

The traffic is already overloaded on Lucas Valley road, our only thoroughfare and a major road to the coast. Our local schools are overcrowded. Adding housing units, just because we are unincorporated is thoughtless. Someone stands to gain here, but not us.

This proposed use has been kept very quiet and out of the community's notice. Now it is on our radar and we are committed to preserving our neighborhood. As our representative, please consider these opinions which you may not have been aware of. This is a critical issue to us here at Rotary Valley Senior Village. Right now our senior special needs are being met. That will change dramatically if you develop here.

Sincerely,

Jae Wagoner  
10 Jeannette Prandi Way, #1401  
San Rafael. CA. 94903  
jrw8gm@yahoo.com



**Evans, Joyce**

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**From:** Ili Levine <ili@levine.net>  
**Sent:** Friday, January 20, 2023 2:07 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from ili@levine.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Best, Ili Levine

## Evans, Joyce

---

**From:** Jennifer Thompson <thompsonjennifer2@gmail.com>  
**Sent:** Friday, January 20, 2023 8:09 AM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from thompsonjennifer2@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

Jennifer Thompson  
Point Reyes Station

## Evans, Joyce

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**From:** Brook-Rosenberg, Monica  
**Sent:** Friday, January 20, 2023 9:57 AM  
**To:** BOS  
**Subject:** Detailed list of proposed sites

I have had a hard time finding the proposed sites for development (besides the ones that are still a concern or have been removed).

Could you please create a concise document for regular citizens to read and understand ? it seems that the housing element is a very complicated topic and there needs to be a summary provided to the community that entitles the relevant issues for us. I have tried to listen into meetings from the planning commission but these are very hard to follow because we don't know what they are talking about. Please simplify the terminology and alert neighbors of were these new developments are going to happen. The impression I get is that there is a cloth of mystery over this process and it almost takes a full time job to follow all the parts.

Thank you for your attention to this.

Monica Rosenberg, San Rafael.

Sent from [Mail](#) for Windows

## Evans, Joyce

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**From:** SYDNE BORTEL <sydnebortel@gmail.com>  
**Sent:** Friday, January 20, 2023 10:05 AM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from sydnebortel@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

[name]Sydne Bortel

[town]Tiburon

## Evans, Joyce

---

**From:** MIKE RALSTON <mikeralston@att.net>  
**Sent:** Friday, January 20, 2023 10:07 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from mikeralston@att.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

MIKE RALSTON  
567 Cedarberry Lane  
San Rafael, CA. 94903

## Evans, Joyce

---

**From:** Carol Korenbrot <carol.korenbrot@gmail.com>  
**Sent:** Friday, January 20, 2023 10:13 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from carol.korenbrot@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Carol Korenbrot  
142 Stewart Dr  
Tiburon

## Evans, Joyce

---

**From:** Marta Betzabe Villela Morales <villelamarta50@gmail.com>  
**Sent:** Friday, January 20, 2023 10:15 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from villelamarta50@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Respectfully,

Marta B. Villela  
St. Raphael Catholic Church Delegate

--

Marta B. Villela  
415.632.0474

**Evans, Joyce**

---

**From:** Susan Barnes <cilarea@comcast.net>  
**Sent:** Friday, January 20, 2023 10:25 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from cilarea@comcast.net. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank you for your work on this important issue.

Susan Barnes  
621 Claire Court, Novato



**Evans, Joyce**

---

**From:** Bonni Schiff <brsbuy@gmail.com>  
**Sent:** Friday, January 20, 2023 10:36 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from brsbuy@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

bonnischiff206@gmail.com

415-259-8433

Sent from my iPad

"Prayer runs on the fumes of an uncertain faith, not the resonant lingering of divine promises in our ears." (Rabbi Aviva Richman)

## Evans, Joyce

---

**From:** Brian Jacobson <brian@focusd.com>  
**Sent:** Friday, January 20, 2023 10:46 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from brian@focusd.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** Marc Haumann <marchaumann@gmail.com>  
**Sent:** Friday, January 20, 2023 10:48 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from marchumann@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As someone who grew up in Marin and still a Bay Area local, as well as a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Marc Haumann

**Evans, Joyce**

---

**From:** FRANCES WISCH <franceswisch@comcast.net>  
**Sent:** Friday, January 20, 2023 10:52 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from franceswisch@comcast.net. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

*Frances Wisch*

*32 Shannon Lane*

*San Rafael 94901*

**Evans, Joyce**

---

**From:** John Lopez <johnlopez8801@gmail.com>  
**Sent:** Friday, January 20, 2023 10:55 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from johnlopez8801@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
John Lopez  
Point Reyes Station

## Evans, Joyce

---

**From:** John Haig <johnhaigjr@gmail.com>  
**Sent:** Friday, January 20, 2023 11:31 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from johnhaigjr@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sent from my iPhone

**Evans, Joyce**

---

**From:** Myn Adess <mynedit@gmail.com>  
**Sent:** Friday, January 20, 2023 11:39 AM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from mynedit@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Community Land Trust of West Marin (CLAM), I urge you to adopt the updated Housing Element. It will address many of the issues Marin faces regarding affordable housing, including the following:

- **Displacement:** West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- **Economic benefits:** More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually when people have housing close to transit and jobs. (Source: California Housing Partnership)
- **Increased racial diversity:** Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- **Increased age diversity:** Marin has the oldest population in the Bay Area because we don't build housing that younger families can afford.
- **Attention to families:** 38% of Marin households must pay more than they can afford for housing because we don't build housing that families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Myn Adess  
Point Reyes Station

## Evans, Joyce

---

**From:** Deirdre Fennessy <dfennessy@mac.com>  
**Sent:** Friday, January 20, 2023 11:42 AM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from dfennessy@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Deirdre Fennessy  
Mill Valley



## Evans, Joyce

---

**From:** Patricia Boss <patricia.boss@sanrafaelop.org>  
**Sent:** Friday, January 20, 2023 11:45 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Gratefully,

Sister Patricia Boss, OP  
Dominican Sisters of San Rafael

## Evans, Joyce

---

**From:** Iva Codrokadroka Turaga <ivagraz415@yahoo.com>  
**Sent:** Friday, January 20, 2023 11:56 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from ivagraz415@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Faith, Hope , Love In Action Servant

Iva Codrokadroka

Sent from my iPhone

Mother Theresa " Kind words can be short and easy to speak but their echoes are truly endless ".

**Evans, Joyce**

---

**From:** Lee FitzGerald <leebfitzgerald@gmail.com>  
**Sent:** Friday, January 20, 2023 12:00 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from leebfitzgerald@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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I urge you to adopt the updated Housing Element today.

Best,  
Lee FitzGerald  
San Rafael

## Evans, Joyce

---

**From:** Rachael BERTONE <2curious2@comcast.net>  
**Sent:** Friday, January 20, 2023 12:03 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from 2curious2@comcast.net. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Rachael Bertone  
117 Oakmont Ave, San Rafael, CA

## Evans, Joyce

---

**From:** Eduardo Gutekunst <edgutek@gmail.com>  
**Sent:** Friday, January 20, 2023 12:41 PM  
**To:** BOS  
**Subject:** Marin Housing Element plans

You don't often get email from edgutek@gmail.com. [Learn why this is important](#)

I have been a resident of Lucas Valley since 1989. My wife and I raised two boys here, and now we are retired. As a family, we often took walks together, enjoying the open space and, when feeling more ambitious, climbing to the top of the ridge and along the fire road.

During those times, I knew the day would come when I would no longer be able to climb the ridge, let alone navigate the uneven terrain of the Idylberry Trail. And while no one likes getting older, I always knew that we had the Lucas Valley Park just down the road. What a blessing!

The value of having a place to walk on a flat trail without fear of motorized traffic cannot be measured. The value of the park to the community is priceless. My advice is that you to find a sunny afternoon between 3 and 5 to visit the park and watch the traffic that passes through: flocks of teenage boys and girls, young couples pushing strollers, elderly retirees like my wife and I, not to mention the widows and widowers taking their dogs for a walk.

Once you take a park away and build, you can never bring it back. I urge you to find another way to provide the needed housing AND safeguard a much loved and much needed resource, Lucas Valley Park.

Sincerely,

Eduardo Gutekunst

## Evans, Joyce

---

**From:** Caroline Castro <crlncstr@gmail.com>  
**Sent:** Friday, January 20, 2023 12:42 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from crlncstr@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

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- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** LTB <ltb@saber.net>  
**Sent:** Friday, January 20, 2023 1:04 PM  
**To:** BOS  
**Subject:** GreenPoint Nursery and 300 Olive Avenue

You don't often get email from ltb@saber.net. [Learn why this is important](#)  
Hello,

My name is Leah Tuffanelli and I live in unincorporated Marin on School Road in Novato near Atherton. Procedurally, in addition to attending meetings on the Housing Element, this is the third or fourth time I have written to make comments on various proposed Housing Element documents about two parcels of land near my home, namely:

- 300 Olive Avenue, parcel number 143-110-31 and
- GreenPoint Nursery, parcel number 153-190-24

It is curious as to why sometimes people's letters or comments on the Housing Element are published and acknowledged in the circulated public reports, and sometimes they are not. Suffice it to say that I do not believe the record of proceedings includes as many comments as have been received by the county, reflecting all views and public concerns, because my own written comments have never been acknowledged or published. I am happy to resend them to you if needed.

In terms of the substance of the Housing Elements documentation circulated yesterday, I have the following concerns:

1 – The Staff recommendation to policy adherence to Alternative 2 (Vehicle Miles Traveled) alone, fails to recognize those sites which score poorly on BOTH the criteria for Alternative 2 AND Alternative 3 measurements. Alternative 3 (Reduced Utility Impact) considers the environmental impacts of new infrastructure on public utilities such as wastewater and water. The two parcels identified above will create problems for both vehicle miles traveled (Alternative 2 criteria) and will require significant utility infrastructure (Alternative 3 criteria) that could damage the sensitive wetlands on which both parcels can be found. Consider first the VMT issues. As referenced by a homeowner who lives adjacent to 300 Olive (Brian Karis, whose email from January 8 was published as one of the comments received from the county in the materials distributed yesterday), if somehow developed, the homes there will be in a “disconnected island” which will not be accessible by public transportation. The same is true for homes built on the landfill which comprises GreenPoint Nursery. Anyone who resides in those homes will require a vehicle for each and every outing (other than nature walks). There are no stores, gas stations, bus stops or other conveniences in this neighborhood. Residents would have to drive to Redwood Boulevard for whatever they need. Next, consider the RUI issues. From the previously circulated Environmental Impact report, it seems that homes in both parcels would have no access to sewage lines, because the other homes in the area are on septic. So, a sewer line would have to be constructed through the wetlands on which both parcels are located, disrupting the environment and causing untold numbers of problems.

2 – In letters sent previously, I mentioned other potential problems with the development of these two sites, which I will simply list again for reference:

- These parcels are on wetlands. 300 Olive has some land on hills above the wetlands, but a large part of the parcel is actual wetlands. All of GreenPoint Nursery is on wetlands. Only a small corner of that parcel does not flood, because it is on landfill. I have video footage of what it is like on Olive Avenue now – it is full of water all around both parcels. And this is not an anomaly. I have lived in the area for 25 years. The wetlands in this area fill up most years, absorbing the water that would otherwise flood streets and the surrounding areas (including Highway 37 which is part of the same wetlands area). Federal law is supposed

to protect wetlands, so why isn't it being cited anywhere? In the documents circulated yesterday, reference is made to the Bayfront Conservation (BFC) but somehow the wetlands in this area of Novato are not mentioned in the same context. The Audubon Society is responsible for the conservation of land directly adjacent to 300 Olive, and directly across from the GreenPoint Nursery. Audubon Marin has been trying to buy the land to protect it for generations. Audubon also conserves the land directly along Atherton adjacent to the GreenPoint nursery. How can Marin County Supervisors propose to rezone for housing land which is known to be wetlands to a significant extent? Why is none of this being properly considered?

- The area at GreenPoint Nursery is above the Mount Burdell fault line. I lived in San Francisco during the earthquake in 1989, and anyone who was around at that time understands that landfill over earthquake faults can lead to liquefaction. Moreover, in terms of sea rise, the area at Atherton and Olive is seriously subject to rising sea levels. Building homes for families in areas where the county knows there could be problems 20 years from now due to naturally foreseeable problems—is very poor planning.
- With reference to transportation, until such time as there is a permanent fix for the periodic flooding of Highway 37, Atherton Avenue provides an important commercial corridor alternative for statewide and interstate commerce. There are currently no stop signs nor stop lights on Atherton from the 37 to the 101, nor are there streetlights. Commercial trucks speed down Atherton when Highway 37 is closed, using it to move vital goods. If there are 58 homes on the corner of Atherton and Olive (GreenPoint Nursery), some significant infrastructure will have to also be developed to protect the people living there. Sound barrier walls, stop lights, sidewalks, and streetlights (as well as the sewage lines mentioned above). All of that will not only change the neighborhood, it will also change one vital purpose of Atherton Avenue between Highway 37 and the 101, which is to be an effective thoroughfare in the event of the flooding of Highway 37. I do not believe the county has sufficiently considered the federal transportation implications of developing the area.

I will not be able to attend the hearing next week but do look forward to acknowledgment that my letters have been received and considered.

Thank you,

Leah Tuffanelli



## Evans, Joyce

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**From:** Sr Mary Kellady <mkellady@gmail.com>  
**Sent:** Friday, January 20, 2023 1:11 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from mkellady@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

**Evans, Joyce**

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**From:** Brian Mccarthy <brianmccarthy1@gmail.com>  
**Sent:** Monday, January 23, 2023 8:27 AM  
**To:** BOS  
**Subject:** Hcd quota

I fully support Sharon Ruston's letter to the board and the Planning Commission and I'm completely opposed to all the housing plans and laws that are currently being implemented in California

## Evans, Joyce

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**From:** Faith Mooney <kfepp@yahoo.com>  
**Sent:** Monday, January 23, 2023 9:15 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from kfepp@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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I urge you to adopt the updated Housing Element today.

Faith Mooney  
7 Lodge Lane  
San Rafael, CA 94901

Sent from my iPhone

## Evans, Joyce

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**From:** Barry Linder <barrylinda@earthlink.net>  
**Sent:** Friday, January 20, 2023 5:02 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from barrylinda@earthlink.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely, Linda LINDER INVERNESS  
[name]  
[town]

## Evans, Joyce

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**From:** Abby Shapiro <ashapiro0104@gmail.com>  
**Sent:** Friday, January 20, 2023 5:12 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from ashapiro0104@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
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- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Abby Shapiro  
Forest Knolls

## Evans, Joyce

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**From:** Tom McCafferty <tom@clam-ptreyes.org>  
**Sent:** Friday, January 20, 2023 5:20 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from tom@clam-ptreyes.org. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
[name]  
[town]

## Evans, Joyce

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**From:** Helen Bruner <helenbruner0@gmail.com>  
**Sent:** Friday, January 20, 2023 7:47 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from helenbruner0@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

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**From:** Ruth Kalter <ruth.kalter@gmail.com>  
**Sent:** Friday, January 20, 2023 8:28 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from ruth.kalter@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Ruth Kalter  
Point Reyes Station



## Evans, Joyce

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**From:** Leslie Franklin <LFCOACH@msn.com>  
**Sent:** Saturday, January 21, 2023 10:13 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from lfcoach@msn.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

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- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** marty.frankel@sonoma.edu  
**Sent:** Saturday, January 21, 2023 11:18 AM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from marty.frankel@sonoma.edu. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Marty Frankel  
Point Reyes Station

## Evans, Joyce

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**From:** Stephanie OBrien <stephanie.obrien51@gmail.com>  
**Sent:** Saturday, January 21, 2023 11:34 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from stephanie.obrien51@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the fact that West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. We also need more affordable housing benefits our community.

Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership). It is a well publicized fact that Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.

Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today. Sincerely, Stephanie O'Brien, Woodacre

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Stephanie

## Evans, Joyce

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**From:** Lito Brindle <94965rhc@gmail.com>  
**Sent:** Saturday, January 21, 2023 12:23 PM  
**To:** BOS  
**Subject:** updated Housing Element and Zip Code Villages

You don't often get email from 94965rhc@gmail.com. [Learn why this is important](#)  
**"Every day 10 people die on California's transportation system."**

That quote is from Caltrans' OWN website. That is a HIGHER rate of death than US servicemen in Vietnam.

For "the State" to mandate that Sausalito – and, indeed, the entire Bay region and, presumably, beyond – arbitrarily shoehorn more people in, irrespective of where they may work, and whether or not they have anything to do with the geography into which they are being shoehorned, would seem to merit review in an Environmental Impact Report prompted by that mandate. Such a mandate will inevitably lead to YET MORE needless traffic deaths.

I would suggest that a better mandate from the State to "communities" might be: "You SHALL house your own essential workers." Because if a particular geography, a particular municipality, a particular "community" does NOT house its own essential workers – the workers without whom, BY DEFINITION, that "community" cannot function, then it is dumping its lethal, toxic, obnoxious traffic out into the region. It makes the roads, California's "tragic commons," more dangerous for ALL of us, but in particular it makes second class citizens out of the essential workers who serve our "communities," usually five days out of seven, and then have to take to those lethal roads to commute further and further to the region's hinterlands – commutes that ALL OF US SUBSIDIZE, to the tune of *trillions* of dollars.

It is well within living memory that municipalities dumped their raw sewage out into the waterways of the US. That practice did not stop until "the State" said, "You SHALL treat your sewage." It seems well past the moment for the State to say, "You SHALL treat your traffic." The best way to do that, I would suggest, would be to require "**Traffic Obviating Infrastructure**" (TOI) in the form of "**Zip Code Village Housing**" (ZVH) instead of arbitrary RHNA growth –that is to say, low-cost housing that is available EXCLUSIVELY to essential workers who serve the zip code in which the TOI/ZVH is located. Imagine the region organized into Zip Code Villages. Each full time essential worker housed in the zip code that he or she serves represents a de facto EXPANSION of transportation infrastructure, in that it removes ten trips a week from transit, or, more often, roads. I'm suggesting that we change our minds slightly about the definition of "infrastructure" and "transportation," that our first thought should be: How can we OBVIATE movement? Notions of transit, of transportation, of infrastructure MUST begin with ZVH, if millions and millions of us are going to share this finite geography. You will NEVER achieve "Vision Zero" without ZVH.

One or both of the buildings at the Marina Office Plaza in the Marinship, for example, might be repurposed as Zip Code Village Housing. I think you would find that opposition to housing in the Marinship would evaporate if it was dedicated ZVH, and indeed ZVH seems more appropriate for that storied tract than banks or offices. We have the Marinship to haggle over at all because a previous generation did not TEMPORIZE in the face of an existential threat – do we have the

wherewithal not to temporize further in the face of climate change and traffic mayhem? The postal workers at the Post Office and the butchers at Mollie Stone's (both also in the Marinship), the teachers at Bayside, the kitchen staff who feed the masses, perhaps even maritime workers and artists, could all walk to work. At this very moment we are spending \$800 million to expand the "Novato Narrows" of Highway 101 from Ignacio to Corona Road in Petaluma, and they want to replace Highway 37 with a causeway at a cost of \$6-8 BILLION. Why aren't we willing to subsidize people living where they work, when we fall all over ourselves to spend TRILLIONS to subsidize people living where they DON'T work?

Low cost ZVH would also mean that essential workers get to keep more of their paychecks, that THEY would get to save, and invest, and, importantly, spend, in their own communities, as they once did, not so long ago and well within living memory. All that these out of control housing costs represent is that working people have to sign more and more of their meager incomes over to Wall Street to cover either their or their landlords' mortgages. Where did the "missing middle" go? Follow the money, as they say.

Meanwhile, I hope this study will include the compiling of "commute maps." Who are Sausalito's essential workers (the Governor's office published a comprehensive list of which workers are essential during the early days of the pandemic shutdown), and what does their current commute map look like? Shrinking that map, I would argue, ought to be the goal of this housing update. Otherwise, we might as well come out and state that we are content for our essential workers to be second class citizens, and call ourselves a sundown town.

Which zip code, in which beclustered megalopolis, will be the first Zip Code Village?

Why not Sausalito?

## Evans, Joyce

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**From:** mgiacomini <mgiacomini@comcast.net>  
**Sent:** Saturday, January 21, 2023 12:49 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from mgiacomini@comcast.net. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
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- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
[Mervin Giacomini  
1299 Parkwood Drive  
Novato ,CA 94947]  
[town]

Sent from my Verizon, Samsung Galaxy smartphone

## Evans, Joyce

---

**From:** Gail Lester <flowerwalker@me.com>  
**Sent:** Saturday, January 21, 2023 2:19 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from flowerwalker@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Supervisors:

I am impressed with the thoughtful work you have done to develop the new guidelines for Affordable Housing in Marin.

There can be no more important project than to support, guide and implement these sorely needed homes, both for transitioning people out of homelessness with support and dignity, and for our essential workforce members.

We can no longer afford to lag behind other communities. The need is exponentially urgent.

Please proceed.

Respectfully  
Gail Lester

37 Broadview Drive  
San Rafael, CA 94901

## Evans, Joyce

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**From:** Kevin Gladstone <kvngladstone@yahoo.com>  
**Sent:** Saturday, January 21, 2023 3:07 PM  
**To:** BOS  
**Subject:** Vote YES to adopt the Housing Element Update on Jan 24

You don't often get email from kvngladstone@yahoo.com. [Learn why this is important](#)

Dear Supervisors, I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including: 1. It will add badly needed affordable housing to our communities 2. The plan provides options for senior housing. 3. It will help to reverse long-standing patterns of housing segregation. 4. It will end over-regulation of affordable housing. Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element. Thank you. [name] [town]

And please stipulate a reservation for mental health clients in the element. So many times our friends in the mental health community are discriminated against in their search for a place in the Marin community at large. Admittedly this leads to homelessness and in our most vulnerable communities, overflowing crisis centers and half-way houses!

Sincerely Kevin Gladstone



## Evans, Joyce

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**From:** H W <neverworrymuch@hotmail.com>  
**Sent:** Saturday, January 21, 2023 3:58 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from neverworrymuch@hotmail.com. [Learn why this is important](#)

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Heidi M. Willetts

## Evans, Joyce

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**From:** Susie Stitt <susie@stitt.com>  
**Sent:** Saturday, January 21, 2023 4:27 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from susie@stitt.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors'

We urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing. West Marin needs to provide housing for workers already trying to live in the community they serve. We need to provide a variety of housing serving a diversity of affordability. Our community benefits from the rich variety of people seeking to live here, both those more and less needy. Each community has different needs and aspirations and strives to provide accessibility for their populations. They should be supported in efforts to accommodate these goals.

If nothing else, the Housing Element should be adopted to avoid the negative effects of the "Builder's Remedy" and to give communities more time to further examine the Plan as it impacts various communities in Marin. Furthermore, failure to adopt the updated Housing Element will result in loss of state funding and ultimately, local control over development projects. .

We urge you to adopt the updated Housing Element today.

Sincerely, Susan and Britt Stitt

Susie and Britt Stitt  
PO 351, Inverness, CA 94937  
(415) 669-1654  
susie@stitt.com  
britt@stitt.com

## Evans, Joyce

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**From:** Pamela Ross <rossgay108@gmail.com>  
**Sent:** Saturday, January 21, 2023 8:12 PM  
**To:** BOS  
**Subject:** I support the Housing Element

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Pamela Ross

## Evans, Joyce

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**From:** Pamela Ross <rossgay108@gmail.com>  
**Sent:** Saturday, January 21, 2023 8:12 PM  
**To:** BOS  
**Subject:** I support the Housing Element

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Charles Gay  
Inverness

## Evans, Joyce

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**From:** Judy Slater <slaterjama14@gmail.com>  
**Sent:** Sunday, January 22, 2023 8:49 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from slaterjama14@gmail.com. [Learn why this is important](#)  
Mary, Katie, Stephanie, Dennis, and Eric,

As along time advocate for affordable housing, founder of C Street Village cohousing and member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. And because housing costs are prohibitive, over 60% of workers commute into Marin to work. This is bad for our economy and our environment as well.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford or fit their size.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. We need much more smaller housing options rather than more large family homes. I know the costs of these don't often pencil out and some kind of financial support for developers would go a long way to help make this happen.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

Please adopt the updated Housing Element. And most of all, make sure they are built in a timely manner.

Thank you for all you do and will do in your current term and beyond.

Sincerely,

Judy Slater 112 Martin Dr. Novato

## Evans, Joyce

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**From:** Suzanne Sadowsky <suzannesadowsky@comcast.net>  
**Sent:** Sunday, January 22, 2023 9:50 AM  
**To:** BOS  
**Cc:** Rodoni, Dennis  
**Subject:** Approve the Housing Element

You don't often get email from suzannesadowsky@comcast.net. [Learn why this is important](#)

Dear Marin County Board of Supervisors,

The Board of Directors of the Two Valleys Community Land Trust (formerly San Geronimo Valley Affordable Housing Association) *strongly* urges the adoption of the proposed housing element for Marin County by the Board of Supervisors. We join CLAM, MEHC and other advocates of affordable housing in support of this measure. Further delays in action on this critical issue will only serve to continue to exacerbate what has become a stagnant process in addressing this crisis in our County.

We cite the Marin IJ editorial of January 14<sup>th</sup>:

“Years of prevailing anti-growth politics in Marin have essentially halted new development.

Those are local priorities that also need to address racial- and economic-equity issues raised by housing opportunities limited by cost and supply.

The average Marin household income may be one of the highest across the state, but a 2020 county analysis showed, for instance, that 23% of Marin households with children are living below federal poverty levels. Most of those households are renters.

In addition, while the percentage of senior citizens is rising across the county, the percentage of those living below the poverty level has risen even faster.

Failure to meet the Jan. 31 deadline could subject the county to fines and the state taking over local planning decisions.”

The lack of affordable housing in our community has resulted in the displacement of long-term older residents, a shortage of essential workers and a decline in school enrollment.

We urge you to support the Housing Element without further delay.

Board of Directors, Two Valleys Community Land Trust  
Kit Krauss, Laura Sherman, Howie Cort, Louis Rosenbaum, Joe Walsh, Suzanne Sadowsky, Maya Gladstern, Tobias Green

Suzanne Sadowsky  
415-488-4861  
415-497-6425 (cell and text)

## Evans, Joyce

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**From:** Carol Friedman <cjay@horizoncable.com>  
**Sent:** Sunday, January 22, 2023 10:14 AM  
**To:** BOS  
**Cc:** Rodoni, Dennis  
**Subject:** Approve the Housing Element

You don't often get email from cjay@horizoncable.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin and a longtime resident of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am deeply concerned that we will lose local community control and oversight as well as substantial funding from the State if the County does not approve the Housing Element.

I urge you to vote to approve the Housing Element.

Sincerely,  
Carol

Carol Friedman  
415-663-9512  
cjay@horizoncable.com

## Evans, Joyce

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**From:** Howard Hatayama <hkhatayama@gmail.com>  
**Sent:** Sunday, January 22, 2023 11:04 AM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from hkhatayama@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive. – More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty. For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

Howard and Pam Hatayama  
P.O. Box 1000  
Pt Reyes Station, CA 94956



**Evans, Joyce**

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**From:** Lorraine Fisher-Smith <fish.lorraine@gmail.com>  
**Sent:** Sunday, January 22, 2023 11:47 AM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from fish.lorraine@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

**Lorraine Fisher-Smith**  
**Point Reyes Station**

## Evans, Joyce

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**From:** Stan B. <stanb66@hotmail.com>  
**Sent:** Sunday, January 22, 2023 1:04 PM  
**To:** BOS  
**Subject:** Marin County Housing Element vote on 1/24/23 - ask to consider impact on current residents & spread housing plans wider across Marin

You don't often get email from stanb66@hotmail.com. [Learn why this is important](#)

Jan 21, 2023

Stan Biesiadecki  
1117 Idylberry Rd  
San Rafael, CA 94903

Dear Board of Supervisors

This is a letter regarding the upcoming decision to potentially build 150-250 affordable housing units in Lucas Valley (the Housing Element). **Adding 150 housing units represents more than a 25% housing increase in our area which would result in Lucas Valley absorbing the second highest allocation of affordable income units in unincorporated Marin, exceeded only by the St. Vincent site.** This will fundamentally change the character of the community, the very reason people have moved here and paid high prices for our homes. In addition, the area for the proposed new home sites cannot reasonably handle the load on our already challenged infrastructure, including a 2-lane road, limited egress routes for emergencies, and traffic into small neighboring streets on either side of county property. In fact, the draft Environmental Impact Report for the Housing Element project finds that the project would result in impacts that are **significant and unavoidable** with regard to the following topical issues: Aesthetics, Air Quality, Cultural/Tribal Cultural and Historic Resources, Greenhouse Gas Emissions and Energy, Noise and Vibration, Transportation, and Utilities and Service Systems.

The new housing project also ignores the impact on our local public schools and our senior living community which are not set up to accommodate the increased population density that the new house will bring to our small area. The plan will also eliminate Lucas Valley Park, a well-loved and utilized space that is the center of our community. These prime elements make up the fabric of Lucas Valley and Marinwood communities. They are reasons people chose to raise their families here and cannot be disregarded as unimportant.

We support the spirit of the Housing Element initiative but the allocation puts an undue burden on the Lucas Valley and Marinwood communities. We ask that the allocation for the Lucas Valley area be reduced to the point where the character of the community would be maintained, the infrastructure and schools are not burdened, traffic remains reasonable, and the safety of our residents is not jeopardized. Surely, Marin County can come up with a more equitable, fair, and dispersed affordable housing plan so that no single community will be radically impacted. The Marin County Planning Commission and Community Development Agency have a responsibility and an opportunity to come with a reasonable plan that works for everyone. We have an abundance of vacant and struggling commercial properties that have the potential to meet our affordable housing needs. We ask you to

think about all the residents that will be impacted and not make a decision that will forever damage our beloved Lucas Valley and Marinwood neighborhoods.

Thank you for your attention.

**Evans, Joyce**

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**From:** rogerbiz@comcast.net  
**Sent:** Sunday, January 22, 2023 1:07 PM  
**To:** BOS  
**Cc:** Lai, Thomas; Tejirian, Jeremy; tom.doglio@marcusmillichap.com  
**Subject:** Housing Overlay Designation - Cal Park

You don't often get email from rogerbiz@comcast.net. [Learn why this is important](#)

To all it may concern,

I am writing to you as the President of PierceCo Properties the owner of all the Cal Park parcels.

It has come to my attention in the course of reviewing the housing element and Housing Overlay Designation of potential housing sites to meet the state mandate that Table 2 - 12 Housing Overlay Designation with respect to Cal Park omits, inadvertently I believe, 3 key parcels. They are Parcel #'s 18-075-28, 18-086-18, and 18-086-17. These are the 3 parcels that front along Woodland Ave. and back up to the Smart train. Curiously, these same 3 parcels are shown and are included on both the Existing Land Use map and the Proposed Land Use map. However, parcel #18-082-12 which is included on Table 2 - 12 Housing Overly Designation is not shown on the Existing Land Use map and the Proposed Land Use map. I am calling this to your attention so that it may be corrected.

Many thanks to all of you who have participated in this monumental task of meeting the state mandate for much needed housing.

Sincerely and best regards,

Roger Pierce, President  
PierceCo Properties  
1601 Second St.  
San Rafael, Ca. 94901

## Evans, Joyce

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**From:** Ken <klevin13@gmail.com>  
**Sent:** Sunday, January 22, 2023 1:29 PM  
**To:** BOS; housingelement; PlanningCommission  
**Subject:** Special Meeting, 1/24/23, Items 11, 10, 9

Supervisors,

The present Housing Element exercise prompted by recent statewide mandates is sadly misdirected and wasteful. It reflects the common economic thinking of the commercial real estate/developer industry and does not allow for local solutions that involve creative community building. We support the goal of increasing the stock of affordable housing in Marin County. This is not the way to do so.

We agree with Planning Commission criticisms of the consultant/staff process, its report, findings and recommendations. By undermining the validity of local Community Plans, the proposed Housing Element and its related code amendments threatens to undo the decades of planning and environmental protection that have made Marin County the Bay Area gem it is today, a treasure to those who live here and to the millions of visitors from around the world who visit each year. Further, some of the proposals, if implemented, would create highly unsafe conditions for residents and visitors alike in an emergency.

Unfortunately, throughout California, counties and municipalities are being coerced into approving plans that could lead to massive developmental changes (that may not provide the affordable housing we need) in order to avoid an even more drastic erosion of our planning process – the "builders remedy".

Supervisors, we urge you to sponsor publicly funded housing projects here in Marin and to join the movement to pass new state legislation that would creatively and effectively provide affordable housing here and throughout the state..

Ken Levin  
Point Reyes Station Village Association

## Evans, Joyce

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**From:** Robin Jenkins <robije@live.com>  
**Sent:** Sunday, January 22, 2023 2:03 PM  
**To:** BOS  
**Cc:** Mary Jenkins  
**Subject:** I support the updated Housing Element

[You don't often get email from robije@live.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** Eva Idrian <evaidrian@yahoo.com>  
**Sent:** Sunday, January 22, 2023 2:34 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

You don't often get email from evaidrian@yahoo.com. [Learn why this is important](#)

Dear Supervisors, I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including: 1. It will add badly needed affordable housing to our communities 2. The plan provides options for senior housing. 3. It will help to reverse long-standing patterns of housing segregation. 4. It will end over-regulation of affordable housing. Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element. Thank you.

Eva Idrian  
Mill Valley

**Evans, Joyce**

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**From:** debra taube <debra.taube14@gmail.com>  
**Sent:** Sunday, January 22, 2023 7:12 PM  
**To:** BOS; Sackett, Mary  
**Subject:** Environmental Impact Report- Tuesday 1/24/23 Meeting

Dear Board of Supervisors,

I'm writing in favor of accepting the Environmental Impact Report and going ahead with the plans for housing development in the Lucas Valley/ Marinwood community.

NIMBY-ism has raised its ugly head yet again in Marin County- this time in my own backyard- namely Lucas Valley. The group calling themselves Lucas Valley for Responsible Growth have been inundating my community with a petition that uses fear tactics disguised by concerns about 'responsible growth' to block the County from approving the area's housing element plan and associated environmental impact report.

The group's argument and plan to block the environmental impact report being presented on Tuesday to the BOS amounts to slick scare tactics intended to block much needed affordable housing in our community.

Please let cooler heads prevail.

Thanks for your consideration,  
Debra Taube  
25 Year Marinwood resident



## Evans, Joyce

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**From:** casey <btech132@gmail.com>  
**Sent:** Sunday, January 22, 2023 7:37 PM  
**To:** BOS  
**Subject:** Vote YES to adopt the Housing Element Update on Jan 24

You don't often get email from btech132@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Casey Hunt

**Evans, Joyce**

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**From:** D Knepler <nuevodavos@yahoo.com>  
**Sent:** Sunday, January 22, 2023 7:38 PM  
**To:** BOS; Rodoni, Dennis  
**Subject:** Approve the Housing Element

You don't often get email from nuevodavos@yahoo.com. [Learn why this is important](#)

There are many reasons to support the proposed housing element. If Marin truly wants to be a more inclusive County, and is sincere in the desire to have our children be able to afford to live here, the housing element would go a long way towards this.

I live in Woodacre, and I'm a homeowner.

Thank you,

David Knepler

**Evans, Joyce**

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**From:** mprice the-acorn.com <mprice@the-acorn.com>  
**Sent:** Sunday, January 22, 2023 7:54 PM  
**To:** BOS  
**Subject:** Vote YES to adopt the Housing Element Update on Jan 24

You don't often get email from mprice@the-acorn.com. [Learn why this is important](#)

Dear Marin County Supervisors,

I will not be able to attend your meeting on January 24 but I am writing to urge the Board of Supervisors to adopt the draft Housing Element Update.

Thank you for considering my request.

Marilyn Price  
Mill Valley

**Evans, Joyce**

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**From:** OFA Marin <marinofateam@gmail.com>  
**Sent:** Sunday, January 22, 2023 8:34 PM  
**To:** BOS  
**Subject:** We support the updated Housing Element

You don't often get email from marinofateam@gmail.com. [Learn why this is important](#)

Dear Supervisors,

The State requirement gives us the opportunity to create some of the affordable housing we so desperately need. The plan looks good to us.

Thank you.

Karen and Eric Andresen, Novato

## Evans, Joyce

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**From:** miriam campos <meccomail@gmail.com>  
**Sent:** Sunday, January 22, 2023 10:10 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from meccomail@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Thank you,

M Campos

## Evans, Joyce

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**From:** Tara Kline <tkline03@yahoo.com>  
**Sent:** Sunday, January 22, 2023 11:22 PM  
**To:** BOS; housingelement  
**Subject:** Housing Element or CWP

You don't often get email from tkline03@yahoo.com. [Learn why this is important](#)

To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as “Planning at gunpoint.”

I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out. That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

All of the new state laws impose objective standards. But the HCD still works subjectively, so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

Some CWP amendments go beyond what is required by state law. Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands. In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

Above-moderate units will, as usual, exceed their RHNA quotas. The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. Our county should be confident that their plan will actually increase housing stock for those in need, and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

I understand you have a difficult decision to make. Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

The state just revised their Fire Hazard map for the first time since 2007. Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment. With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

PLEASE represent the safety and well being of all of Marin by:

1. Voting to hold back the Housing Element and the CWP amendments until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.

Sincerely,  
Tara Kline

**From:** Sharon Steckline <noreply@formresponse.com>  
**Sent:** Monday, January 23, 2023 7:28 AM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Sharon Steckline  
Your Email Address: ssteckline@comcast.net  
Subject: Stop the madness  
Select a Routing Method: Address  
What City/Town Do You Live In? San Rafael

Message: I am writing to tell you that I support the message from Amy Kalish at Citizen Marin. I have lived in Marin 30 years and I don't recognize it anymore, please stop this madness.



**Evans, Joyce**

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**From:** Tom Wilson <canaltom@gmail.com>  
**Sent:** Monday, January 23, 2023 7:41 AM  
**To:** BOS  
**Subject:** Affordable housing

[You don't often get email from canaltom@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please approve affordable housing in Marin. Nymby-ism should not prevail. We need housing for our workers!

Thank you,

Tom Wilson  
67 Porteous Ave  
Fairfax

**Evans, Joyce**

---

**From:** Tracy Haughton <tracyshaughton@gmail.com>  
**Sent:** Monday, January 23, 2023 8:00 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from tracyshaughton@gmail.com. [Learn why this is important](#)

I have been a resident of Mill Valley for 37 years and I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- With a population that is 71% white, Marin is the least diverse county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. This is the issue that concerns me the most. Marin County has a long, shameful history of redlining and other government policies and programs that were intentionally discriminatory. American racism is rooted in residential segregation and we must be the generation that reverses this long-standing pattern in Marin.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Tracy Houghton  
32 Thalia St, Mill Valley

Evans, Joyce

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**From:** Sarah Holley <srholley12@gmail.com>  
**Sent:** Monday, January 23, 2023 8:11 AM  
**To:** BOS; Sackett, Mary; Lucan, Eric; Rodoni, Dennis; Rice, Katie  
**Subject:** Housing Element Equity Concerns

Some people who received this message don't often get email from srholley12@gmail.com. [Learn why this is important](#)

Dear Marin County Planning Commission, Board of Supervisors and Staff at the Marin County Community Development Agency:

This is a letter regarding the upcoming decision to potentially build 150-250 affordable housing units in Lucas Valley (the Housing Element). **Adding 150 housing units represents more than a 25% housing increase in our area which would result in Lucas Valley absorbing the second highest allocation of affordable income units in unincorporated Marin, exceeded only by the St. Vincent site.** This will fundamentally change the character of the community, the very reason people have moved here and paid high prices for our homes. In addition, the area for the proposed new home sites cannot reasonably handle the load on our already challenged infrastructure, including a 2-lane road, limited egress routes for emergencies, and traffic into small neighboring streets on either side of county property. In fact, the draft Environmental Impact Report for the Housing Element project finds that the project would result in impacts that are **significant and unavoidable** with regard to the following topical issues: Aesthetics, Air Quality, Cultural/Tribal Cultural and Historic Resources, Greenhouse Gas Emissions and Energy, Noise and Vibration, Transportation, and Utilities and Service Systems.

The new housing project also ignores the impact on our local public schools and our senior living community which are not set up to accommodate the increased population density that the new house will bring to our small area. The plan will also eliminate Lucas Valley Park, a well-loved and utilized space that is the center of our community. These prime elements make up the fabric of Lucas Valley and Marinwood communities. They are reasons people chose to raise their families here and cannot be disregarded as unimportant.

We support the spirit of the Housing Element initiative but the allocation puts an undue burden on the Lucas Valley and Marinwood communities. We ask that the allocation for the Lucas Valley area be reduced to the point where the character of the community would be maintained, the infrastructure and schools are not burdened, traffic remains reasonable, and the safety of our residents is not jeopardized. Surely, Marin County can come up with a more equitable, fair, and dispersed affordable housing plan so that no single community will be radically impacted. The Marin County Planning Commission and Community Development Agency have a responsibility and an opportunity to come up with a reasonable plan that works for everyone. We have an abundance of vacant and struggling commercial properties that have the potential to meet our affordable housing needs. We ask you to think about all the residents that will be impacted and not make a decision that will forever damage our beloved Lucas Valley and Marinwood neighborhoods.

Thank you for your attention.

Sincerely,  
Sarah Holley

91 Mt Tallac Court  
San Rafael, CA 94903

**Evans, Joyce**

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**From:** Susan hayes <suehayesmv@yahoo.com>  
**Sent:** Monday, January 23, 2023 8:13 AM  
**To:** BOS  
**Subject:** I endorse Sustainable TamAlmonte's letter of January 21, 2023 re Community Plans

I endorse Sustainable TamAlmonte's letter, dated January 21, 2023, to the Marin County Board of Supervisors regarding **Community Plans**, the Marin County DRAFT Housing Element Update, and Countywide Plan Amendments.

Sincerely,

Susan Hayes  
418 Wendy Way  
Mill Valley

## Evans, Joyce

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**From:** Jim Hitchingham <jamescolloquan@yahoo.com>  
**Sent:** Monday, January 23, 2023 8:59 AM  
**To:** BOS  
**Subject:** Statement against further development in Lucas Valley

You don't often get email from jamescolloquan@yahoo.com. [Learn why this is important](#)

Hi,

I am unsure why there is so much interest in developing a rural valley that is not close to services and already has traffic problems. Developing Lucas Valley will only increase microplastic waste, air pollution, dependence on motor vehicles and death of wildlife that regularly cross Lucas Valley Road to get to water in Miller Creek.

The dependence on motor vehicles is unavoidable because the nearest stores are Safeway, just shy of 3 miles away, and Marinwood Market, 2.5 miles away (from Lucas Valley Park/7 Mt. Lassen and even farther for 1501 Lucas Valley Road). As with grocery stores, there are no services in the Valley, so each trip to a restaurant, dry cleaning, or household shopping is at least 6 miles added roundtrip.

Public transportation is not a practical option here as service, because, even in more densely populated areas of the County, public transportation is too infrequent to be relied upon. To get people to use public transportation, service needs to be every 5 mins. I doubt the County can afford that when the County doesn't have that level of service for more densely populated areas.

Traffic is already bad in Lucas Valley and the addition of this housing will lead to more traffic or to the widening Lucas Valley Road to 4 lanes and addition of more traffic lights. With the addition of the Los Gamos light and the lack of synchronization of the lights from West Gate to the 101, engine idling times have more than doubled and there are already regular traffic jams between Miller Creek and the 101. This will make traffic even worse in the Valley, and if a 4-lane highway is put in, property prices will drop by at least 20% due to noise and lack of safety. There are a large number of houses that will suddenly abut a highway and the noise will be intolerable. Noise is already a problem every weekend with cars and motorcycles racing up the Valley. The added housing will make this commonplace.

The impact on preserving natural resources, such as wildlife, will be adversely affected. The Valley is the "connector" between two major open spaces to the north and south for wildlife, in particular the bigger game, deer and the cougars, that crosses Lucas Valley Road regularly. There is already a large number of deer deaths along the road.

I do not fundamentally understand why the County doesn't exercise eminent domain over cattle pastures of Silveira Ranch and convert them into large scale housing, just as along Deer Valley Road, because the land is right next to freeway access and is walkable to Marinwood Market and the bus pads. The access to the freeway there may require lights at the on/off ramps, but will create much less added pollution as compared to building in Lucas Valley. And, Silveira Ranch puts people 2.5 miles closer to Novato/Costco and 2.5 miles closer to Terra Linda and south, which will reduce air and microplastic pollution caused by commuters.

And, farther south and near freeway on/off ramps and services, there are Horse Hill and the field behind Home Depot and Target.

Last and not least, those of us who chose to buy houses in the Eichler neighborhoods did so with the promise of the open spaces protected by the Park Dept, among which is Lucas Valley Park. If Lucas Valley Park is converted to housing, it would be a clear taking from the Eichler neighborhoods and should be subject to compensation.

Yours sincerely,  
Jim Hitchingham



**Evans, Joyce**

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**From:** Ted von Glahn <tedvong@gmail.com>  
**Sent:** Monday, January 23, 2023 9:06 AM  
**To:** BOS  
**Subject:** Comment: Housing Element INfo Jan 23

You don't often get email from tedvong@gmail.com. [Learn why this is important](#)

The zoning designation Attachment 2/Exhibit A contains only a partial list of the affected HOD sites -- is this an error or intended? Thanks, Ted von Glahn

--  
Ted von Glahn  
Consultant, Performance Information and Consumer Engagement  
415-378-7467  
[tedvong@gmail.com](mailto:tedvong@gmail.com)

## Evans, Joyce

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**From:** Robert Flagg <krflagg@gmail.com>  
**Sent:** Monday, January 23, 2023 9:07 AM  
**To:** BOS  
**Subject:** Comments for Jan. 24th BOS hearing to adopt the HE, EIR, and related development code amendments

You don't often get email from krflagg@gmail.com. [Learn why this is important](#)

To the Marin County Board of Supervisors,

We are writing to highlight some of the issues brought up by the Planning Commission in their recent hearings regarding the Housing Element, in an effort to inspire closer consideration by the Board of Supervisors on valid reasons brought up by the Planning Commission to hold off on adopting the HE, EIR and related code amendments until a revision is made.

To be further considered:

- Specific sites require further study.
- The CWP amendments related to environmentally sensitive areas, overlay designations and zoning, and attendant rezoning.
- How new language will affect relevance of "community plans."
- Concerns about not enough affordable, low income, and workforce housing.

On January 5th the Marin County planning commissioners said that the Board of Supervisors should not approve the new HE, EIR, and related development code amendments.

Comments on 2023 Draft Housing Element update, and associated Countywide Plan Amendments and Marin County Code Amendments, Pg 3.

Planning Commission Recommendation:

### 1. Community Plans

Planning Commission recommendation: Limit proposed amendments to CWP policies to retain all aspects of Community Plans except where they are not compliant with state law.

One of the issues that the Commission discussed on 12/12/22 was related to the upzoning of portions of the 79 sites on the housing list. Another issue discussed is allowing for the development of up to 3,692 dwellings and a countywide plan amendment limiting the scope of community plans.

Also, on 12/12 during last month's planning commission hearing, objections were raised to a proposed countywide plan amendment that makes community plans subordinate to the CWP. Where CWP and community plans were different, it was understood that the plan with the more specific language would take precedence. This change was necessary because requirements in community plans related to density, floor area ratio, setbacks and height were limiting the development of multi residence projects.

At the 1/5 Commission Hearing a different amendment was proposed specifying that "no provision of the CWP including its community plans may be applied by the county in a manner that conflicts with state law or the policies or programs contained in the housing element." Several commissioners said the change went too far in eroding the authority of community plans. Commissioner Curran said, "People recognize there has to be accommodation for the demands of state law, but they want that exception to be narrowly crafted. It seems not very narrow and has a big trap door in it."

### 2. Density range in Ridge and Upland Greenbelt/Baylands

Planning Commission recommendation: Proposed removal of density limits in the Baylands and Ridge and Upland Greenbelt Corridors would apply to Housing Element sites only.

Don Dickenson, president of the Planning Commission, also raised concern about another CWP amendment that County Planners proposed during Thursday's 1/5 hearing. He said that currently, when developers are proposing to build in ridge, upland, greenbelt, and bayland corridors, they are limited to the lowest end of the county's density range. The proposed amendment would eliminate this requirement. Dickenson said this change would significantly increase the development potential at some housing sites.

On 1/5/23 the Marin County planning commissioners said the Board of Supervisors should not approve the proposed new housing element unless changes are made. Commissioner Rebecca Lind, who cast the dissenting vote said, "I don't think we need to go this far now." Lind also said, "We're giving away some things that I don't think we need to give away."

If a county or jurisdiction lacks a substantially compliant housing element, the jurisdiction is precluded from using its zoning or general plan standards to disapprove any housing project that meets certain affordability requirements.

It seems that if the BOS votes in favor of adopting the current HE on Jan. 24th and submits it to HCD by 1/30, that there will still be a window of 60 days after that in which a developer can apply for builder's remedy towards projects in unincorporated Marin.

The law says that you cannot schedule adoption until HCD has been in possession of a draft of your housing element for at least 90 days. Jurisdictions are allowed their housing elements at the end of the 90 day period, but HCD is supposed to have an additional 60 days to certify the element.

We as residents and the county need to have some guardrails left to us for oversight over these building projects during these next eight years, or we might not recognize Marin county as the beautiful nature wonderland that it currently is. Last October 9th, in an article in the Marin IJ titled, "Marin Assembly candidates duel toward decisive runoff vote," the previous supervisor, Damon Connolly, stated in regards to the state housing mandates, "I come from the local perspective... I think the state needs to be a true partner."

We agree with what current State Assembly Member Connolly said back in October, and hope that the current BOS gives due consideration to his inclusive perspective as well. Also, we support the adoption of the HE if the BOS makes the required changes brought up by the Planning Commission on Jan. 5th, and the BOS removes anything that goes beyond what is required by the state.

Sincerely,

Robert and Karen Flagg, 10 Jeannette Prandi Way, Lucas Valley, San Rafael

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Proposed growth on Lucas Valley sites  
**Date:** Wednesday, January 18, 2023 11:23:17 AM

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**From:** alawrence48@hotmail.com <alawrence48@hotmail.com>  
**Sent:** Friday, January 13, 2023 5:53 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Proposed growth on Lucas Valley sites

Alexander Lawrence would like information about:

I am a resident of the Westgate division of Lucas Valley Estates. I am against increasing the number of housing units along Lucas Valley Road. They are already building units near the freeway, proposed units near the YMCA, the new Kaiser with a multiple level parking structure, etc. The completion of these projects will greatly add to the traffic of the area making the Lucas Valley Road more dangerous than it already is. Any additional units built along Lucas Valley Road creates more traffic, hence more danger to walkers, bicyclists, joggers, etc. that use the bike path on a daily basis. This does not even mention the fire danger as there is only one road in or out of Lucas Valley. Additionally, there is no public transportation in Lucas Valley.

**From:** [Amir Ebrahimi](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Please do not approve the Housing Element/CWP  
**Date:** Monday, January 23, 2023 9:23:59 AM

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To the Board of Supervisors,

**As a Marin resident, I'm imploring you all not to approve the Housing Element or CWP until the details can be better worked out.** At the very least, leaving out anything that is not required by state law would be prudent. The Planning Commission voted not to endorse the Housing Element or changes to the CWP in their current state. Many counties are joining the HCD/RHNA lawsuit against the state to protect the rights of localities. My hope and wish is that Marin would also be party to that.

Kind regards,

Amir Ebrahimi  
San Geronimo, CA

**From:** [Amy Kalish](#)  
**To:** [BOS; housingelement](#)  
**Subject:** Support for community plans  
**Date:** Saturday, January 21, 2023 6:07:37 PM  
**Attachments:** [Sustainable TamAlmonte's letter to BOS re the Housing Element, CWP Amendments, & Community Plans 1-21-23.pdf](#)

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To the Marin County Board of Directors,  
I strongly endorse the Sustainable TamAlmonte letter by Sharon Rushton in support of  
community plans.

Sincerely,

Amy Kalish  
Member, TDRB  
Director, citizenmarin.org  
7 Walsh Drive, MV CA 94941  
415-383-9115

The logo for Sustainable TamalmonTE features the text "SUSTAINABLE TAMALMONTE" in a stylized, green, sans-serif font. The letters are slightly shadowed, giving them a three-dimensional appearance as if they are floating above a dark red, rectangular background.

**215 Julia Ave Mill Valley, CA 94941**

January 21, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: Marin County Housing Element Update, Countywide Plan Amendments, and  
Community Plans

Dear Marin County Board of Supervisors,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the DRAFT Marin County Housing Element Update, Countywide Plan, and Development Code.

Community Plans should always be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost. Please re-read our attached letter, dated December 8, 2022, for an understanding of the tremendous importance of the Tamalpais Area Community Plan. This should serve as an illustration of the significant value of all Community Plans throughout Marin.

At a recent Planning Commission meeting regarding the Marin Countywide Plan Amendments associated with the DRAFT Housing Element Update, a very clear consensus was reached that Community Plans should be preserved to the fullest extent possible. However, proposed edits to Policies 1.4-3 and 1.5-3 of the Marin Countywide Plan continue to completely eviscerate these vital Community Plans.

There is no need to make any sweeping changes to Community Plans. **Only the parcels identified in the DRAFT Housing Element Inventory need to be addressed, not entire communities.**

Staff proposes to include the following language in Policy 1.4-3, which is entitled “How to Read the Countywide Plan” as well as in Policy 1.5-3, which is entitled “Land Use Categories”:

***“No provision of the Countywide Plan, including its community plans, may be applied by the County in a manner that conflicts with State law, or the policies and programs contained in the Housing Element and/or the ordinances implementing those policies.”***

These proposed edits must be discarded. Please maintain the following language in the Countywide Plan:

**'Where there are differences in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail.' "**

We strongly urge you to follow our above recommendations so that the legality and authority of Community Plans are preserved to the fullest extent possible.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

Enclosure



The logo for Sustainable Tamalpais, featuring the words "SUSTAINABLE TAMALPAIS" in a stylized, light green font on a dark orange background.

# SUSTAINABLE TAMALPAIS

**215 Julia Ave Mill Valley, CA 94941**

December 8, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)

Re: Housing Element, Housing Related Countywide Plan Amendments, and Housing Element Related Rezonings

Dear Marin County Board of Supervisors and Planning Commission,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the Countywide Plan, Housing Element, and Development Code. Community Plans should be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost.

## **The Tamalpais Area Community Plan**

The original Tamalpais Area Community Plan was meticulously studied and drafted by local residents over a period of six years. The Marin County Planning Department, and consulting firm of EDAW, Inc., and John Roberto Associates provided valuable professional staff and administration support in the community planning effort. Through the years, other groups of local residents have worked diligently to periodically update the plan. During the last update, community leaders devoted 5 years to complete the revisions.

The Tamalpais Planning Area is comprised of four major residential neighborhoods and six commercial areas. The Tamalpais Area Community Plan is an extremely valued document that states community goals, objectives, policies and implementation programs relative to the current and foreseeable future conservation and development issues facing the community.

**Excerpts from the Tamalpais Area Community Plan:**

“The goals of the Community Plan are to maintain the semi-rural character of the community as defined by its small town residential and commercial nature. In addition, the quality of the natural environment shall be maintained.” “The guiding philosophy of the Community Plan places a strong emphasis on protecting public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials.”

**Proposed Amendments to the Countywide Plan**

The most concerning language of the proposed Countywide Plan Amendments is regarding Policy 1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, **the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations.**”

This problem is also found in the following proposed language, which adds; “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

We urge you to reject the above proposed changes and uphold the integrity of Community Plans when considering proposed amendments.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

## Tanielian, Aline

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**From:** Amy Kalish <amylkalish@gmail.com>  
**Sent:** Sunday, January 22, 2023 10:30 PM  
**To:** housingelement; BOS  
**Cc:** Amy Kalish  
**Subject:** Housing Element and Changes to CWP  
**Attachments:** favicon.ico

To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as “Planning at gunpoint.”

**I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out.** That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

**All of the new state laws impose objective standards. But the HCD still works subjectively,** so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

**Some CWP amendments go beyond what is required by state law.** Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

**With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands.** In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

**Above-moderate units will, as usual, exceed their RHNA quotas.** The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

**More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.**

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. **Our county should be confident that their plan will actually increase housing stock for those in need**, and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

**I understand you have a difficult decision to make.** Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

**But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.**

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

**So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.**

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

**The state just revised their Fire Hazard map for the first time since 2007.** Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

**The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment.** With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

**PLEASE represent the safety and well being of all of Marin by:**

- 1. Voting to hold back the Housing Element and the CWP amendments** until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

**Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.**

Sincerely,

Amy Kalish  
7 Walsh Drive MV CA 94941  
Member, TDRB  
Director, Citizenmarin.org  
415-383-9115



Marin's fire hazard zones expand in state map  
[marinij.com](http://marinij.com)

Regional Housing Needs Determination  
Process (Sen. Glazer)  
[PDF Document · 316 KB](#)



Regional Housing Needs Assessments  
[auditor.ca.gov](http://auditor.ca.gov)



New study shows private market can't and won't create workforce housing in SF  
48hills.org





Marin critics of housing mandates tout auditor's findings  
[marinij.com](http://marinij.com)

The Marin Post  
[marinpost.org](http://marinpost.org)

Projected population growth analysis

**Pam Lee**, Attorney with the law firm of Aleshire & Wynder, is representing cities and counties with lawsuits against SB9 and the RHNA Audit. She may be contacted at [plee@awattorneys.com](mailto:plee@awattorneys.com)

Sent from my iPad

**From:** [Barbara Warren](#)  
**To:** [housingelement](#)  
**Subject:** safety-environmental  
**Date:** Monday, January 23, 2023 1:01:43 PM

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[You don't often get email from barbjwar@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

A-Smoking Anything is harmful to the lungs and heart. Tobacco smoking or Vaping. Doing so creates an unsafe environment for Those tenants sharing walls furnaces and , living in a complex where they are exposed. It can kill. It is a fire danger. Residue builds up on walls carpet and clothes, furnaces and is responsible for millions, perhaps billions of dollars of medicinal expenses that smoke has created.

B- In cense- Burning In cense has the same affect as tobacco and nicotine and it has added poisons that cling to the lungs when it is inhaled when it is in the air, which, when it is burned just as second hand cigarette smoke, it causes illness and death. The Town of Tiburon Has a no smoking Ordinance that is not enforced and does not require landlords to enforce or be involved with enforcement. I suggest that the Town the police and Landlords especially affordable housing Landlords, be supported and required to enforce the no smoking ordinance as they can not evict tenants for Violating the Town Ordinance of no smoking anything and no vaping.

In cense should be included and any other smoking because it is dangerous to the user but also is exposing others to a harmful chemical substance. Look up in-cense. What it does and what is.

This is my request. I am a victim of others smoking and vaping and incense. The Town ordinance needs to be changed to protect people and written with enforcement measures that allow and support enforcement by Affordable Housing, HUD, Law- enforcement, and private Rentals, unfortunately private property Homes can not be enforced.

Please Help by including This request as a priority and make it happen.

It is good for people and clean air, Change the No Smoking Ordinance So it can be enforced and is required to be enforced

by Landlords Law- enforcement and and Government- HUD supported housing.

It is disgraceful to allow People to be made victims because of fear of law suits.

Thank you  
Barbara Warren

Sent from my iPhone



**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Housing Growth  
**Date:** Thursday, January 19, 2023 10:33:22 AM

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**From:** Blair Ogden <[mbogden33@yahoo.com](mailto:mbogden33@yahoo.com)>  
**Sent:** Wednesday, January 18, 2023 8:49 PM  
**To:** Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>  
**Cc:** Lucas Valley Homeowners Assc. <[lvha@lvha.net](mailto:lvha@lvha.net)>  
**Subject:** Housing Growth

You don't often get email from [mbogden33@yahoo.com](mailto:mbogden33@yahoo.com). [Learn why this is important](#)

Dear Ms Sackett:

I signed the petition because limited growth is better than the unrestrained growth proposed by the builder focused state legislature.

My reservation to the petition message is my strong belief that NO growth should be the vehement message. Population growth is increasingly beginning to strangle physical, health, safety and cultural norms.

Increased population leads to greater forms and vigor of social discontent. Our increasingly overcrowded roads are just one of multiple sources of evolving pollution effecting our collective health. Evacuation routes which we keep hearing about will be even more limited as the need increases. I could lay out more, but you are already hearing them over and over.

Finally, perhaps Marin could stand up to state mandates and the funding needed to carry through on the ensuing litigation would resonate with a huge percentage of county citizens.

Sincerely \_\_\_\_\_ MB Ogden

**DEPARTMENT OF TRANSPORTATION**

DIVISION OF AERONAUTICS – M.S. #40  
1120 N STREET  
P. O. BOX 942874  
SACRAMENTO, CA 94274-0001  
PHONE (916) 654-4959  
FAX (916) 653-9531  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

January 23, 2023

Ms. Ana Hilda Mosher  
Marin County Airport Land Use Commission  
3502 Civic Center Dr. #308  
San Rafael, CA 94903

Dear Ms. Mosher,

One of the goals of the California Department of Transportation (Caltrans), Division of Aeronautics (Division), is to assist cities, counties, and Airport Land Use Commissions (ALUC) in the development and implementation of policies that protect the safety and general welfare of their communities in which aeronautical activities take place. We encourage collaboration with our partners in the planning process and appreciate opportunities to fulfill this goal.

The Caltrans Division of Aeronautics has become aware that the Marin Independent Journal published an article on January 17, 2023, that the Marin Airport Land Use Commission (ALUC) is taking a "neutral" position regarding the proposed Housing Element of the Marin General Plan.

In accordance with PUC section 21675, ALUCs are mandated to formulate an Airport Land Use Compatibility Plan (ALUCP) for each public use airport and the area surrounding the airport within its jurisdiction. Further, PUC section 21674.7 states that the contents of an ALUCP shall be guided by the California Airport Land Use Planning Handbook (Handbook). The Handbook recommends that ALUCPs have a comprehensive review and update at least every five years.

As per Marin Independent journal (published: January 17, 2023), eight sites included in the county's draft housing element are in one of these safety zones. The housing element outlines how the county proposes to meet its state mandate to allow 3,569 more homes in the unincorporated areas by 2031. According to that report, the housing element calls for **20 dwellings per acre**. However, according to the Marin ALUCP, residential development should not be allowed within the Traffic Pattern Zone and should be limited to **four dwelling units per gross acre** in the Overflight zone (Marin ALUCP page 4.2). This policy is based on a review of other Airport Land Use Plans, as well as the existing zoning in the area. The Division agrees with the ALUC that this Project clearly exceeds the maximum density allowed by the existing ALUCP for the Marin County, and that the number of proposed residential units (20) would create a safety issue. The Division asserts that the proposed location near the airport cannot be the only place in the unincorporated part of the county that can meet its housing need.

Ms. Ana Hilda Mosher  
January 23, 2023  
Page 2

Local land use actions within a two-mile radius of an airport are subject to the State Aeronautics Act (SAA) as contained in the California Public Utilities Code (PUC). The intent of the SAA's is to provide for the orderly development of airports and prevent the creation of new noise and safety problems. In addition, the SAA purpose is to protect the "public health, safety and welfare by ensuring the orderly development of airports and adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards."

The Division of Aeronautics notes that the proposed Housing Element is inconsistent with the ALUCP. ALUCPs are the fundamental tool used by ALUCs in fulfilling their purpose of promoting airport land use compatibility. Hence, the Division agrees with the ALUC's criteria for the maximum density allowance and determines inconsistency regarding this Project. Caltrans Aeronautics is concerned that the ALUC is not formally reviewing and providing findings regarding an important document that requires review.

The Division further reminds Marin County that failure to make a finding of consistency or inconsistency would constitute non-compliance with the Public Utilities Code. (See PUC sections 21674 (d), 21675.1. & 21675.2.d.) Adoption of a plan element that is inconsistent with the ALUCP places the burden of responsibility and liability for any future issues upon the county, to include damages to property, personal injury and remediation of any noise issues.

If you have questions or need further assistance, please contact me via email at [shefa.a.shioma@dot.ca.gov](mailto:shefa.a.shioma@dot.ca.gov) or call (916) 879-6546.

Sincerely,

Originally signed by

SHEFA ARABIA SHIOMA  
Aviation Planner  
Division of Aeronautics

CC:

Matt Friedman, Chief, Office of Aviation Planning, Division of Aeronautics,  
[Matthew.friedman@dot.ca.gov](mailto:Matthew.friedman@dot.ca.gov)

Dee Lam, Acting Chief, Division of Aeronautics, [dee.lam@dot.ca.gov](mailto:dee.lam@dot.ca.gov)

Joseph Carroll, Attorney, CA Department of Transportation, Legal Division,  
[joe.carroll@dot.ca.gov](mailto:joe.carroll@dot.ca.gov)

Danny Yost, Legislative Affairs, [danny.yost@dot.ca.gov](mailto:danny.yost@dot.ca.gov)

**From:** [Susan Kirsch](#)  
**To:** [BOS](#); [housingelement](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#); [Rodonj, Dennis](#)  
**Cc:** [Amy Kalish](#); [Sharon Rushton](#); [Leon Huntting](#); [Bruce Corcoran](#)  
**Subject:** Marin Housing Element: Support the Planning Commission  
**Date:** Monday, January 23, 2023 10:57:11 AM  
**Attachments:** [Catalysts.let.pdf](#)

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You don't often get email from [susan@susankirsch.com](mailto:susan@susankirsch.com). [Learn why this is important](#)

I'm attaching Catalysts' letter re: the Marin County Housing Element and urge you to delay submitting an 8-year plan to HCD until it meets conditions of sound planning. Do not give in to coercion, threats, and bullying.

Best wishes,

**Susan Kirsch**  
**Catalysts, Director**  
[www.catalystsca.org](http://www.catalystsca.org)  
415-686-4375



POB 1703, Mill Valley, CA 94942  
CatalystsCA.org 415-686-4375

January 23, 2023

To: Marin County Board of Supervisors: [bos@marincounty.org](mailto:bos@marincounty.org)  
Supervisors: Stephanie Moulton Peters, Mary Sackett, Eric Lucan, Katie Rice, and Dennis Rodoni  
Re: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)

## Marin County Housing Element

**Position: Support the Planning Commission!**  
**Delay submitting the Housing Element until it meets standards of best practices**

Dear Marin County Board of Supervisors:

For the public record, I'm contributing these four points, and in addition, I urge you to consider the Citizen Marin letter written by Amy Kalish and Sharon Rushton's letter on behalf of Sustainable TamAlmonte.

1. We need housing for all economic levels, but complicated state laws and unreliable RHNA methodology are not meeting the need for housing that is affordable. Instead, implementing the proposed Housing Element is planning at gunpoint. The lawmakers and laws are systematically eliminating local control.
2. Throughout the county and up and down the state, elected officials and community leaders object to the state's overreach and interference that benefit developers, but harms constituents. HCD's threats feed into a dangerous culture of bullying. Their attempt to force reasonable people to believe that abstract, questionable RHNA quotas are more significant than real-life experience with fires, flooding, and toxins should not be tolerated by elected and appointed officials. HCD's systems are broken and untrustworthy.
3. In the movies, like in real life, we don't cheer for the victims who wrings their hands saying, "Our hands are tied; there's nothing we can do." We cheer for the underdog who displays courage and acts in the face of obstacles. Were it not for courage to challenge misguided laws, we'd still have slavery and women wouldn't be allowed to vote. Courage, like fear, is contagious. We urge you to support the hard work and recommendation of the Planning Commission.
4. Other CA and Marin jurisdictions are considering litigation against HCD. Catalysts is seeking ten or more co-plaintiffs to stand with others who seek remedy to the state's actions. For more information, contact Attorney Pam Lee, Aleshire & Wynder, at [plee@awattorneys.com](mailto:plee@awattorneys.com) to discuss becoming co-plaintiffs in a statewide response to state threats.

Best wishes,

A handwritten signature in black ink that reads "Susan Kirsch". The signature is written in a cursive style.

Susan Kirsch, Director  
Catalysts for Local Control

## Tanielian, Aline

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**From:** conan putnam <conanputnam@gmail.com>  
**Sent:** Monday, January 23, 2023 12:42 PM  
**To:** housingelement; BOS  
**Subject:** Please Do NOT Adopt The Housing Element or CWP

Some people who received this message don't often get email from conanputnam@gmail.com. [Learn why this is important](#)

To the Board of Supervisors,

The letter below, written by Amy Kalish, Director, Citizenmarin.org, has my full endorsement:

**I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out.** That said, I deeply empathize with the situation you have been forced into.

On January 5th, Marin County Planning Commissioner Margot Biehle rightly referred to this fast-tracked approval process as “Planning at gunpoint.”

I hope you follow the lead of our diligent, careful Planning Commission — which recently voted unanimously not to endorse the Housing Element or changes to the CWP in their current state.

**All of the new state laws impose objective standards. But the HCD still works subjectively,** so who's to say that if you send it now, the current Housing Element would be certified. If past experience is any guide, it will in all probability be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

**Some CWP amendments go beyond what is required by state law.** Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit.

**With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands.** In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

**Above-moderate units will, as usual, exceed their RHNA quotas.** The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up-market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

**More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.**

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. **Our county should be confident that their plan will actually increase housing stock for those in need**, and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

**I understand you have a difficult decision to make.** Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

**But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.**

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

**So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.**

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

**The state *just* revised their Fire Hazard map for the first time since 2007.** Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

**The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment.** With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

**PLEASE represent the safety and well being of all of Marin by:**

- 1. Voting to hold back the Housing Element and the CWP amendments** until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

**Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.**

**As stated in the above letter, *Please don't allow the state of California's fear-based housing mandates and RHNA's inaccurate needs assessment to dictate Marin's compliance with the Housing Element as it now stands.***

Sincerely,

Conan Putnam and Charles Ziegler, 20-year residents and homeowners at  
102 Lomita Drive  
Mill Valley, CA 94941



**From:** [PlanningCommission](#)  
**To:** [EnvPlanning](#)  
**Subject:** FW: Possible Housing Near Gness Field, Novato  
**Date:** Friday, January 20, 2023 10:07:44 AM

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**From:** Dan Gladding <dangladding@gmail.com>  
**Sent:** Friday, January 20, 2023 9:14 AM  
**To:** PlanningCommission <PlanningCommission@marincounty.org>  
**Cc:** Ann Gladding <amgladding@gmail.com>  
**Subject:** Possible Housing Near Gness Field, Novato

You don't often get email from [dangladding@gmail.com](mailto:dangladding@gmail.com). [Learn why this is important](#)

Hello at the Planning Commission: It was on January 18 that the *Independent Journal* reported on a suggestion to build housing near the Marin County Airport (Gness Field) in Novato. I do realize that the Planning Commission is remaining neutral on this suggestion for the time being.

My wife and I often drive from Novato to Sonoma County on Highway 101. We made this drive on January 18 and again on January 19. We saw that almost all of the lands adjacent to the airport remain flooded after the recent rains.

It appears to us that it would be incredibly irresponsible and unfair to future homeowners to allow building in these lands that are clearly subject to flooding. We think that future homeowners in this area may have modest incomes. Future flooding of their homes would be economic catastrophes for them.

I am sure that evaluation of potential flooding would be part of the approval process for any future homebuilding project. However, I think that you should make a record in your files that these properties are clearly subject to flooding so that you don't expend a lot of effort and money on a potential building project that will ultimately be found to not be physically feasible.

Perhaps representatives of the Planning Commission should promptly drive by the airport on Highway 101 to confirm for yourselves that these lands are now under water.

Thanks for considering this flooding situation.

Dan Gladding  
29 Nunes Drive  
Novato, CA

**From:** [Debra Turner](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Item # 3  
**Date:** Monday, January 23, 2023 10:15:44 AM

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I am in agreement with the letter from Sharon Rushton, President, Sustainable TamAlmonte recommending that you concentrate on achieving a compliant Housing Element and take time to get it right, but do not put effort into ensuring that the RHNA housing units will be built.

By doing this, you can thread the needle and craft a Housing Element Update that makes the least number of changes possible to the current Marin Countywide Plan and Development Code. This will lessen the potential adverse impacts and harm caused by development and land use allowed by the Housing Element.

Respectfully,

Debra Turner  
Marin City resident  
Member of Save Our City

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Lucas Valley Resident for Growth in our Area  
**Date:** Wednesday, January 18, 2023 4:09:27 PM

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**From:** ddh@dhaag.com <ddh@dhaag.com>  
**Sent:** Wednesday, January 18, 2023 4:04 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Lucas Valley Resident for Growth in our Area

You don't often get email from [ddh@dhaag.com](mailto:ddh@dhaag.com). [Learn why this is important](#)

Dear Ms. Sackett,

I do not agree with our local homeowners "Lucas Valley for Responsible Growth" organization. I think we would benefit from the added diversity, and think all people should be able to enjoy the beauty of our valley. This includes supporting building in the following areas:

- Jeannette Prandi Way 80 units
- 7 Mt. Lassen Drive 58 units
- 1501 Lucas Valley Road 26 units

Thanks for your interest,

Dirk DiGiorgio-Haag  
88 Mt. Rainier Dr.  
San Rafael

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: LV Wildlife corridor  
**Date:** Friday, January 20, 2023 11:26:49 AM

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**From:** Eileen Leatherman <reileenl@gmail.com>  
**Sent:** Friday, January 20, 2023 10:21 AM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Cc:** lvforresponsiblegrowth@gmail.com  
**Subject:** LV Wildlife corridor

You don't often get email from [reileenl@gmail.com](mailto:reileenl@gmail.com). [Learn why this is important](#)

Hello Supervisor Sackett,

I have recently begun to learn about the importance of creating and maintaining adequate wildlife corridors to allow for safe passage for native wildlife to move from one habitable area to another, across human infrastructure. I would like to see this component added to any possible development in Lucas Valley.

I have just signed the petition offered by Lucas Valley for Responsible Growth, and I strongly support the preservation of the "Lucas Valley Park." along Jeannette Prandi Way if housing development is to take place in that location. I would also like to suggest that the development plan maintain at least a minimum border - perhaps near the current Ranger Station - to fully connect the open space above Juvenile Hall with the LV Park meadow below to allow animals to move freely back and forth without harm. Ideally we would also want to have safer passage across Lucas Valley Road to the creek and wooded hillside on the south side of the road. This road is a dangerous crossing point for animals and one frequently sees dead animals at the side of the road.

If California is to reach its ambitious 30x30 conservation goal we should look for every possible opportunity to support wildlife safety and diversity, at a minimum either maintaining existing wildlife passage corridors or creating alternate corridors to compensate for closed passages.

Thanks very much for your attention.

R. Eileen Leatherman

--

*"It is not possible to extricate yourself from the questions in which your age is involved."*  
Ralph Waldo Emerson, "The Fortune of the Republic" (1878)

**From:** [Eric Lyons](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Regarding Housing Element update  
**Date:** Monday, January 23, 2023 11:18:25 AM

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Some people who received this message don't often get email from lyons@tonic.to. [Learn why this is important](#)

Board of Supes:

I am forwarding this email from Amy Kalish of Citizen Marin, which echoes my thoughts about the current Housing Mandate from a County of Marin perspective.

Amy's take is detailed, and directed at our County. My more general take is that the state should be more concerned about where we are going to get water for the 100's of thousands of new residents that they believing are coming to California (despite recent *declines* in population). The entire process looks strongly like a handout to developers ("Builder's Remedy"? What???), and I will continue to make efforts to question our Representatives' actions with respect to these dubious policies and laws. I know that the County is only responsible for implementing what Sacramento legislates, but there is a point where the Counties and towns of California need to question what is really going on.

Thank you for your efforts to make sense of these regulations from Sacramento.

Eric Lyons  
Tiburon (unincorporated Paradise Drive)

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To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as "Planning at gunpoint."

**I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out.** That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

**All of the new state laws impose objective standards. But the HCD still works subjectively,** so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

**Some CWP amendments go beyond what is required by state law.** Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently

occupied by residents in the lowest income levels.

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**I understand you have a difficult decision to make.** Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

**But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.**

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environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

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**The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment.** With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

**PLEASE represent the safety and well being of all of Marin by:**

- 1. Voting to hold back the Housing Element and the CWP amendments** until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

**Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.**

Sincerely,

Amy Kalish  
Member, TDRB  
Director, Citizenmarin.org

**From:** [Guy Palmer](#)  
**To:** [housingelement](#)  
**Subject:** RE: Marin's problems satisfying out of control state governmental housing mandates.  
**Date:** Saturday, January 21, 2023 10:26:53 PM

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You don't often get email from [g\\_palmer2005@yahoo.com](mailto:g_palmer2005@yahoo.com). [Learn why this is important](#)

My point is simple - The state has rammed these housing mandates down our throats in a clear effort to punish marinites for taking care of their community, and most importantly - protecting the environment. Housing development is the single most destructive thing one can do to the environment. Once habitat is lost - as it always is when housing is built - the environment loses. Marin county residents have spent decades fighting to preserve the environment, fighting to preserve a healthy and more natural environment - which is a vastly superior community to raise a family in, to retire in and do just about everything people do in their communities. We must fight this out of control state government. The state is doing nothing to create affordable housing. Inclusionary housing ( as part of a larger project) only serves to GENTRIFY a community. IT EXACERBATES INCOME DISPARITIES IN A COMMUNITY. Why? It's simple for every single low income unit - you get 5 or 10 or 20 market rate units. This just intensifies gentrification.

Fight back - join the lawsuits.

Protect the environment- fight to re-instate CEQA laws.

Marin abounds with parks, open spaces, state parks, water district lands, National parks and national recreation areas. Marin should never be urbanized under any circumstances.



## Tanielian, Aline

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**From:** PTC Novato <ptcnovato@gmail.com>  
**Sent:** Monday, January 23, 2023 12:46 PM  
**To:** housingelement; BOS  
**Subject:** Praise for not approving housing element, please join the lawsuit against RHNA overstatement

Some people who received this message don't often get email from ptcnovato@gmail.com. [Learn why this is important](#)

My praise goes out to the Planning Commission for \*not\* approving a plan that is unsustainable for Marin County and unsustainable to the state of California. Let's come up with a better plan, suited to residents of Marin not to the benefit of fast developer profits.

I have been a homeowner in unincorporated Novato since 1998, in the area of the Rush Creek Preserves. I am an actuary who earned my professional credentials at Fireman's Fund, then moved into international and catastrophe, and later achieved a Master's degree in financial mathematics with specialization in climatology and meteorology relating to hurricane models and also the El Nino Southern Oscillation which affects the cycles of fire, drought, flood and mudslides in California. I can speak as an expert in economics and modeling in regard to the housing crisis, and will be producing a research paper on the housing crisis.

(9) The ecosystems of Marin are unique to the entire world. Agricultural zoning was intended to preserve the environment so that San Francisco would be the city. Agricultural areas were meant as farmland and ranchland and open space, not actually for one mansion per acre; any rezoning should strive for zero impact, not upzoning for condos in sensitive green space. Dense housing is not environmentally sound when it is misplaced. Overbuilding in pristine ecosystems does not represent "avoiding sprawl. but rather destructive misplacement. ABAG was irresponsible to allocate 25% of the RHNA housing unit allocation to unincorporated Marin which is our open space. There are many areas that can be developed along the train line such as Fireman's Fund and Terra Linda, but the state of California does not need to bring in millions of new population given space and resource limitations. California is susceptible to century long droughts. (Some say, well then, San Francisco and Los Angeles should not be here; in other words if searching for a gas leak by the light of a match has not caused an explosion then it is okay to use a blowtorch next.) The deforestation and surface changes from overbuilding further the effects of aridification and the "urban heat island effect" which creates instant climate change to an already dry parched area. There has been so much devastating tree loss in the west, we need to focus on planting more trees and restoring landscaping and forest areas. We need to protect the Delta and not further drain it for political exports like water-intensive almonds. Scientists have shown California is susceptible to century long droughts. All of Marin and much of the north bay includes the pathway for the coastal migration of spectacular shore birds. Since RHNA figures are exaggerated, especially at a time of exodus from California, one strong option is to join the lawsuit against state mandates at Community Catalysts for Local Control ([CatalystsCA.org](#)) (10) As mentioned in (9),

California is already prone to fires and a downward spiraling process begins as verdure is replaced with hard surfaces. Not only do we face fires in dry season, and flooding and mudslides as rain runs off dry surfaces, we also have to contend with earthquakes and changing pandemic conditions. It just is not responsible to grow the population of California to such extremes just because developers know they can sell condos in the current market. The externalities (external costs) are numerous and will be borne by the rest of us; if developers had to pay into a fund to cover costs to society they would not choose to build. A new steady state will be reached with even greater problems and higher cost levels, which is easily proven in Queueing Theory and Spatial Analysis. We do not need to keep expanding roadways and pavement so that everyone can get out. There are limits to asphalt, buildings, and inhabitants for any finite space. There is a point where we reach diseconomies of scale, and the RHNA figures are already past that point. (11) We do need housing that addresses some of the local issues, such as housing for teachers, health care professionals and other public servants, housing for seniors and next generation family members. We do not need to bring in millions of new population and new cities of high rises throughout a drought ridden state. The analysis for the RHNA figures is grossly off. Supply-Demand is a "Ceteris Paribus," holding all else equal, and this is never the case particularly with housing that everything else remains constant. Density will only raise cost levels and impose new housing burdens and other costs associated with transportation, water, pollution, safety, emergencies, etc. The supply of housing in the US has actually increased faster than the population, such that persons per household is dropping on average. The cause of the housing crisis originated on Wall Street with the creation of Mortgage Backed Securities (MBS) as detailed in books like Liar's Poker, the Big Short, and When Genius Failed. Since the government has lowered interest rates and printed currency to pay for pandemic expenses, speculator investors have targeted tangible assets like residential housing, which used to be for the purpose of having a home to live in. Vacant homes held by speculators and multiple homes inhabited part time are problematic, and also the up-bidding of prices in stock & bond type betting. We need homes for the people that will live in the homes, not to be built to add to a gambling arena that can easily leave us with gluts and all the ruinous irreversible effects of the diseconomies of scale, in a state that is not suited to be overbuilt. I encourage the towns of Marin County to join the lawsuit against state mandates at Community Catalysts for Local Control ([CatalystsCA.org](http://CatalystsCA.org)), to protect local residents against unconstitutional land grabs by greedy developers. The lawsuit is a low cost option compared to the high cost of consulting and legal fees required to meet preposterous mandates.

Thank you for doing your best to represent a long term stable future for Marin County residents.

Gwen Anderson  
@ the Plum Tree Cottage  
869 Atherton Avenue

Novato, CA 94945

## Tanielian, Aline

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**From:** Jenny Silva <jrskis@gmail.com>  
**Sent:** Sunday, January 22, 2023 1:30 PM  
**To:** housingelement  
**Cc:** housingelements@yimbylaw.org; housingelements@hcd.ca.gov  
**Subject:** Comments for Jan 24th Board of Supervisors Meeting - Item #11

Ghdur# durs#itzsy~=-

I am writing to provide comments on item #11 for the January 24th Board of Supervisors Meeting. In brief, this draft does not meet the requirements that HCD laid out for approval of the Housing Element. As such, even if Marin County votes to approve the Housing Element, it will not be in compliance. Marin County should undertake the difficult work of actually planning for our necessary housing.

Below, I include the deficiencies identified in my comments provided for the January 5th Planning Commission meeting. These comments are still valid. However, I have several more comments to add based on recent learnings.

- **The St Vincent's Site is not feasible to develop as proposed.** Catholic Charities, the owner of the St. Vincent's site, submitted comments to the Planning Commission that the proposed rezoning of the site will not be financially feasible to redevelop. The County Staff has taken the position that the state is not concerned about financial feasibility - that owner interest is sufficient. This position is not supported in the HCD letter to the County. The HCD letter to Marin County specifically states "the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period". This site has been under discussion for over 30 years. Marin County including the site with an unworkable plan is not a serious effort to address our housing needs. **It should be noted that this is the largest site in the Housing Element and accounts for 440 low income units (680 total). We cannot meet our housing goals without this site.**

Catholic Charities first raised this concern in an April 11th letter. The County could have chosen at this time to work with Catholic Charities to develop a plan that would work. Instead, it appears that the County has chosen to ignore their concerns and move forward. This housing element as currently written will not produce affordable housing required. We should continue work on it until it does.

- **1501 Lucas Valley Road** - The owner of this property submitted a comment dated 1/10 that it is not feasible to develop the project as proposed in the Housing Element. The rezoning needs to be changed or the site removed.
- **Eight Sites are Out of Compliance with the Gness Field Airport Plan.** The Housing Element should include a program that the Airport Plan will be updated by a specific date in order to make these sites compliant. Otherwise, this could be a barrier to these sites being entitled.

**Table 1: Housing Element Sites within the Airport Referral Boundary**

Site Name	Parcel Number	Address	Density Designation	Total Units
Atherton Corridor	143-101-17	Atherton Avenue	20 units per acre. Limited to 2.75 acres	147
	143-101-20		20 units per acre. Limited to 2.5 acres	
	143-101-35		20 units per acre. Limited to 0.2 acres	
	143-101-37		20 units per acre. Limited to 12.5 acres	
Buck Center Vacant Property	125-180-79 125-180-85	Redwood Hwy	20 units per acre. Limited to 12.5 acres	249
Greenpoint Nursery	153-190-24	275 Olive Avenue	15 units per acre. Limited to 3.5 acres.	53
Vacant Blackpoint	143-110-31	300 Olive Avenue	16 units per acre. Limited to 4 acres.	58

- **The Form Based Design needs to be evaluated for downzoning.** Marin County may not downzone land zoned for residential use. The Form Based Code requires step-backs and articulations which necessarily cut into the buildable square feet. It does not appear that Marin County has made any adjustments to set-backs or building heights to account for these reductions in buildable area.
- **The six architectural standards will raise construction costs and lead to bland, poor built environments and should be removed from the Form Based Standards.** The architectural standards are extremely detailed in what is permitted in buildings utilizing ODDS. First, the level of prescription will raise the cost of construction. Marin County has already identified cost as a constraint. This makes an existing problem worse. At some point, the specs will require builders to use non-standard doors or methods to be compliance. That might not be the case for today, although it's not clear that analysis has been done, but it's hard to predict what will be standard in 20 years. Will we require builders of affordable housing to purchase custom products? Or will these require a variance? Either of these outcomes are not in the spirit of these guidelines.

It could be argued that if these standards really drove architectural excellence, it'd be worth it. I don't think so, given that we are in a housing crisis. But they will not. They will make our current bland environment even more bland.

I have been fortunate to live in 3 different architecturally interesting houses. Two of these have been on home tours. None of these houses would pass the architectural standards. My 1928 Mediterranean had a flat roof. Not allowed. My 1932 Art Deco home - not an allowed style. My current modern houseboat with an angular roof - not allowed.

These standards are being implemented from fear of ugly buildings. I fear living in a boring, cookie-cutter community. Those who feel the need to dictate windows & doors should visit the houseboats. We have plenty of ugly houses, but it is charming overall. Monotony is boring.

Lastly, I'll mention that the comments I raised at the Jan 5th Planning Commission regarding the substance of the HCD Revision to the Housing Element are still relevant.

I will list these below, and all are in the attached [Google](#) doc for easier reference.

Best,

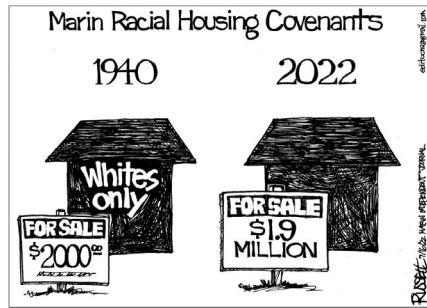
Jennifer Silva  
Volunteer, Campaign for Fair Housing Elements.

**Below are my comments from Jan 5. They are largely the same, but with a couple of updates, as Marin County has now provided a full set of documents.** Overall, I disagree that the county has substantially

addressed the comments from HCD regarding their housing element. We desperately need housing and the history of Marin County shows that its residents are highly resistant to building. If our Housing Element is approved, it is extremely unlikely we will meet our RHNA numbers

The items below a number of the deficiencies in the draft housing element. In reviewing the draft Housing Element, I compared the draft to the comments provided by HCD in its letter of October 16th. Since Marin County is planning to adopt its Housing Element prior to its review by HCD, Marin County must demonstrate that it has incorporated HCD's feedback and analysis. It has not.

1. HCD item #A1 - AFFH - HCD required further analysis and further action to be in compliance. Marin County did provide some further analysis, but did not complete the



following:

- a. HCD states that Marin County "should also discuss how the County complies with state and federal fair housing laws, including regulations, lawsuits, and related enforcement actions." HCD instructs Marin to look at Page 29 of its [Affirmatively Furthering Fair Housing](#) Guidance Memo. In this memo, HCD specifically asks jurisdictions to describe how it complies with laws such as FEHA, Section 65008 and 8899.5. The County did not do this. I'd be particularly interested to see an analysis of scrutiny for multi-family vs single-family homes, and how the County ensures that multi-family is treated equally in the process.

Update: The County adds information on D-2 about its AI process. However, it does not specify which programs are monitored. At the minimum, a copy of the AI should be linked, and the county should state how frequently it completes this planning. The County should also discuss the system it is using for record keeping and monitoring.

- b. HCD states that the County must "The element must add or modify programs based on the outcomes of this analysis." The County's response is insufficient. The County's analysis states: "A contributing factor to these areas is a large proportion of the County's residentially zoned areas allow only single-unit development (and associated Accessory Dwelling Units). Only eleven percent of the parcels in the County are zoned with a zoning district intended for multi-unit housing, a pattern that prevents the wide-scale availability of multi-unit rental housing." The County's response is "To address these patterns, this Housing Element proposed to re-zone parcels as multifamily throughout the County, with a focus on areas of opportunity."
  - i. This program is insufficient to address this finding. Marin County is proposing to rezone 1,352 acres (Page 212), and Marin County is planning to rezone many parcels below the Mullin density of 20 units per acre, though they are listed as sites for low income housing. Currently, over 60,000 acres in Marin are zoned for single family homes. Marin's proposed solution will not meaningfully address the enormous restriction on multi-family homes in the county, and will likely exacerbate segregation in the community.

2. HCD Item #A4 - As detailed below, and explicitly called out in item #B1, HCD finds that Marin County did not provide a complete site analysis, and has therefore not established that the sites and zoning are adequate. HCD specifically states that sites and programs may need to be added or amended. Marin County did not provide further analysis on the sites. (The primary change was to add the criteria by which Marin County initially added sites to the site, but this addition does not address the issues that HCD raises).

- a. HCD Item # A4 notes that Marin states capacity estimates are conservative and that it provides one project example to justify results. HCD specifically asks Marin for more project examples.

- i. Realistic capacity is on page 206 in the draft element. It appears that there is still only one project example that Marin is using for its capacity estimates. If Marin County has additional projects to justify its realistic capacity, they should list them.

ii. The portion of Appendix C that might address this is missing from the links provided for this meeting. The draft on the Marin County Response draft changes the name of a table to “Realistic Capacity Trends”. However, the substance of the issue remains unaddressed. The Table does not constitute a robust analysis of realistic capacity.

1. The table lists projects in process, not projects that have actually been developed. It’s possible some of these projects might not happen.
2. The table only includes projects in Novato and San Rafael. The parcels in the Housing Element are throughout Marin and many are materially different in terms of topography and constraints than parcels in these areas.
3. Marin County averages realistic capacity for all parcels together, including mixed-use and 100% residential, parcels subject to flooding and those on higher land. The realistic capacity should address these major differences in usage and characteristics. The analysis should address the sites on the inventory. In the only approved Housing Element in the Bay Area ([Alameda](#)), the city talked to property owners to determine realistic capacity. Given the very low rates of development in Marin County, that may be necessary here.
4. HCD specifically requires that Marin County account for the likelihood of residential development, specifically in zones that do not require 100% residential development. Marin County does not do this analysis.

Update: Marin County has now provided all of Appendix C for review. The substantive issues above remain.

- b. HCD Item #A4 - suitability of non-vacant sites. HCD requires that “the housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period”. Marin County’s analysis is insufficient to demonstrate that existing uses will discontinue. As we noted in our [comments](#) on the Initial Draft, we do not believe that many of these sites will redevelop.
  - i. Marin County has added ‘criteria’ for why parcels are on the site inventory. These criteria (such as age, public ownership, or low building to land value) do not demonstrate that the existing uses are not an impediment.
    1. Only six sites even have known owner interest, and that interest is not necessarily consistent with what the County of Marin is proposing. (For example, College of Marin is interested in workforce housing, but I don’t believe they are interested in using their parking lots for housing.)
    2. Marin County added average FAR and age of recent projects in the HCD Response Draft on its website. But demonstrating that projects with similar FAR and ages have redeveloped is not sufficient to show that the selected sites will redevelop. Most sites with similar FAR and ages will not develop.
    3. For an example of analysis that HCD has approved, I’d encourage Marin County to review the analysis in the [Alameda Housing Element](#), the only approved element in the Bay Area that HCD has reviewed. It is clear that Alameda has considered the restrictions by site and has had extensive conversations with property owners about what will work. By comparison, Marin County has not appeared to have talked to property owners at all. In the Dec 12 Planning Commission meetings, there was lengthy conversation about what rezoning would work for St. Vincents. There was no indication that anyone talked to the property owner about this. It was all speculation by the Planning Commission and County.
    4. In some cases, HCD is accepting of using data to show that rezonings will result in development, but it requires having development data. Marin’s rate of development is so low, it just doesn’t have data to prove that rezonings will prompt development.
  - ii. HCD also requires programs to address the findings of the analysis. Publicly owned land should have programs requiring the timing of Requests for Proposal and other hard commitments to ensure that projects happen. Marin County does not do this.
  - iii. Marin County is including sites in which the owners have stated it is not financially feasible to develop the site under the proposed zoning. Sites that are not financially



feasible to develop are not going to develop. They should either be removed or be re-worked so they are feasible.

c. HCD Item #A4 - Large Sites - the County of Marin does not describe how affordability will be facilitated on the St. Vincent's site, or the other large sites.

d. HCD Item #A4 - Marin County does not address AB 725 - the County must identify at least 25% of moderate and high income sites that allow at least four-plexes or higher.

3. HCD Item #A5 - Marin County provides more details on the permitting process. However, it still does not provide adequate information on the timing to obtain permits. The County should provide sufficient information on timing to determine whether the County is in compliance with state permitting timing guidelines. If the state is not in compliance or cannot provide data to determine compliance, it should implement a program to track timing. Marin County offers Objective Development Standards, but these are only applied to projects in the Housing Overlay and SB 35 projects. All other residential projects are subject to the existing problematic process.

a. Permit processing timelines need to be met for all projects.

b. The County states that some streamlining will occur via overriding the design review required in community plans. However, at the December 12th meeting, it sounded like the County would reduce the override strictly to parcels in the site inventory. If this is the case, the County needs to implement other programs to streamline permitting.

c. Marin County needs to monitor the usage of the Objective Design and Development Standards. If developers choose not to use them, they need to be amended to support financially feasible development.

4. HCD Item #C1 - as stated earlier, Marin County did not complete the additional site analysis that HCD requested. HCD stated that Marin County may need to add or revise programs and/or sites based on the analysis. No substantive additional analysis was completed, and so no substantive changes were made to programs or sites. As detailed in my comments on the initial draft element, many of the sites chosen were unlikely to be developed. This issue remains unaddressed.

5. HCD Item #C3 - HCD directs Marin County to develop programs to address additional constraints identified. Marin County accurately identifies single family zoning as a constraint, but does not make any adjustments to the draft plan to address this constraint. The draft element still leaves almost 90% of Marin's residential land zoned as single family.

6. Marin's strategy for rezoning parcels below 20 units of acre prior to the adoption of the Housing Element needs to be replaced.

. The proposed [Housing Overlay District](#) has many parcels below the minimum of 20 units/acre.

i. Rezoning prior to approving the Housing Element does not eliminate the requirement to meet Mullin density for parcels intended for low income housing.

ii. Woodside was called out on this same specific tactic by HCD.

iii. Marin County would need to prove that any parcels zoned at below 20 units/acre are feasible for low income housing by providing similar examples within Marin County. We are not able to do that.

7. Currently, both Marin and Larkspur are claiming the 230 units proposed in the Oak Hill development. Marin County needs to clarify which jurisdiction will claim these units.

8. I have some additional comments not specific to the draft, but regarding the process. Marin County is not addressing the spirit of the Housing Element, and is not taking the challenge of adding housing seriously. The conversation around the Housing Element has been focused on how Marin County can do as little as possible and still have a compliant housing element.

. Marin County submitted the Martha property while it was negotiating to convert it to open space. This was a disingenuous action.

a. The Housing Overlay district has many parcels below the minimum of 20 units/acre

b. During the Dec 12 meeting, the planning commission went in circles on how to prevent additional housing from being built on parcels. A commissioner stated that 17,000 units could be built on the St. Vincent's parcel, and it was clear that the Planning Commission believed that would be an unthinkable outcome. Much time was spent strategizing on how to prevent this from happening

.It should be noted that Marin County admitted in this meeting that it had the capacity to complete the entire RHNA on one parcel, yet chose to appeal the RHNA and is now strategizing to reduce zoning on this parcel.

i. More substantively, a forward thinking Marin would not be trying to suppress development on this land. The County has stated that it wishes to address traffic, racial inequality, and sustainability. This property could be developed as a non-car dependent, multi-income community. This could be an opportunity to build the future, rather than trying to freeze our county in time and repeat our past mistakes.



c. Marin needs more forward thinking leaders working on housing. Marin should commit to appointing Planning Commission members who support the Housing Element and seeing the projects contained within it be constructed. It should not appoint Commissioners who support the appeal of the RHNA's and fighting the state on housing.

Lastly, I want to comment that Marin County needs to rethink how it incorporates public comment during these public meetings. Marin County went to great lengths to seek broad participation in its Housing Element process. It worked really hard to get input from all segments. Even so, participation and comments are overwhelmingly from comfortably housed homeowners, but during Town Halls, there was more than typical renter participation. Somehow, the input needs to be processed so that renter and homeowner concerns are equalized and that this input, which was rigorously gathered, is the primary source of constituent input on the Housing Element

The process outside of the Town Halls has been almost exclusively homeowners. This post-Town Hall input has significant sway on the policies adopted, and as a result, homeowner's interests are disproportionately considered in the Housing Element. Marin County should consider how to manage input so that decision makers are better able to put these in person comments in perspective.

As I watched the December 12th meeting, it was clear that the opposition to override of Community Plans was largely driven by a very small number of Marin homeowners. The beneficiaries of these policies largely don't have the time to attend public meetings, and they reasonably believe that their input at Town Halls will be considered. During the meeting, it's easy for Commissioners to feel that the people speaking represent the will of Marin. Some sort of calibration of how this input relates to all the information gathered in the public process would be useful. I realize this is very difficult to do. But the voices at the public meetings represent a very tiny minority of the Marin population, and end up overriding the input from Town Halls. It's important to keep the input in perspective.

**From:** [Jill Barnett](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Endorse Amy Kalish's Letter  
**Date:** Monday, January 23, 2023 10:23:02 AM

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Some people who received this message don't often get email from [jillgbarnett@gmail.com](mailto:jillgbarnett@gmail.com). [Learn why this is important](#)

I endorse Amy Kalish's letter to you. Stop these outrageous housing demands to remove local control of our towns.

Thank you, Jill Barnett

To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as “Planning at gunpoint.”

**I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out.** That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

**All of the new state laws impose objective standards. But the HCD still works subjectively,** so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

**Some CWP amendments go beyond what is required by state law.** Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

**With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands.** In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

**Above-moderate units will, as usual, exceed their RHNA quotas.** The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

**More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.**

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. **Our county should be confident that their plan will actually increase housing stock for those in need,** and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

**I understand you have a difficult decision to make.** Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

**But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.**

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

**So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.**

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

**The state *just* revised their Fire Hazard map for the first time since 2007.** Now 50% of the

unincorporated areas fall into SFHZ or VSFHZ.

**The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment.** With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

**PLEASE represent the safety and well being of all of Marin by:**

- 1. Voting to hold back the Housing Element and the CWP amendments** until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

**Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.**

Sincerely,

Amy Kalish  
Member, TDRB  
Director, Citizenmarin.org

**From:** [Jim Budish](#)  
**To:** [BOS](#); [housingelement](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#); [drondoni@marincounty.org](#)  
**Subject:** Sustainable TamAlmonte's letter to BOS dated February 24, 2022 re: Merits of Tam Valley, Almonte, & Manzanita Candidate Housing Element Sites  
**Date:** Thursday, January 19, 2023 2:36:40 PM  
**Attachments:** [000161105301862.png](#)  
[California2049313146.png](#)  
[Sustainable TamAlmonte letter to BOS & PC re- Candidate Housing Sites in Tam Valley, Almonte, & Manzanita 2-24-22.pdf](#)

Some people who received this message don't often get email from budishy@gmail.com. [Learn why this is important](#)

This email is to advise the Board of Supervisors and all parties above that I fully endorse **Sharon Rushton's dated February 24, 2022 letter (below attached)**.

Dear Marin County Board of Supervisors,

Please re-read our attached letter, dated February 24, 2022, to you regarding the **Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites Inventory**.

Per our February 24th letter:

“Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the referenced Tam Junction & Manzanita Candidate Housing Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the greatest number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts. The extraordinarily high number of these hazards and adverse impacts magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the Tam Valley, Almonte, & Manzanita Housing Sites from the 2023-2031 Housing Element DRAFT Candidate Housing Site inventory.”

For a quick overview of the unique natural features, hazards and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth, please view the below table entitled; “**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**.”

In addition, please scroll further down to see a BCDC map, which shows that all the sites, except the Peace Lutheran Church site, will be under water with sea level rise.

In addition, please scroll further down to see a BCDC map, which shows that all the sites, except the Peace Lutheran Church site, will be under water with sea level rise. Our attached February 24th letter provides much more detailed information about each of these sites.

Thank you in advance for your conscientious consideration.

Very truly yours,

Jim Budish  
508 Browning Court  
Mill Valley, CA 94941  
415-342-4870  
budishj@gmail.com

*Please consider the environment before printing this e-mail*

**From:** [Laurie Monserrat](#)  
**To:** [housingelement](#)  
**Subject:** short-term rentals Marin  
**Date:** Monday, January 23, 2023 9:43:14 AM

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Hello Marin Board of Supervisors,

I support the current short-term rental restrictions and hope to see more restrictions put in place. As charming (and cost-effective) as it is to visit Point Reyes and stay in an Air BB or VRBO, these services are gutting our town and eliminating rentals for our community.

Thank you,  
Laurie Monserrat  
12000 Shoreline Hwy  
PO Box 863  
Point Reyes Station, CA 94056  
415-717-1981

--

Laurie Monserrat

**From:** [Lucas Valley for Responsible Growth](#)  
**To:** [Sackett, Mary](#)  
**Cc:** [BOS; housingelement](#)  
**Subject:** Submission in advance of 2/24 Board of Supervisors Meeting  
**Date:** Sunday, January 22, 2023 1:59:08 PM

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Dear Supervisor Sackett and all Marin County Supervisors,

Please consider this email a submission in advance of the Board Meeting on Tuesday to be added to the public record.

The following list of Lucas Valley residents, numbering 231, have signed the petition created by [Lucas Valley for Responsible Growth](#). We are receiving additional signatories each day and we will update you periodically on the current total.

The text of the petition reads:

*I live in Lucas Valley and voice my support for the mission and position of Lucas Valley for Responsible Growth.*

*Specifically, I support the spirit of the Housing Element allocation in Lucas Valley and believe that our infrastructure can safely integrate - at a maximum, collectively, and site-specifically - the allocated 80 units at the Jeannette Prandi site, 58 units at the 7 Mt. Lassen Office Park and 26 units at 1501 Lucas Valley Road. This growth represents a more than 25% increase in housing units for the LVHA and Rotary Valley communities.*

*I am also very committed to the preservation of Lucas Valley Park. It is a unique and valued resource to both current and future residents and was decreed as such by the Board of Supervisors in 1994 per [Ordinance 3193](#). The park is accessible to all, provides an important social link across our communities, and supports a rich diversity of wildlife. I add my name to the [LVFRG comment submitted to the County](#) on 12/30/22.*

Alex	Stadtner	190 Mount Lassen Drive
Alina	Wright	
Alma	Ada	65 Mount Tenaya Drive
Alvin	Greenberg	37 Mount Whitney Drive
Amanda	Levy	1196 Idylberry Road
Amy	Powers	90 Mount Lassen Drive
Amy	Todd	229 Mount Shasta Drive
Andrew	Standley	55 Pikes Peak Drive
Andrew	dePasquale	41 Creekside Drive
Angela	Heckler	39 Mount Muir Court
Ann	Padover	101 Mount Lassen Drive
Anne	Sjhsam	515 Quietwood Drive
Aric	Clark	101 Mount Lyell Drive
Art	Penafior	899 Appleberry Drive
Barbra	Penafior	899 Appleberry Drive
Beth	Miller	357 Mount Shasta Drive



Betty	von Glahn	60 Mount Lassen Drive
Bill	McNicholas	29 Unionstone Drive
Blair	Ogden	1228 Idylberry Road
Brenda	Oakley	2 Mount Susitna Court
Brenda	McLaughlin	304 Mount Shasta Drive
Brian	Brydges	1339 Idylberry Road
Brian	Kumfer	41 Mount Rainier Drive
Bryan	Trautsch	26 Oak Mountain Court
Bryan	Gendron	5 Verbena Court
Carl	Garrubba	890 Idylberry Road
Cecil	Nielsen	19 Salvador Way
Celeste	Howard	870 Idylberry Road
Charles	Campbell	1288 Idylberry Road
Charles	Warren	One Golden Iris Terrace
Chris	LaTraille	40 Mount Tenaya Drive
Christopher	Carter	100 Mount Lyell Drive
Chuck	Powers	90 Mt Lassen Drive
Colin	Spence	14 Mount Rainier Court
Connie	Mattson	10 Jeannette Prandi Way
Craig	Thompson	353 Mount Shasta Drive
Cynthia	Wang	50 Mount Lassen Drive
Darren	Reynolds	1001 Idylberry Road
David	Rudnick	216 Mount Shasta Drive
David	Lewis	601 Cedarberry Lane
David	Bremer	50 Oak Mountain Court
David	Pfeil	5 Mt. McKinley Road
Deborah	Nikkel	20 Creekside Drive
Deborah	Ratner	30 Mount Lassen Drive
Debra	Bellings-Kee	3 Silver Pine Terrace
Denis	Daly	750 Idylberry Road
Denis	Finney	10 Mount Hood Court
Derek	Gathright	
Derrell	Piper	1293 Idylberry Road
Don	Kinnaird	74 Mt Rainier Drive
Donna	Solin	2029 Huckleberry Road
Dorothy	Burton	2047 Huckleberry Road
Dustin	Martinoni	1 Blue Blossom Court
Ed	Apodaca	95 Mount Tenaya Drive
Eduardo	Gutekunst	738 Idylberry Road
Elaine	Biagini	835 Greenberry Lane
Elizabeth	Martinoni	1 Blue Blossom Court
Elizabeth	Holland	900 Idylberry Road
Ellen	Dunder	2 Mount Palomar Court

Ellis	Heyer	221 Mount Shasta Drive
Emma	Fox	1117 Idylberry Road
Eva	Cheer	34 Mount Rainier Drive
George	Dunder	2 Mount Palomar Court
George	Sarantakis	37 Mount Foraker Drive
Gerram	Mathews	80 Mount Lassen Drive
Gerrin	Graham	2059 Huckleberry Road
Gervais	Tompkin	99 Pikes Peak Drive
Gina	Stadtner	190 Mount Lassen Drive
Ginny	Pheatt	18 Mount Muir Circle
Giulia	Borghini	100 Mount Whitney Court
Glen	Ohm	1009 Idylberry Road
Hal	Solin	2029 Huckleberry Road
Hamid	Karimiyanha	2124 Danberry Lane
Harry	Howard	870 Idylberry Road
Heather	Ellison	
Helen	Lo	2089 Huckleberry Road
Holly	Dresden	18 Mount Diablo Circle
Irmingard	Steding	10 Jeannette Prandi Way
Isabel	Campoy	65 Mount Tenaya Drive
Isabelle	Keeney	1317 Idylberry Road
Isabelle	Finney	10 Mount Hood Court
J. Michael	Watt	1178 Idylberry Road
Jack	Wimberly	81 Mount Rainier Drive
Jane	Denton	140 Mount Lassen Drive
Janet	Coyne	820 Idylberry Road
Jared	Wright	9 Mount Wittenburg Court
Jason	Sperling	690 Cedarberry Lane
Jean	Schaffeld	6 Mount Shasta Court
Jean	Patane	1 Blue Oak Court
Jennifer	Cha	6 Mount Whitney Drive
Jennifer	Judkins	62 Mount Tallac Court
Jens	Erlingsson	60 Mount Tenaya Drive
Jill	Donnelly	14 Mount Palomar Court
Jim	Roberts	2774 Heatherstone Drive
Joan	Gray	2124 Danberry Lane
Joan	Heblack	35 Mount Lassen Drive
Joe	Runco	662 Idylberry Road
Joel	Moss	9 Zephyr Court
John	Marino	10 Jeanette Prandi Way, Unit 2203
John	Hammond	550 Miller Creek Road
John	Wunsch	2013 Huckleberry Road
Johnny	Yu	872 Appleberry Drive

Judith	Standley	55 Pikes Peak Drive
Judith	DeVito	308 Mount Shasta Drive
Judith	Rogers	11 Mount Tioga Court
Judy	Allen	11 Mount Muir Court
Julie	Maineri	66 Mount Tallac Court
Julie	Renfroe	2100 Elderberry Lane
Justine	Frischmann	85 Pikes Peak Drive
Karen	Worth	614 Cedarberry Lane
Karen	Tompkin	99 Pikes Peak Drive
Karsson	Hevia	575 Appleberry Drive
Katerina	Krizkova	861 Idylberry Road
Katerina	Popova	872 Appleberry Drive
Katey	Mokelke	6 Mount Darwin Court
Kelby	Jones	34 Mount Rainier Drive
Kenneth	Piana	1 Mount Darwin Court
Kristen	Brooks	2059 Huckleberry Road
Lance	Karnan	6 Mount Wittenburg Court
Laraine	Cunha	2 Mount Muir Court
Larry	Cunha	2 Mount Muir Court
Leah	Mathews	80 Mount Lassen Drive
Leon	Oakley	2 Mount Susitna Court
Leslie	DiCorpo	1289 Idylberry Road
Lisa	Eastlack	860 Idylberry Road
Lisa	Berghout	95 Mt Tenaya Drive
Lisa	Yamamura	601 Cedarberry Lane
Louise	Gaston	9 Mt Palomar Court
Lucy	MacSwain	10 Zephyr Court
Luke	McCann	10 Mount Susitna Court
Lynn	Wunsch	2013 Huckleberry Road
Lynn	Gulick	810 Idylberry Road
Lynne	Apostle	27 Mount Muir Court
Maggie	McCann	10 Mount Susitna Court
Maggie	Dawson	823 Idylberry Road
Marcia Naomi	Berger	7 Mount Darwin Court
Margaret	Eldridge	1288 Idylberry Road
Margaret	Kathrein	1098 Idylberry Road
Mario	Patane	1 Blue Oak Court
Marjorie	Hoversten	77 Mount Rainier Drive
Mark	Neely	9 Mt Susitna Court
Mark	Mokelke	6 Mount Darwin Court
Mark	Yuan	17 Mount Darwin Court
Marlane	Mittasch	10 Jeannette Prandi Way
Martin	Cate	300 Mount Shasta Drive

Mary	Plescia	82 Mount Muir Court
Matt	Denning	81 Mount Rainier Drive
Matt	Friend	6 Golden Iris Terrace
Matthew	Cooke	848 Appleberry Drive
Meehyun	Kurtzman	125 Mount Lassen Drive
Melissa	Taylor	
Meredith	Gendron	5 Verbena Court
Michael	Sclafani	711 Appleberry Drive
Michael	Francis	
Michael	Kelley	1212 Idylberry Road
Michael	Dennis	229 Mount Shasta Drive
Michele	Walsh	3 Red Cedar Court
Michele	Sperling	690 Cedarberry Lane
Mike	Elgie	83 Mount Muir Court
Mike	Peters	5 Mount Burney Court
Monica	Carter Portillo	100 Mount Lyell Drive
Nancy	Haugen	1320 Idylberry Road
Nancy	Henderson	924 Appleberry Drive
Nancy	Outenreath	76 Pikes Peak Drive
Nancy	Lowry	6 Silver Pine Terrace
Nancy	Knieval	14 Mount Rainier Court
Nicole	Waitman	1360 Idylberry Road
Nicole	Love	43 Tan Oak Circle
Nik	Gay	
Nina	Taschian	
Ock	Eng	50 Mount Lassen Drive
Pat	Mayo	105 Mount Lassen Drive
Patti	Bender	579 Cedarberry Lane
Paul	Lubeck	1280 Idylberry Road
Paul	Wiefels	2 Mount Tenaya Court
Paul	Maston	1330 Idylberry Road
Peter	Schlosser	18 Mount Diablo Circle
Peter	Mason	1126 Idylberry Road
PJ	Perger	63 Mount Tallac Court
Rebecca	Sylla	1276 Idylberry Road
Rene	Hooper-Peters	5 Mount Burney Court
Richard	Moore	6 Mount Palomar Court
Roberta	Steiner	2 Bay Laurel Lane
Robin	Stelling	5 Mount Rainier Drive
Roger	Lawton	10 Jeanetter Prandi Way #903
Ronna	Stone	72 Creekside Drive
Ross	Waitman	1360 Idylberry Road
Rudolph	Brandt	43 Mount Foraker Drive

Ruth	Friedman	1313 Idylberry Road
Sally	Kornhauser	2 Blue Oak Court
Sam	Vaughan	875 Flaxberry Lane
Sandra	Levine, M.D.	1160 Idylberry Road
Sara	Carasso	2025 Huckleberry Road
Sarah	King	2190 Elderberry Lane
Sarah	McClendon	45 Maple Hill Drive
Scott	Wirth	53 Mount Whitney Drive
Sean	McLeary	16 Mount Diablo Circle
Sharlene	Moss	9 Zephyr Court
Shep	Burton	2047 Huckleberry Road
Stacius	Sakato	550 Cedarberry Lane
Stanley	Biesiadecki	1117 Idylberry Road
Stephanie	Jones	850 Idylberry Road
Stephen	Nestel	Marinwood
Stephen	Watry	820 Idylberry Road
Steve	Padover	101 Mount Lassen Drive
Stuart	Ratner	30 Mount Lassen Drive
Sunny	Ahuja	100 Mount Lassen Drive
Susan	Morgan	2 Mount Darwin Court
Susan	Dotto	248 Mount Shasta Drive
Susan	Moore	6 Mount Palomar Court
Susan	Jensen	37 Mount Foraker Drive
Susan	Wilson	10 Jeannette Prandi Way
Susan	Berlin	46 Mount Muir Court
Susan	Brixon-Hastings	42 Mount Whitney Drive
Susan	Jensen	37 Mt Forkaer Dr
Suzanne	Dennis Egan	15 Mount Palomar Court
TD	Strada	18 Mount Foraker Drive
Terry	Stelling	5 Mount Rainier Drive
Terry	Kee	3 Silver Pine Terrace
Terry	Bremer	50 Oak Mountain Court
Theodore	Schink	823 Idylberry Road
Tiffany	Deneaux	1293 Idylberry Road
Tim	Hastings	42 Mount Whitney Drive
Timothy	Wallen	2345 Ortega Street
Todd	Levy	1196 Idylberry Road
Valentina	Pfeil	5 Mount McKinley Road
Victor	Reizman	333 Mount Shasta Drive
Wendy	Woo	848 Appleberry Drive
Wensheen	Tong	63 Mount Tallac Court
Zen	Jao	4 Honeysuckle Court
Zoey	St Germaine	

**From:** [Luke Barnesmoore](#)  
**To:** [housingelement](#)  
**Subject:** Home Match - Front Porch (comments on housing element, item 3)  
**Date:** Friday, January 20, 2023 11:54:53 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)

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To Whom it May Concern,

My name is Luke Barnesmoore and I'm the Director of Strategy for Home Match, a Front Porch Community Service as well as a Mill Valley resident and a Community Representative for the Marin County Commission on Aging's Legislative Advocacy Committee. Home Match offices are located at 851 Irwin St. STE 200G in San Rafael. I'm writing to express Home Match's support for the county's draft housing element and to thank county staff for their tireless work to address the many complexities of developing the county's housing element. We appreciate the county's holistic thinking concerning the provision of affordable housing and the specific housing needs of older adults in our community. Home sharing utilizes existing housing infrastructure to stabilize housing for older adults and create affordable housing options for a range of community members like older adults on a low-fixed income, service industry employees and students by supporting mostly older adult households who are looking to rent a room in their home or apartment for the sake of economic and, or social benefit through the process of connecting and living with community members who are looking for affordable housing options. We understand that addressing the housing affordability crisis in our community requires a range of small and large housing development strategies—from home sharing and development of ADUs through large scale affordable development projects—and would like to express our overall support for this draft element including the sites that have been identified for development of affordable housing. Affordable housing is essential for addressing labor shortages in a range of industries like in-home care, education, medicine and the like that have intimate impacts on all of our daily lives. What is more, many older adults in our county can't even afford a bedroom and face homelessness and, or displacement from their community in a time of life that is often impacted by social isolation and we cannot address the housing needs of these vulnerable community members without development of affordable housing communities. We respectfully urge the BOS to approve the draft element *as is* so that our community can continue forging a path towards long-term equity (and thus sustainability) for everyone in our community including older adults, families, children, people of color and low-income essential workers.

As a resident of the county I would also like to express my personal support for this draft of the housing element and urge the BOS to focus on the long-term sustainability of our county's community, economy and stance on equity by approving this draft element rather than giving in to pressure by those who oppose the development of affordable housing in their communities. There are reasonable concerns about high-density development in areas that lack adequate infrastructure (transportation, sanitation, etc.), and I urge the BOS to address the infrastructure needs that accompany housing development, but these concerns do not outweigh the necessity of developing affordable housing and have too often been used as a mask for other more sinister motivations in opposing the development of affordable housing. As a resident of Tam Valley I have deep personal

concerns about how increased density will increase the risks of wildfire if evacuation is slowed by gridlock, but I am confident that the Marin County community is capable of leveraging our exceptional pool of talent and resources to find creative solutions that address such infrastructure limitations while we develop the increased affordable housing stock that our county's vulnerable and economically impacted communities so desperately need.

Thank you for your time in considering this comment.

Best Regards,

Luke R. Barnesmoore (he/they)  
Director of Strategy  
Home Match, a Front Porch Community Service  
Email: [LBarnesmoore@FrontPorch.net](mailto:LBarnesmoore@FrontPorch.net)  
Cell: 415-747-1925  
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**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Lucas Valley Park  
**Date:** Sunday, January 22, 2023 7:46:42 AM

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**From:** Jeannie Thomas <notary2call@gmail.com>  
**Sent:** Saturday, January 21, 2023 8:58 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Lucas Valley Park

You don't often get email from [notary2call@gmail.com](mailto:notary2call@gmail.com). [Learn why this is important](#)

Thanks for taking the time to read this.

I am asking please please please preserve Lucas Valley Park, the open space and walking path on Jeannette Prandi Way. These areas are immensely helpful to mind, body and soul... particularly, to us Seniors who live near herre and use these areas as our main source of nature and inner replenishment.

Your attention is most appreciated!!!

Respectfully,  
Mary Jean Thomas



**From:** [Thomas, Leelee](#)  
**To:** [housingelement](#)  
**Subject:** FW: Miller Creek School District: Letter in Opposition to Certification of Countywide EIR  
**Date:** Monday, January 23, 2023 9:09:02 AM  
**Attachments:** [Miller Creek School District Countywide EIR Opposition Letter.pdf](#)

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**From:** Clarissa Canady <[ccanady@dwkesq.com](mailto:ccanady@dwkesq.com)>  
**Sent:** Saturday, January 21, 2023 12:19 PM  
**To:** Rice, Katie <[KRice@marincounty.org](mailto:KRice@marincounty.org)>; Moulton-Peters, Stephanie <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>; Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>; Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>; Lucan, Eric <[elucan@marincounty.org](mailto:elucan@marincounty.org)>; [BOS@co.marin.ca.us](mailto:BOS@co.marin.ca.us)  
**Cc:** Becky Rosales <[brosales@millercreeksd.org](mailto:brosales@millercreeksd.org)>; [bnguyen@millercreeksd.org](mailto:bnguyen@millercreeksd.org)  
**Subject:** Miller Creek School District: Letter in Opposition to Certification of Countywide EIR

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Dear Honorable Board Members,

Our firm serves as legal counsel to Miller Creek School District (MCSD). We are aware that on January 24, 2023, your Board will be asked to consider certifying a Countywide Environmental Impact Report (EIR) in connection with the County of Marin's proposed new Housing Element. As some of you may be aware, MCSD has serious concerns about some of the information included in the EIR, as well as the resulting findings regarding impacts to schools. MCSD takes particular exception to the reported impacts to schools within its jurisdictional boundaries. To that end, MCSD again wishes to lodge its opposition to certification of the EIR as set forth in the attached letter from MCSD's Governing Board.

We appreciate your time and attention to this matter.

Respectfully submitted,

Clarissa Canady  
Attorney at Law  
**DANNIS WOLIVER KELLEY**  
200 California Street, Suite 400  
San Francisco, CA 94111  
TEL 415.543.4111  
FAX 415.543.4384  
[ccanady@DWKesq.com](mailto:ccanady@DWKesq.com)  
[www.DWKesq.com](http://www.DWKesq.com)

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January 21, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903

**Re: Opposition to Approval of Countywide Environmental Report**

Dear Supervisors:

The Miller Creek School District (MCSD) writes in opposition to the approval of the proposed countywide Environmental Impact Report (EIR) of the proposed Housing Element update. The Marin County Planning Commission voted to move this agenda item forward to the Marin County Board of Supervisors despite the fact that the Housing Element and its EIR contains inaccurate data that will potentially make it harder to quantify the impact that new housing developments will have on MCSD. **Currently, the District is projected to absorb as many as 900 additional students in the coming years due to proposed housing identified in the Housing Element.** While we recognize the need for more housing and are keen to welcome new students to the District, there is not adequate funding to absorb and serve them. Developers have thus far refused to meet with the District to discuss potential mitigation efforts. We urge the Board to reject the EIR and instruct staff to incorporate the most accurate and up to date information that will allow for a more thoughtful analysis of how new development will impact the District.

MCSD is most concerned with the disproportionate impact to our District from new housing at the development opportunity sites in the current proposed Housing Element. Twenty-seven percent of the identified housing units that will meet the unincorporated county's Regional Housing Needs Allocation (RHNA) are located in Miller Creek. All told, once constructed, the housing units identified in the Marin County Housing Element, as well as units identified within Miller Creek School District in the City of San Rafael's equivalent document, will cumulatively generate as many as 900 new students for the Miller Creek School District. Furthermore, the majority of the housing units in the County would be affordable housing, which is significant to us because our studies and data demonstrate clearly that affordable housing will generate more school age students for our District than any other type of housing – more than double the rate cited in the draft Housing Element. This impact to school infrastructure is not reflected in the Housing Element EIR, and we do not want this inaccurate, severely understated analysis of student generation to be cited by future developers as a way to avoid addressing the significant

impacts this volume of new homes will have on MCSD's educational operations. We have provided our most recent data and reports to the County, and we believe this information should be reflected in the updated Housing Element EIR.

We believe this omission of the latest accurate data is part of a troubling pattern where the Board of Supervisors and/or County Planning Commission has disregarded the current and future students of Miller Creek School District. We have attempted to engage local elected officials as well as developers for the last two years. Unfortunately, that engagement has not produced any tangible results. The notable exception has been Supervisor Sackett with whom we recently met and shared our concerns. We call on the Board of Supervisors to recognize that to be pro-housing and pro-children requires the Marin County Board of Supervisors to put Miller Creek School District and its students first.

**To honor this call to action, we ask that the Board of Supervisors to:**

- **Not certify the EIR and instead send the EIR back to County staff to work with the CEQA consultants to incorporate the accurate data into the EIR; or**
- **Direct County staff to bring back an MOU between the County and Miller Creek that commits the County to amend the EIR, pursuant to the applicable CEQA statutes and guidelines, to incorporate this important and relevant information.**

The District understands that the County has worked diligently on preparing its EIR and proposed Housing Element to meet recent state mandates. However, failure to include relevant information from the District deprives the Miller Creek community the opportunity to understand the true impact of development on the District's school facilities. We believe, and hope you do too, that this issue should be remedied immediately.

Sincerely,

*Brooks C. Nguyen*

Brooks Nguyen  
President of the Board of Trustees for the  
Miller Creek School District

**From:** [Northbridge Homeowners Assn NHA](#)  
**To:** [BOS](#); [housingelement](#)  
**Cc:** [Goncalves, Gustavo](#); [Sackett, Mary](#)  
**Subject:** Northbridge Homeowners" Comments for 1.24.23 BOS Meeting  
**Date:** Monday, January 23, 2023 11:43:26 AM  
**Attachments:** [Northbridge Comments for 1.24.23 BOS Meeting re Housing Element.docx](#)

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Please see the attached comments from the Northbridge Homeowners Association in connection with the 1/24/23 BOS meeting regarding the housing element.

**TO:** Marin County Board of Supervisors  
**FROM:** Northbridge Homeowners Association  
**DATE:** January 23, 2023  
**RE:** Comments Re 1/24/23 BOS Meeting re Housing Element

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Northbridge Homeowners Association (“NHA”) has previously submitted comments in connection with several BOS and PC meetings about the housing element. NHA’s comments submitted for the 12/6/22 meeting, for example, remain just as critical now as they were then.

The housing plan that the BOS appears on the verge of approving includes the addition of 134 units along a very small stretch of N. San Pedro Rd. As NHA has noted repeatedly throughout this process, that kind of volume of additional housing—along a two-lane road that already is overwhelmed by traffic—poses extremely serious safety risks to our community and cannot responsibly be approved. N. San Pedro Rd. already has horrible traffic problems, and it is the only way in and out of the Santa Venetia neighborhood. Our community is already at great risk in the event of an emergency requiring evacuation (e.g., fire), and adding 134 additional units—which would increase the population of the Santa Venetia neighborhood substantially—will greatly exacerbate that risk, putting lives in danger. Simply put, this neighborhood cannot handle that many additional units. Not even close. And that is before the planned increase in enrollment at Venetia Valley School, which SRCS has already approved as part of its long-term master plan<sup>1</sup> and which increase the BOS and County will have little or no control over.

Respectfully, if the BOS approves a plan that includes this many additional units for our neighborhood, it would be irresponsible. Nor can the BOS reasonably count on the possibility that future development at these sites (Old Galinas School, Church of Jesus Christ, JCC/Rodef Shalom) could theoretically involve some additional review process and, perhaps, community input. Once the zoning is changed for these sites—which the BOS seems on the verge of doing—that ship will have, in essence, sailed. For example, as we understand it, once re-zoning occurs, development within such new limit at Old Galinas School will be entirely in the hands of SRCS, with little or no input from the County and any community input will be entirely at the SRCS’s discretion to consider or not consider. Similarly, there is no reason to expect that there would be any opportunity for community input or review of safety concerns, post-rezoning, for development at the other two, private sites (Church of Jesus Christ, JCC/Rodef Shalom).

Thus, for all practical purposes, this is the last opportunity to consider the real-life safety impacts of this would-be development. Once the BOS approves the plan and the re-zoning occurs, the development can happen with no meaningful consideration of these concerns and risks. While the BOS did not create this situation (and we certainly do not envy the task you have

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<sup>1</sup> The Master Plan for future development, approved by the San Rafael City Schools Board in or around 2015 or 2016, includes significantly expanding the Grades 6-8 portion of Venetia Valley School at some point in the future, which SRCS projected would increase overall enrollment at the school substantially.

been given here) it is nevertheless your responsibility to carefully consider these numbers and the context of our community and the single road that goes in/out of it. Respectfully, you cannot responsibly approve a plan that poses such safety risks to our community. This is the last chance to act on these concerns and to protect our community.

Please do not approve a plan that includes 134 additional units between these three sites.

Finally, with respect to the Old Galinas School in particular, as was noted at the most recent PC meeting, preservation of the baseball field on that site, which appears to have been prioritized and intended in the current plan, must include preservation of sufficient area for attendees/parents to park at the field. Moreover, any plan approved by the BOS that includes any units for the Old Galinas site should also specify/prioritize the preservation of the child care operations on that site, which provide critical and unique services for our community. The fact is that there should not be any housing units on this site which serves as such an important resource in multiple respects (both the field and the child care services).

Thank you for your consideration of these comments.

**From:** [pgsilva](#)  
**To:** [housingelement](#)  
**Subject:** Housing Element 24 Jan 2023  
**Date:** Monday, January 23, 2023 11:30:13 AM

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You don't often get email from pgsilva@sonic.net. [Learn why this is important](#)

Dear Colleagues

Up to now the whole discussion of the Housing Element and associated documents has been contentious and divisive. Much of the opposition has been based on the assumption that more housing will necessarily be worse for Marin and lead to lower quality of life.

If the contentiousness and division are to be overcome, county policy must be crafted in such a way that this assumption can no longer be supported. This can happen when the housing built contributes to the diversity of Marin's human population by being truly affordable and when it improves the quality of Marin's environment by enhancing biodiversity, working against climate change and reducing pollution, runoff and fire danger.

How this will be achieved should be front and center in the Housing Element and its associated documents.

Sincerely,

Dr. Paul G. da Silva  
Marin Biodiversity Corridor Initiative (MBCI)

55 Corte Solano  
Larkspur, CA 94904-2328

"What have we done today to address the global diversity crisis?"  
(suggestions at: [www.marinbiodiversity.org](http://www.marinbiodiversity.org))

**From:** [Responsible Growth Marin](#)  
**To:** [BOS](#); [housingelement](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#); [drondoni@marincounty.org](#)  
**Subject:** Marin County Draft Housing Element - Community Plans  
**Date:** Sunday, January 22, 2023 8:02:33 AM  
**Attachments:** [Sustainable TamAlmonte's letter to BOS re the Housing Element, CWP Amendments, & Community Plans 1-21-23.pdf](#)

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You don't often get email from info@rgmarin.org. [Learn why this is important](#)

Honorable Marin County Board of Supervisors:

Responsible Growth in Marin, a nonprofit community advocacy organization consisting of 1000+ residents and businesses in Marin County endorse Sustainable TamAlmonte's attached letter, dated January 21, 2023, regarding **Community Plans**, the Marin County DRAFT Housing Element Update, and Countywide Plan Amendments.

Thank you for your consideration of this important matter and for your ongoing service to our community.

Sincerely,

Grace Geraghty, Executive Director  
*Responsible Growth in Marin*



The logo for Sustainable TamalmonTE features the text "SUSTAINABLE TAMALMONTE" in a stylized, green, sans-serif font. The letters are slightly shadowed, giving them a three-dimensional appearance as if they are floating above a dark red, rectangular background.

**215 Julia Ave Mill Valley, CA 94941**

January 21, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: Marin County Housing Element Update, Countywide Plan Amendments, and  
Community Plans

Dear Marin County Board of Supervisors,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the DRAFT Marin County Housing Element Update, Countywide Plan, and Development Code.

Community Plans should always be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost. Please re-read our attached letter, dated December 8, 2022, for an understanding of the tremendous importance of the Tamalpais Area Community Plan. This should serve as an illustration of the significant value of all Community Plans throughout Marin.

At a recent Planning Commission meeting regarding the Marin Countywide Plan Amendments associated with the DRAFT Housing Element Update, a very clear consensus was reached that Community Plans should be preserved to the fullest extent possible. However, proposed edits to Policies 1.4-3 and 1.5-3 of the Marin Countywide Plan continue to completely eviscerate these vital Community Plans.

There is no need to make any sweeping changes to Community Plans. **Only the parcels identified in the DRAFT Housing Element Inventory need to be addressed, not entire communities.**

Staff proposes to include the following language in Policy 1.4-3, which is entitled “How to Read the Countywide Plan” as well as in Policy 1.5-3, which is entitled “Land Use Categories”:

***“No provision of the Countywide Plan, including its community plans, may be applied by the County in a manner that conflicts with State law, or the policies and programs contained in the Housing Element and/or the ordinances implementing those policies.”***

These proposed edits must be discarded. Please maintain the following language in the Countywide Plan:

**'Where there are differences in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail.' "**

We strongly urge you to follow our above recommendations so that the legality and authority of Community Plans are preserved to the fullest extent possible.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

Enclosure

The logo for Sustainable Tamalpais, featuring the words "SUSTAINABLE TAMALPAIS" in a stylized, green, serif font against a dark red rectangular background.

# SUSTAINABLE TAMALPAIS

**215 Julia Ave Mill Valley, CA 94941**

December 8, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)

Re: Housing Element, Housing Related Countywide Plan Amendments, and Housing Element Related Rezonings

Dear Marin County Board of Supervisors and Planning Commission,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the Countywide Plan, Housing Element, and Development Code. Community Plans should be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost.

## **The Tamalpais Area Community Plan**

The original Tamalpais Area Community Plan was meticulously studied and drafted by local residents over a period of six years. The Marin County Planning Department, and consulting firm of EDAW, Inc., and John Roberto Associates provided valuable professional staff and administration support in the community planning effort. Through the years, other groups of local residents have worked diligently to periodically update the plan. During the last update, community leaders devoted 5 years to complete the revisions.

The Tamalpais Planning Area is comprised of four major residential neighborhoods and six commercial areas. The Tamalpais Area Community Plan is an extremely valued document that states community goals, objectives, policies and implementation programs relative to the current and foreseeable future conservation and development issues facing the community.

**Excerpts from the Tamalpais Area Community Plan:**

“The goals of the Community Plan are to maintain the semi-rural character of the community as defined by its small town residential and commercial nature. In addition, the quality of the natural environment shall be maintained.” “The guiding philosophy of the Community Plan places a strong emphasis on protecting public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials.”

**Proposed Amendments to the Countywide Plan**

The most concerning language of the proposed Countywide Plan Amendments is regarding Policy 1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, **the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations.**”

This problem is also found in the following proposed language, which adds; “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

We urge you to reject the above proposed changes and uphold the integrity of Community Plans when considering proposed amendments.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

## Tanielian, Aline

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**From:** Riley Hurd <rhurd@rflawllp.com>  
**Sent:** Monday, January 23, 2023 12:46 PM  
**To:** housingelement  
**Cc:** BOS  
**Subject:** Please save community plans  
**Attachments:** Ltr - BOS re CWP - 1.23.23.pdf

Please see attached letter, thank you.

Riley F. Hurd III, Esq.  
RAGGHIANI | FREITAS LLP  
1101 5th Avenue, Suite 100  
San Rafael, CA 94901  
Tel: 415.453.9433 ext. 126  
Fax: 415.453.8269  
Email: [rhurd@rflawllp.com](mailto:rhurd@rflawllp.com)  
Website: <http://www.rflawllp.com/>



Ragghianti|Freitas LLP

Attorneys at Law

1101 5<sup>th</sup> Avenue, Suite 100  
San Rafael, CA 94901  
telephone 415.453.9433  
facsimile 415.453.8269  
www.rflawllp.com

Riley F. Hurd III  
rhurd@rflawllp.com

January 23, 2023

**Via E-Mail Only**

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

**Re: CWP Amendments - Community Plans**

Dear Members of the Board of Supervisors:

This is my third letter regarding the proposal to amend the Countywide Plan in a way that would effectively render Community Plans unenforceable. Frankly, the game of cat and mouse regarding the wording and actual effect of this proposed amendment has grown tiresome. Time and again your Board, and the Planning Commission, have given clear direction that Community Plans should be preserved to the fullest extent possible. Each time thereafter, a new set of opaque amendments gets proposed that is held out as honoring your direction, but in actuality would still completely eviscerate Community Plans. This final version is no different.

At this point the County should either acknowledge that the proposed amendments undo the Community Plans and accept the political ramifications thereof, **or**, the County should adopt an amendment (or none at all) that actually preserves the plans as directed.

The currently proposed problematic language appears in Exhibit 1-D, "CWP Amendments," and adds the following to p. 3.4-3:

"For residential and mixed use projects where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**"



Ragghianti|Freitas LLP

Page 2 of 2

There are many major sites and large areas carefully planned for in a Community Plan, but with nothing more than a land use designation in the CWP. Implementing these edits would eliminate all of this careful planning, and is not necessary for housing preservation.

Community Plans have been developed via a comprehensive, thoughtful, transparent, and fair process with all stakeholders. While they could certainly use some updating, overriding them in one fell swoop is unnecessary. Many Community Plans serve as the entire planning document for large sites. Simply reverting to the CWP land use designation would be catastrophic.

The real question is: **why is this edit proposed at all?** We already know that state law supersedes local regulations. It's also a fact that housing projects may avail themselves of waivers from any local standard that precludes the project from reaching its maximum density. So, what is the point here other than to try and eliminate Community Plans in a roundabout way?

Please reject these amendments, as the stated goal of allowing housing is already covered by state law.

Thank you.

Very Truly Yours,

A handwritten signature in blue ink that reads "Riley F. Hurd III". The signature is written in a cursive, flowing style.

Riley F. Hurd III

**From:** [Royce McLemore](#)  
**To:** [housingelement](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#); [drondoni@marincounty.org](mailto:drondoni@marincounty.org)  
**Cc:** [Sharon Rushton](#)  
**Subject:** "Housing Element Compliance" vs "Meeting RHNA Numbers",  
**Date:** Friday, January 20, 2023 10:21:19 AM

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To All:

**I stand in total support with Sustainable TamAlmonte's letter dated January 19, 2023.**

In relation to 825 Drake Avenue in Marin City, I researched the issue in 2021 and came up with the same conclusion as Sharon's research. She is correct and Marin County should not put any more in Marin City. In accordance with Marin City's Community plan, Marin City was built in 1992. It was agreed upon then and should remain so to this day!

Royce McLemore, Marin City resident





**From:** [SVNA](#)  
**To:** [BOS](#); [housingelement](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#); [drondoni@marincounty.org](#)  
**Cc:** [LINDA LEVEY](#); [CATHERINE LAGARDE](#); [DENNIS BORTOLI](#); [GARY ROBARDS](#); [GINA TUOSTO HAGEN](#); [JOHN DENIGRIS](#); [MARK WALLACE](#); [RODERICK CASTRO](#); [MARY HANLEY](#); [TERRI LEKER](#); "[Sharon Rushton](#)"  
**Subject:** The SVNA endorses Sustainable TamAlmonte's letter to BOS re: Protecting Public Health & Safety and Preserving the Environment from the DRAFT Housing Element Update 1-20-23  
**Date:** Friday, January 20, 2023 10:14:05 PM  
**Attachments:** [Sustainable TamAlmonte letter to BOS re Protecting Public Health & Safety and Preserving the Environment from the DRAFT Housing Element Update 1-20-23.pdf](#)

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We, the SVNA Board of Directors and Land Use Committee, would like to add our name as endorsing the attached letter, regarding the Housing Element, from Sustainable TamAlmonte.

Thank you, The SVNA

cc: SVNA Board of Directors  
SVNA Land Use Committee  
Sharon Rushton

Santa Venetia Neighborhood Association  
P.O. Box 4047 · San Rafael · CA · 94913-4047  
phone: 415.499.3411 · fax: 415.795.4680  
email: [SVNA@santavenetia.org](mailto:SVNA@santavenetia.org) · [www.thesvna.org](http://www.thesvna.org)

# SUSTAINABLE TAMALMONTE

**215 Julia Ave  
Mill Valley, CA 94941**

January 20, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
[bos@marincounty.org](mailto:bos@marincounty.org)

Re: Skillfully fine tuning the 2023-2031 DRAFT Housing Element to protect public health & safety and preserve the environment by achieving the following:

- Protection of public health & safety and the environment from development on Candidate Housing Element Sites that are hazardous & environmentally sensitive
- Protection of the Ridge and Upland Greenbelt and Baylands Corridor
- Amending the Housing Overlay Designation (HOD)
- Preserving Community Plans
- Participation in the HCD Lawsuit & Support of the Our Neighborhood Voices Initiative

Dear Marin County Board of Supervisors,

In order to protect public health and safety and preserve the environment to the greatest extent possible, we wish to make the following comments and recommendations regarding:

- Candidate Housing Element Sites that are hazardous and environmentally sensitive;
- The Ridge and Upland Greenbelt;
- The Baylands Corridor;
- The Housing Overlay Designation;
- Community Plans; and
- HCD Lawsuit & the Our Neighborhood Voices Initiative

We fully agree with the Planning Commission's reservations regarding the 2023-2031 DRAFT Housing Element Update. The DRAFT Housing Element and the proposed Countywide Plan and Development Code Amendments exceed the CA Department of Housing and Community Development's (HCD's) requests made in their October 17<sup>th</sup> letter.

Per the DRAFT Housing Element's Environmental Impact Report, with 15 Significant Adverse Unavoidable Impacts, the Housing Element is extremely destructive. Planning for the absurd, unrealistic, and unnecessary number of RHNA housing units mandated by the State does not

override or outweigh protecting the public health and safety of current and future residents and preserving Marin's treasured environment and wildlife.

We recommend that you take your time to review and skillfully fine tune the DRAFT Housing Element and Amendments to the Countywide Plan and Development Code.

### **I. CA Dept. of Housing & Community Development's letter, dated October 17, 2022**

Please follow the below link to read the State Department of Housing and Community Development's (HCD's) letter, dated October 17, 2022, to Marin County re: Marin County's DRAFT Housing Element.

<https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/bos-pc-102522-hcd-comments/att-1--hcd-comment-letter.pdf?la=en>

HCD's letter confirms that the DRAFT Housing Element Update exceeds HCD's requests.

### **II. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained (E.g. Tam Junction & Manzanita Sites) in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites Inventory.**

We urge you to give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained (E.g. Tam Junction & Manzanita Candidate Housing Element Sites) in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites Inventory. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

### **III. Prevent "By-Right" Approvals, Exemption Of CEQA, And Increased Density On Hazardous And Environmentally Sensitive Sites, including The Tam Junction And Manzanita Sites.**

#### **A. Hazardous or Environmentally Sensitive Candidate Housing Element Sites, including the Tam Junction and Manzanita Candidate Sites, should not be designated for lower income housing**

##### **1. Staff Report re: Recycling Prior Sites**

The March 1, 2022 Staff Report states:

**"Recycling Prior Sites:** Vacant sites identified during two consecutive prior RHNA cycles and non-vacant sites identified during a prior cycle must be described as to why they are currently viable if they have not yet been developed. They must allow "by-right" approvals if they are identified as suitable for lower income housing in the new housing element. By-right approval means that if a project provides at least 20 percent affordable units and requires no subdivision, the project is exempt from review under the California Environmental Quality Act, and only design review based on objective standards may be required."

##### **2. Consequences of Late Adoption of the Housing Element**

ABAG’s article entitled; “**Consequences of Late Adoption of the Housing Element**” states the following:

Link to the article:

<https://abag.ca.gov/tools-resources/digital-library/consequences-late-adoption-housing-elementdocx>

“HCD has also adopted a policy relating to completing rezoning by the due date for the housing element:

- If zoning required to provide adequate sites for lower income housing is adopted after the housing element due date of January 31, 2023, it must provide for “by right” approval.
  - “By right” approval means that a housing project that does not require a subdivision (a rental project) and that contains 20 percent lower income housing is exempt from the California Environmental Quality Act (CEQA). Only design review based on objective standards may be required, but the local ordinance must provide for this (Section 65583.2(i)).”

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It would be extremely dangerous to allow “by right” approvals of development on hazardous and/or environmentally sensitive sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to prevent this from occurring by not designating lower income housing at hazardous and environmentally sensitive sites.

## **B. Housing Overlay Designation**

### **1. Hazardous and environmentally sensitive sites, including the Tam Junction and Manzanita Candidate Housing Sites, should be removed from the Housing Overlay Designation (HOD) Combining District.**

Below is a description of the Housing Overlay Designation (HOD) Combining District, which is an excerpt from the DRAFT Housing Element Update:

#### **"22.14.090 Housing Overlay Designation (HOD) Combining District.**

A. **Purpose.** The HOD combining district allows housing development at a density described in table 2-12 below and offers ministerial review for housing development projects. The combining district is supplemental to the underlying zoning, which remains unchanged. This approach allows compact development and encourages housing on key sites.

B. **Applicability.** This chapter shall apply to housing development projects on all properties identified in table 2-12 below.

C. **Permitted Uses.** Housing development projects are permitted ministerially in an HOD combining district. Other types of projects are subject to the requirements of the land use tables for the underlying zoning district.

D. **Ministerial Review:** The Form Based combining district shall be applied to housing development projects on any HOD site. Housing development projects under the Form Based combining district are subject to a Housing Development Regulatory Compliance Review and must conform with the standards of the Form Based Code as specified in Section 22.14.100.

E. **Location, Density, and Development Standards.** The HOD combining district applies to the sites listed in table 2-12 below, which also specifies the required transect zones that must be applied under the Form Based Code, and the maximum density and number of primary dwelling units for each site. Development projects with a lower density than the density listed in Table 2-12 shall conform to the maximum density outlined in the underlying zoning district, and shall be ineligible for Housing Development Regulatory Compliance Review process listed in Section D above."

-----

The following Tam Junction and Manzanita sites have been added to the Housing Overlay Designation (HOD):

- **Jack Krystal Hotel Parcel Site: 260 Redwood Hwy**
- **Holiday Inn: 160 Shoreline Hwy**
- **Tam Junction State Vacant lot on Shoreline Hwy**
- **Peace Lutheran Church: 205 Tennessee Valley Rd.**

These extremely hazardous and environmentally sensitive sites never should have been included in the DRAFT Housing Element Site Inventory and definitely should not be included in the Housing Overlay Designation, which mandates ministerial review of future development proposals at the sites and preclusion of any future CEQA review.

To allow development on such hazardous and sensitive sites without any environmental review is exceedingly dangerous and unacceptable.

## **2. No need for HOD Sites to be subject to ministerial review**

Moreover, we believe there is no need for Housing Overlay Designation (HOD) sites to be subject to ministerial review, "by right" approval, and preclusion of CEQA review.

Once again, the March 1, 2022 BOS Staff Report states;

**"Recycling Prior Sites:** Vacant sites identified during two consecutive prior RHNA cycles and non-vacant sites identified during a prior cycle must be described as to why they are currently viable if they have not yet been developed. They must allow "by-right" approvals if they are identified as suitable for lower income housing in the new housing element.

Many of the sites listed in the HOD were not identified in prior RHNA cycles. Therefore, they do not need to be subject to ministerial review or given "by right" approvals.

#### **IV. Protect The Ridge And Upland Greenbelt, Baylands Corridor & Other Properties**

The Staff Report, prepared for the Planning Commission's January 5, 2023 meeting, recommended elimination of the requirement to reduce density to the lowest end of the density range for **all** policies throughout the Countywide Plan. The recommendation included eliminating the reduction of density to the lowest end of the density range, even in the Ridge and Upland Greenbelt and Baylands Corridor.

This is unnecessary. **An elimination of the requirement to reduce density only needs to apply to sites listed in the Housing Element Inventory.**

Please protect the Ridge and Upland Greenbelt, the Baylands Corridor, and other properties and continue to reduce density to the lowest end of the density range in these hazardous and environmentally sensitive areas.

#### **V. Uphold The Integrity Of Community Plans**

Once again, the Housing Element and Amendments to the Marin Countywide Plan go too far with regard to Community Plans.

Proposed edits to the Marin Countywide Plan (Policies 1.4-3 and 1.5-3) completely eviscerate vital Community Plans. There is no need to make any sweeping changes to the Community Plans. **Only the parcels identified in the DRAFT Housing Element Inventory need to be addressed, not entire communities.**

We strongly urge you to uphold the integrity, legality, and authority of Community Plans to the fullest extent possible, when considering amendments to the Housing Element, Countywide Plan, and Development Code. Community Plans should be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost.

#### **VI. After Achieving Housing Element Compliance, Pursue The HCD Lawsuit And Support The Our Neighborhood Voices Initiative**

Marin has serious housing affordability issues, which are complex. However, the State's approach to dealing with these housing issues is severely flawed.

After the Marin County Housing Element is certified and found to be in compliance by HCD, we urge you to authorize Marin County to join the HCD lawsuit and support the Our Neighborhood Voices Initiative.

##### **A. Potential HCD Lawsuit**

Our November 12, 2022 letter to you describes in great detail the potential HCD lawsuit. Please authorize Marin County to take legal action against the California Department of Housing and Community Development (HCD) and contact Attorney Pam Lee at the law firm of Aleshire & Wynder LLP.

Attorney Pam Lee's email: [plee@awattorneys.com](mailto:plee@awattorneys.com)  
Attorney Pam Lee's telephone number: (949) 250-5415

Please click [HERE](#) or follow the below link for the "RHNA State Audit and Potential HCD Lawsuit Information Sheet":

<https://catalystscsca.org/wp-content/uploads/pdf/RHNA-Audit-Potential-Lawsuit-Info-Sheet.pdf>

## **B. Support the "Our Neighborhood Voices Initiative"**

The [Our Neighborhood Voices Initiative](#), if successful, will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level and to stop the multitude of legislative laws that seek to override municipal and county control over land-use and development.

Please click [HERE](#) or follow the below link to learn more about the **Our Neighborhood Voices Initiative**.

<https://ourneighborhoodvoices.com/>

## **VIII. Conclusion**

In order to protect public health and safety and preserve the environment to the greatest extent possible, please follow our above recommendations.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**



**From:** [SVNA](#)  
**To:** [BOS](#); [housingelement](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#); [Rodoni, Dennis](#)  
**Cc:** [LINDA LEVEY](#); [CATHERINE LAGARDE](#); [DENNIS BORTOLI](#); [GARY ROBARDS](#); [GINA TUOSTO HAGEN](#); [JOHN DENIGRIS](#); [MARK WALLACE](#); [RODERICK CASTRO](#); [TERRI LEKER](#); [MARY HANLEY](#); "Sharon Rushton"  
**Subject:** The SVNA endorses Sustainable TamAlmonte's letter to BOS re: Community Plans, the DRAFT Housing Element Update, & CWP Amendments  
**Date:** Sunday, January 22, 2023 11:14:16 PM  
**Attachments:** [Sustainable TamAlmonte's letter to BOS re the Housing Element, CWP Amendments, & Community Plans 1-21-23.pdf](#)

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Some people who received this message don't often get email from [svna@santavenetia.org](mailto:svna@santavenetia.org). [Learn why this is important](#)

We, the SVNA Board of Directors and Land Use Committee, would like to add our name as endorsing the attached letter from Sustainable TamAlmonte regarding the Housing Element, Community Plans, etc.

Thank you, The SVNA

cc: SVNA Board of Directors  
SVNA Land Use Committee  
Sharon Rushton

**Santa Venetia Neighborhood Association**  
P.O. Box 4047 · San Rafael · CA · 94913-4047  
phone: 415.499.3411 · fax: 415.795.4680  
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The logo for Sustainable TamalmonTE features the text "SUSTAINABLE TAMALMONTE" in a stylized, green, sans-serif font. The letters are slightly shadowed, giving them a 3D appearance as if they are floating above a dark red rectangular background.

**215 Julia Ave Mill Valley, CA 94941**

January 21, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: Marin County Housing Element Update, Countywide Plan Amendments, and  
Community Plans

Dear Marin County Board of Supervisors,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the DRAFT Marin County Housing Element Update, Countywide Plan, and Development Code.

Community Plans should always be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost. Please re-read our attached letter, dated December 8, 2022, for an understanding of the tremendous importance of the Tamalpais Area Community Plan. This should serve as an illustration of the significant value of all Community Plans throughout Marin.

At a recent Planning Commission meeting regarding the Marin Countywide Plan Amendments associated with the DRAFT Housing Element Update, a very clear consensus was reached that Community Plans should be preserved to the fullest extent possible. However, proposed edits to Policies 1.4-3 and 1.5-3 of the Marin Countywide Plan continue to completely eviscerate these vital Community Plans.

There is no need to make any sweeping changes to Community Plans. **Only the parcels identified in the DRAFT Housing Element Inventory need to be addressed, not entire communities.**

Staff proposes to include the following language in Policy 1.4-3, which is entitled “How to Read the Countywide Plan” as well as in Policy 1.5-3, which is entitled “Land Use Categories”:

***“No provision of the Countywide Plan, including its community plans, may be applied by the County in a manner that conflicts with State law, or the policies and programs contained in the Housing Element and/or the ordinances implementing those policies.”***

These proposed edits must be discarded. Please maintain the following language in the Countywide Plan:

**'Where there are differences in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail.' "**

We strongly urge you to follow our above recommendations so that the legality and authority of Community Plans are preserved to the fullest extent possible.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

Enclosure

The logo for Sustainable Tamalpais, featuring the words "SUSTAINABLE TAMALPAIS" in a stylized, green, serif font against a dark red rectangular background.

# SUSTAINABLE TAMALPAIS

**215 Julia Ave Mill Valley, CA 94941**

December 8, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)

Re: Housing Element, Housing Related Countywide Plan Amendments, and Housing Element Related Rezonings

Dear Marin County Board of Supervisors and Planning Commission,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the Countywide Plan, Housing Element, and Development Code. Community Plans should be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost.

## **The Tamalpais Area Community Plan**

The original Tamalpais Area Community Plan was meticulously studied and drafted by local residents over a period of six years. The Marin County Planning Department, and consulting firm of EDAW, Inc., and John Roberto Associates provided valuable professional staff and administration support in the community planning effort. Through the years, other groups of local residents have worked diligently to periodically update the plan. During the last update, community leaders devoted 5 years to complete the revisions.

The Tamalpais Planning Area is comprised of four major residential neighborhoods and six commercial areas. The Tamalpais Area Community Plan is an extremely valued document that states community goals, objectives, policies and implementation programs relative to the current and foreseeable future conservation and development issues facing the community.

**Excerpts from the Tamalpais Area Community Plan:**

“The goals of the Community Plan are to maintain the semi-rural character of the community as defined by its small town residential and commercial nature. In addition, the quality of the natural environment shall be maintained.” “The guiding philosophy of the Community Plan places a strong emphasis on protecting public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials.”

**Proposed Amendments to the Countywide Plan**

The most concerning language of the proposed Countywide Plan Amendments is regarding Policy 1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, **the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations.**”

This problem is also found in the following proposed language, which adds; “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

We urge you to reject the above proposed changes and uphold the integrity of Community Plans when considering proposed amendments.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

**From:** [Sharon Rushton](#)  
**To:** [Sackett, Mary](#); [Rodoni, Dennis](#); [Rice, Katie](#); [Lucan, Eric](#); [Moulton-Peters, Stephanie](#); [Lai, Thomas](#); [sjones@marincounty.org](mailto:sjones@marincounty.org); [housingelement](#)  
**Cc:** [Albert, Tanya](#); [Weber, Leslie](#); [Goncalves, Gustavo](#); [Reinhard, Julia](#); [Martinez, Crystal](#); [Vernon, Nancy](#); [Kutter, Rhonda](#); [Barreto, Fernando](#); [BOS](#); [Imbimbo, Jennifer](#)  
**Subject:** Sustainable TamAlmonte's letter to BOS dated February 24, 2022 re: Merits of Tam Valley, Almonte, & Manzanita Candidate Housing Element Sites  
**Date:** Thursday, January 19, 2023 10:59:11 AM  
**Attachments:** [Cqh9mqTGX4TxT1wk.png](#)  
[00niuTzIU5JO1b42.png](#)  
[Sustainable TamAlmonte letter to BOS & PC re- Candidate Housing Sites in Tam Valley, Almonte, & Manzanita 2-24-22.pdf](#)

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**\*Please confirm receipt of this email and attached letter**

Dear Marin County Board of Supervisors,

Please re-read our attached letter, dated February 24, 2022, to you regarding the **Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites Inventory.**

Per our February 24th letter:

“Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the referenced Tam Junction & Manzanita Candidate Housing Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the greatest number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan’s EIR and the 2012 Housing Element’s SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts. The extraordinarily high number of these hazards and adverse impacts magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the Tam Valley, Almonte, & Manzanita Housing Sites from the 2023-2031 Housing Element DRAFT Candidate Housing Site inventory.”

For a quick overview of the unique natural features, hazards and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth, please view the below table entitled; “**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites.**”

In addition, please scroll further down to see a BCDC map, which shows that all the sites, except the Peace Lutheran Church site, will be under water with sea level rise.

Our attached February 24th letter provides much more detailed information about each of these sites.

**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**

Tam Junction & Manzanita DRAFT Candidate Housing Sites						
E N V I R O N M E N T A L  C O N S T R A I N T S		204 Flamingo Rd Chevron Tam Junction	160 Shoreline Hwy Holiday Express Manzanita	217 Shoreline Hwy Armstrong Tam Junction	260 Redwood Hwy-Near Sea Plane Manzanita	223 Shoreline Hwy-Near Walgreens Tam Junction
	Traffic Congestion (LOS "F")	✓	✓	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓	✓	✓
	Sea Level Rise	✓	✓	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud Displacement	✓	✓	✓	✓	✓
	Toxic Air & Noise Pollution from Hwy 101		✓		✓	
	Toxic Air & Noise Pollution from Hwy 1	✓	✓	✓	✓	✓
	Cancer Causing TACs from Generators	✓		✓		✓
	Probable Contaminated Groundwater, Soil & Vapors from Hazardous Materials at Gas Stations	✓	✓			✓
	Probable Endangered Species		✓	✓	✓	



One meter sea level rise at Richardson Bay ■ San Francisco Bay ■



Source: BCDC

Thank you in advance for your conscientious consideration.

Very truly yours,

Sharon Rushton

**Sharon Rushton**

President | [Sustainable TamAlmonte](#)



Banner



[sharonr@tamalmonite.org](mailto:sharonr@tamalmonite.org)  
**tamalmonite.org**



**215 Julia Ave  
Mill Valley, CA 94941**

February 24, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
housingelement@marincounty.org

Re: Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List:

- **160 Shoreline Hwy (72 units) – Holiday Inn Express, Almonte/Manzanita**
- **260 Redwood Hwy Frontage Rd. (36 units) – Near Seaplane Adventures, Manzanita**
- **205 Tennessee Valley Road (20 units) – Church, Tam Valley**
- **217 Shoreline Hwy (21 units) – Armstrong Nursery, Tam Junction**
- **223 Shoreline Hwy (24 units) – Near Walgreens, Tam Junction**
- **375 Shoreline Hwy (8 units) – Near 7-Eleven, Tam Valley**
- **204 Flamingo Rd. (20 units) – Old Chevron Station, Tam Junction**
- **Unknown 049-231-09 Marin Dr. (3 units)**
- **Unknown 052-041-27 Shoreline Hwy (12 Units)**

Dear Marin County Board of Supervisors and Planning Commission,

**Introduction**

Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List.

Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Tam Junction & Manzanita Candidate Housing Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the greatest number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing

dangerous conditions and add new significant adverse environmental impacts. The extraordinarily high number of these hazards and adverse impacts magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the Tam Valley, Almonte, & Manzanita Housing Sites from the 2023-2031 Housing Element DRAFT Candidate Housing Site inventory.

Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table entitled; “**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**”.

**I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:**



**Traffic on Shoreline Hwy/ Hwy 1**

The roads leading to the aforementioned Candidate Housing Sites are drowning in traffic congestion. The level of service (LOS “F”) on Highway 1 is unacceptable and unavoidable, as demonstrated in both the Marin Countywide Plan’s Environmental Impact Report (EIR) and the 2012 Housing Element’s Supplemental Environmental Impact Report (SEIR).

In addition to the Unincorporated Districts governed by the Tamalpais Area Community Plan, the City of Mill Valley, Stinson Beach, Muir Beach and Bolinas also use Hwy 1 as their regular commuter route to get to Hwy 101. Over a million tourists a year use Hwy 1 to access Muir Woods and other recreational destinations. As the jurisdictions grow and tourism increases, the additional commuters will further intensify the Tam Junction & Manzanita traffic.

The public transit service is inadequate to serve current local residents, let alone additional future residents. The assumption that low-income people will not drive, especially in a poor

service area, creates a flawed analysis which underestimates the additional traffic impacts that additional development in these areas will cause.

Tam Junction's & Manzanita's unavoidable high traffic volume and the unacceptable LOS present a danger to the current residents. This is especially true during times of emergency egress and ingress. Subsequent residential development at the proposed Tam Valley, Almonte, & Manzanita Housing Sites, would only exacerbate this situation by adding more automobile and pedestrian traffic to the already dangerous area, creating an even greater danger to the current and future residents.

## II. Flooding, 100 Year Floodplain, Impending Sea Level Rise



**Flooding at Manzanita**

All the lowland Tam Junction and Manzanita Sites are within the 100 Year Floodplain. Flooding is excessive in the Tam Junction/Manzanita area and continues to occur with the tides even in August with no rain. Sea level rise caused by global climate change, which will cause rises in tide elevations of San Francisco and San Pablo Bays, will further increase the risk of flooding in Tam Valley/Almonte/Manzanita and ultimately permanently cover the low-lying areas with water.

According to the San Francisco Bay Conservation and Development Commission (BCDC) and the Pacific Institute map, the Candidate Housing Sites in the Tam Valley, Almonte, and Manzanita commercial lowlands, which are proposed for development or redevelopment, will all be under water within 100 years or sooner due to global climate change. (**\*\*Please see the attached BCDC map.**)

Because the sea and Bay levels are fundamental in determining whether an area is in the 100-year floodplain, areas that are not currently in the floodplain will likely become part of that floodplain very soon. Moreover, development, including increased density of housing, would cause increased soil compaction, which would in turn further increase the risk of flooding in Tam Valley/Almonte/Manzanita.

Placing housing within a 100-year floodplain and in areas subject to sea level rise is dangerous, results in significant impacts to the environment and should be prohibited.

### **III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement**

The Marin Countywide Plan's EIR states, and the 2012 Housing Element FSEIR confirms, that implementation of the CWP and the 2012 DRAFT Housing Element would have significant unavoidable project and cumulative impacts [Impact 4.7-2 (Seismic Ground Shaking) & Impact 4.7-3 (Seismic Related Ground Failure)] to persons living in new or redeveloped buildings due to risk of injury or death from severe seismic activity such as a major earthquake. The CWP's EIR and the Housing Element FSEIR then describe the areas in which the danger is greatest, which include Tamalpais Valley, Almonte, & Manzanita and more specifically, the referenced Candidate Housing Sites. The CWP's hazard maps confirm this finding.

The proposed lowland Tam Junction & Manzanita Housing Sites sit on deep bay mud and landfill and are in a high seismic activity zone with very high liquefaction potential. During even moderate seismic activity, the filled land is susceptible to liquefaction, subsidence and mud displacement. Placing housing on these seismically active sites would put the residents at risk of injury or death.

Selecting Housing Sites that are seismically unsafe, such as those in Tam Junction & Manzanita, is in direct conflict with CWP Policy EH-2.1 - that seeks to avoid development in seismically hazardous areas. Moreover, there can be no benefit that would result from developing residences at these sites that would override the impact of severe injury or loss of life from building on ground known to be unstable in even a moderate seismic event.

The lowland Tam Junction & Manzanita Candidate Housing Sites should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are underlain with bedrock and that thus do not present a significant impact due to seismic activity.

### **IV. Air Quality & Noise:**

#### Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways:

160 Shoreline Hwy (Holiday Express in Manzanita) & 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) sit very close to Hwy 101 and all the Tam Junction sites sit along highly congested Hwy 1 with an unacceptable LOS of "F".

It is well documented, in a multitude of major studies (E.g., The California Department of Public Health Studies by Janice Kim MD, MPH; the UCSC study by Gauderman et al.), that residents living in proximity to major roads and freeways are at much greater risk of developing serious illness (lung impairment, cardiac disease, cancer, and premature miscarriage) due to the cumulative effects of air and noise pollution.

The above referenced sites were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. The 2012 Housing Element's SEIR states; "Residential development that could occur under the 2012 Draft Housing Element would have the potential to result in new or substantially more severe impacts due to exposures to toxic air contaminants (TACs) along highways and heavily traveled roads."

## Comments by Technical Expert Geoffrey Hornek

### **Link to comment letter by Environmental Air Quality and Acoustical Expert Geoffrey Hornek on the air quality analysis done for the 2012 Draft SEIR for the 2007 to 2014 Draft Marin County Housing Element (2-19-13):**

[http://www.tamalmonte.org/letters/Air\\_Pollution\\_Expert\\_Hornek's\\_Comments\\_re\\_Housing\\_Element\\_Draft\\_SEIR.pdf](http://www.tamalmonte.org/letters/Air_Pollution_Expert_Hornek's_Comments_re_Housing_Element_Draft_SEIR.pdf)

Below is information from Air Quality Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR and FSEIR. The above referenced 2023-2031 Housing Element DRAFT Candidate Housing Sites in Tam Junction and Manzanita were either listed before in the 2012 Housing Element Housing Site Inventory or else sit very close to sites that were listed in the 2012 Housing Element Housing Site Inventory. Therefore, Expert Hornek's findings are still very pertinent.

#### Sites identified in the 2012 DRAFT Marin County Housing Element's Available Land Inventory:

- Site #4: Old Chevron Station, 204 Flamingo Rd, Tam Junction
- Site #9: Manzanita Mixed Use, 150 Shoreline Hwy, Tam Junction
- Site #14: Armstrong Nursery, 217 & 221 Shoreline Ave., Tam Junction
- Site #18: Around Manzanita (150 Shoreline Ave.), Tam Junction
- Site #19: Tam Junction Retail, 237 Shoreline Ave. etc., Tam Junction

According to Technical Expert Geoffrey Hornek's comment letters on the air quality analysis done for the 2012 Housing Element's DSEIR<sup>1</sup> and FSEIR<sup>2</sup>, all of the Tam Junction Sites are located within the zone of influence of a number of strong roadway (within 1000 feet of Hwy 1 and/or Hwy 101) and stationary TAC sources (Sausalito Marin City Sanitary District Generator and County of Marin, Crest Marin Pump Station Generator) as identified in the BAAQMD's listings. As a result, all of the proposed Tam Junction sites are subject to a cancer risk greater than 10.

For a less-than-significant project-level TAC impact, a cancer risk should be less than 10 chances of cancer death from a lifetime exposure at the specified TAC concentration, a non-cancer hazard index should be less than 1.0, and an annual PM2.5 concentration should be less than 0.3 micrograms per cubic meter.

With respect to specific shortcomings in the Final SEIR, Mr. Hornek states that, in the absence of specific site plans for housing projects, the County's analysis of TAC emissions impacts fails to reflect a "worst-case scenario," as required by CEQA.

Mr. Hornek also states that the Final SEIR fails to adequately disclose and analyze the Project's impacts from TAC emissions because it fails to consider the additive effects of all sources of TAC emissions for each of the Tam Junction sites. For example, the County of Marin Crest Marin Pump Station Generator is a significant source of TACs and poses a distance-adjusted

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<sup>1</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Draft Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, February 19, 2013.

<sup>2</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Final Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, May 17, 2013.

risk of 3.16. The distance-adjusted risk from the Crest Marin Generator (3.16), when added to the risk from Highway 1 (9.7) results in a project-level risk over 10 for Sites #4, #14 and #19.

The additive effects of all sources of TAC emissions for each of the Tamalpais Junction sites should be considered for the project-level 10-in-a-million risk criterion. When a sensitive receptor is exposed to TAC emissions that results in a cancer risk greater than 10, regardless of the number of sources of emissions, the result is a significant adverse project-level air quality impact that must be mitigated. Therefore, since all the Tam Junction Sites are subject to a cancer risk greater than 10, the Marin County Housing Element results in significant impacts from TAC emissions for all the Tam Junction Sites.

The mitigations sited in the CWP's EIR and the Housing Element's FSEIR fall short of protecting future residents from the above mentioned TACs. According to Geoffrey Hornek; "The DSEIR states that potentially significant impacts related to TACs could occur on certain housing sites identified by the DSEIR screening analysis, but concludes that additional site-specific health risk assessments conducted at these sites, once specific development plans are finalized, would propose site-specific mitigations that would reduce TAC impact to a less-than-significant level (DSEIR, p. 81). While additional site-specific analyses for the Tamalpais Junction sites would be essential for specific residential development plans proposed for any of the sites in the future, it is not clear that any proposed mitigations identified by such studies would be able to guarantee that TAC impacts would be reduced to a less-than-significant level for all possible exposure circumstances.

The best solution for sites that have high TAC exposures would be to situate the proposed housing units on each site so that they are outside the zones of influence of all proximate roadway and stationary sources. But this is not feasible for any the Tamalpais Valley sites; all are relatively small and the entire sites are located within the zones of influence of significant TAC sources. The only possible mitigation measure for the Tamalpais Junction sites would be to fit the proposed residential buildings with air filtration systems to reduce indoor risk to acceptable levels. The problem with this is that there would be no assurance that these systems would be maintained sufficiently to assure acceptable long-term exposures to the future residents (i.e., commonly assumed to be 30-70 years for the purposes of residential health risk assessment). Moreover, indoor air filtration fails to address outdoor exposures to TACs. Children playing outside, or residents gardening, would have no protection from the high levels of TACs, which would pose cancer and other chronic and acute risks that would be additive to the risk imposed by their indoor exposure."<sup>3</sup>

Technical Expert Geoffrey Hornek concludes; "The DSEIR screening risk assessment of toxic air contaminant (TAC) exposure for future residents of the five housing sites proposed for Tamalpais Junction is inadequate. Further, there is no evidence that future, in-depth health risk assessments could assure that TAC exposure would meet BAAQMD standards. Therefore, the County should remove the five Tamalpais Junction sites (4, 9, 14, 18 and 19) from the MCHC list and focus future residential planning on sites that clearly meet BAAQMD screening criteria with a health margin of safety."<sup>4</sup>

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<sup>3</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Draft Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, February 19, 2013.

<sup>4</sup> Letter from Geoffrey Hornek to Rachael Koss re: Comments on Draft Supplemental Environmental Impact Report for the 2012 Draft Marin Housing Element, February 19, 2013.

In addition, after careful review of various studies, the Health Council Of Marin recommended to the Board of Supervisors that housing should be located at least 500 feet from major roads and freeways. Since the Tam Junction Affordable Housing Opportunity Sites are located within 500 feet of Highway 101, Highway 1 and/or Shoreline Highway, they should be removed from the Candidate Housing Site Inventory. Other Housing Sites should be selected that are more than 500 feet away from a major roadway.

#### **V. Hazardous Materials:**

According to the 2012 Housing Element SEIR (pg.148), the State Water Resources Control Board (SWRCB) data management system (Geotracker) was accessed to evaluate the potential for the proposed housing sites to be situated on or within a zone of contaminated soil or groundwater. As Indicated in Exhibits 3.0-13 and 3.0-14, 204 Flamingo Rd. (Old Chevron Station, Tam Junction) and 223 Shoreline Hwy (Near Walgreens, Tam Junction) may be affected by impacted soil or groundwater based on a review of that database.

204 Flamingo Rd. (The Old Chevron Station, Tam Junction) was issued a No Further Action (NFA) letter from the Water Board. However, the issuance was predicated on the continued use of commercial or industrial purposes and NOT conversion to residential land use. Residual hydrocarbons are likely in the soil. Conversion to residential land use could result in the Water Board requesting additional site assessment and/ or remediation. (2012 Housing Element's SEIR pg. 150)

The shallow groundwater at 223 Shoreline Hwy (Near Walgreens, Tam Junction) is probably impacted from the nearby gas station. A past case regarding this is closed, but remnant volatile organic compounds could pose a potential vapor intrusion risk for residential use. Again, conversion to residential land use could result in the Water Board requesting additional site assessment and/or remediation. (2012 Housing Element's SEIR pg. 155)

In addition, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) is located near where a Texaco station used to be situated. We suspect that this site also has historical releases of hazardous materials. Furthermore, if the old Texaco site received an approved remediation, like the Chevron site, it was likely based on the continued use of commercial purposes and NOT conversion to residential land use and additional site assessment and remediation would be required.

In conclusion, due to probable contaminated soil or groundwater, 204 Flamingo Rd. (Old Chevron Station, Tam Junction), 223 Shoreline Hwy (Near Walgreens, Tam Junction), and 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) would most likely need additional site assessment and remediation to make them suitable for residential use, which would greatly increase the cost of development at the sites and make them inappropriate for affordable housing.

For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann on the 2012 Draft SEIR and 2007 to 2014 Draft Marin County Housing Element (2-18-13):



## **VI. Endangered Special Status Species:**

217 Shoreline Hwy (Armstrong Nursery, Tam Junction) sits alongside Coyote Creek, which is inhabited by the California Clapper Rail and the Salt Marsh Harvest Mouse, both of which are endangered species. 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) butt up against marshland, which is also likely to be inhabited by these endangered species. Development and increased human impact on these sites may reduce the essential habitat of these species or reduce the number of these species.

## **VII. Insufficient Services & Public Transit:**

Tam Junction's insufficient services (lack of bank, clothing stores, medical facilities, etc.), coupled with inadequate public transit, cause residents to drive outside the area to obtain their daily needs. The future residents of housing located at the Tam Junction and Manzanita DRAFT Candidate Housing Sites would need to do the same. This increase in the number of residents driving outside the area would increase greenhouse gas emissions and toxic air pollutants.

## **VIII. Historic Wetlands and Baylands Corridor:**

"Goal Bio-5 Baylands Conservation" in the 2007 Marin Countywide Plan mandates analysis and mapping of historic wetlands in Richardson Bay and the Bothin Marsh area (including all parcels East of Shoreline Hwy) to determine if the parcels should be included in the Baylands Corridor.

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are already in the Baylands Corridor.

The purpose of the Baylands Corridor is to give greater protections to wetland, including reducing development. Therefore, 160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. are inappropriate for the high-density development that affordable housing developers typically pursue.

## **IX. Historic Marshland That Could Be Restored:**

160 Shoreline Hwy (Holiday Inn Express, Almonte/Manzanita) and 260 Redwood Hwy Frontage Rd. (Near Seaplane Adventures, Manzanita) are historic marshland. Restoration of these sites, as well as all lands East of Shoreline Highway, back to the marsh has been advocated by Tam Valley and Almonte residents for decades. Such restored wetlands would not only provide critical habitat but would also serve to protect residents from the surge of increased flooding and future sea level rise.

Were increased development allowed on these sites, any chance of restoring them back to marshland would be significantly impaired. Land values would increase, making it more difficult to fund the purchase of the land for restoration. Also, development may cause irreversible impacts to the marsh and preclude its restoration.

Better yet, 160 Shoreline Hwy and 260 Redwood Hwy. should be removed from the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Other Housing Sites should be selected that are not located on former marshland and therefore do not have the chance of being restored back to marshland.

**X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities:**

The projected high-density development on the Tam Junction and Manzanita Sites is incompatible with existing development in the commercial areas and in the adjacent neighborhoods based on scale and appearance, FAR, height and setbacks. Urban development and overdevelopment by private developers has consistently been considered both inappropriate and unsustainable and has therefore been opposed by the community for decades.

**Conclusion:**

The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic.

Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards.

The best course of action would be for the County to revise the 2023-2031 Housing Element DRAFT Candidate Housing Sites List to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. The County should return with a 2023-2031 Housing Element DRAFT Candidate Housing Sites List that does NOT include Tam Junction and Manzanita sites and thus, does not sacrifice the environment or the health and safety of its current and future residents.

Such action would be consistent with the Board of Supervisors' sensible decisions to: 1) vote for the "Resolution of the Marin County Board of Supervisors Modification to the Priority Development Area", which removed Tam Valley, Almonte and Manzanita from the Hwy 101 Corridor Priority Development Area of Plan Bay Area; and 2) vote to remove all proposed Tam Junction and Manzanita Sites from the 2015-2023 Housing Element Housing Site inventory.

Very truly yours,

/s/

Sharon Rushton, President

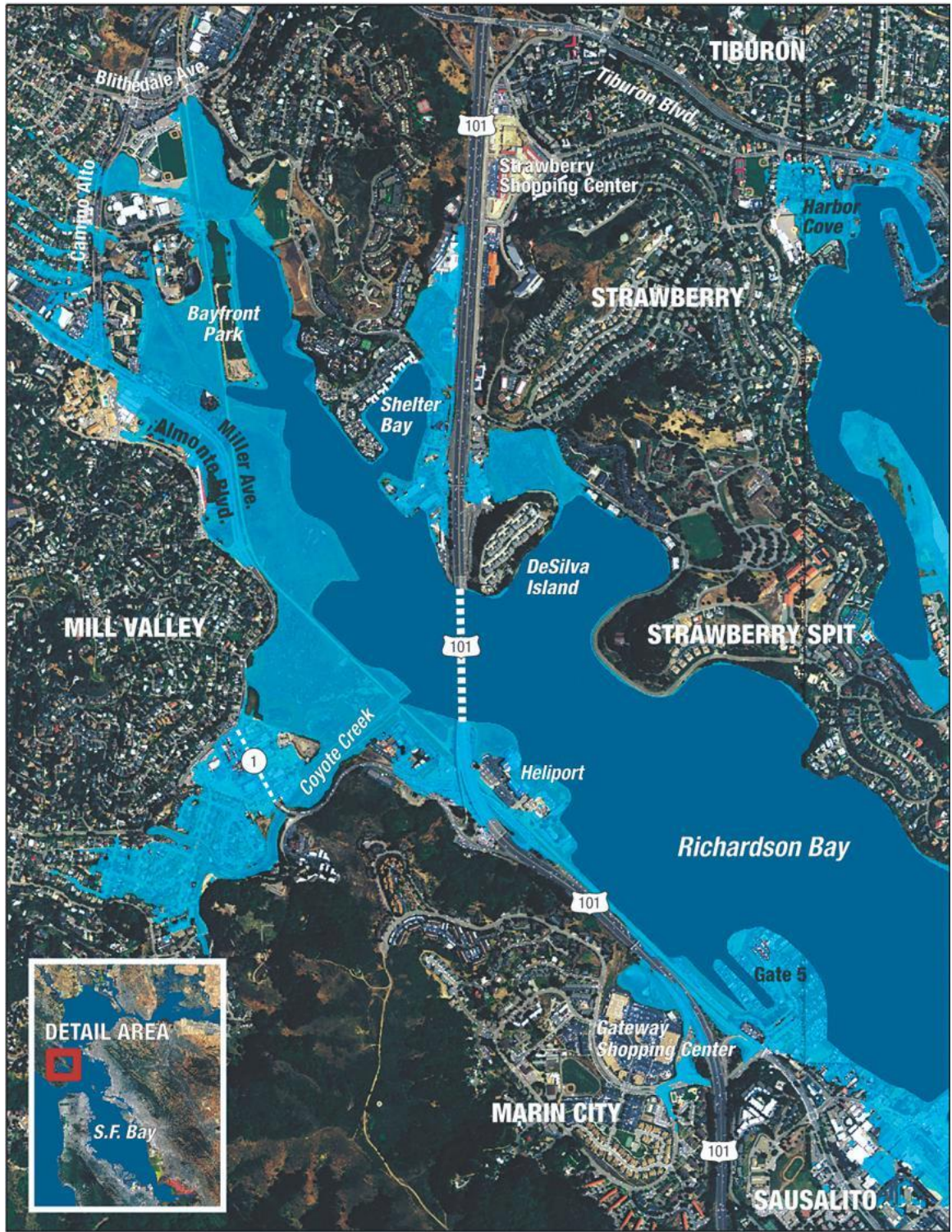
**Sustainable TamAlmonte**

Enclosures

**Table A: Environmental Constraints & Hazards at the Tam Junction & Manzanita DRAFT Candidate Housing Sites**

<b>Tam Junction &amp; Manzanita DRAFT Candidate Housing Sites</b>						
		204 Flamingo Rd Chevron Tam Junction	160 Shoreline Hwy Holiday Express Manzanita	217 Shoreline Hwy Armstrong Tam Junction	260 Redwood Hwy-Near Sea Plane Manzanita	223 Shoreline Hwy-Near Walgreens Tam Junction
<b>E N V I R O N M E N T A L  C O N S T R A I N T S</b>	Traffic Congestion (LOS "F")	✓	✓	✓	✓	✓
	Flooding, 100 Year Floodplain	✓	✓	✓	✓	✓
	Sea Level Rise	✓	✓	✓	✓	✓
	High Seismic Activity with High Liquefaction, Subsidence, & Mud Displacement	✓	✓	✓	✓	✓
	Toxic Air & Noise Pollution from Hwy 101		✓		✓	
	Toxic Air & Noise Pollution from Hwy 1	✓	✓	✓	✓	✓
	Cancer Causing TACs from Generators	✓		✓		✓
	Probable Contaminated Groundwater, Soil & Vapors from Hazardous Materials at Gas Stations	✓	✓			✓
	Probable Endangered Species		✓	✓	✓	

# One meter sea level rise at Richardson Bay ■ San Francisco Bay ■



Source: BCDC

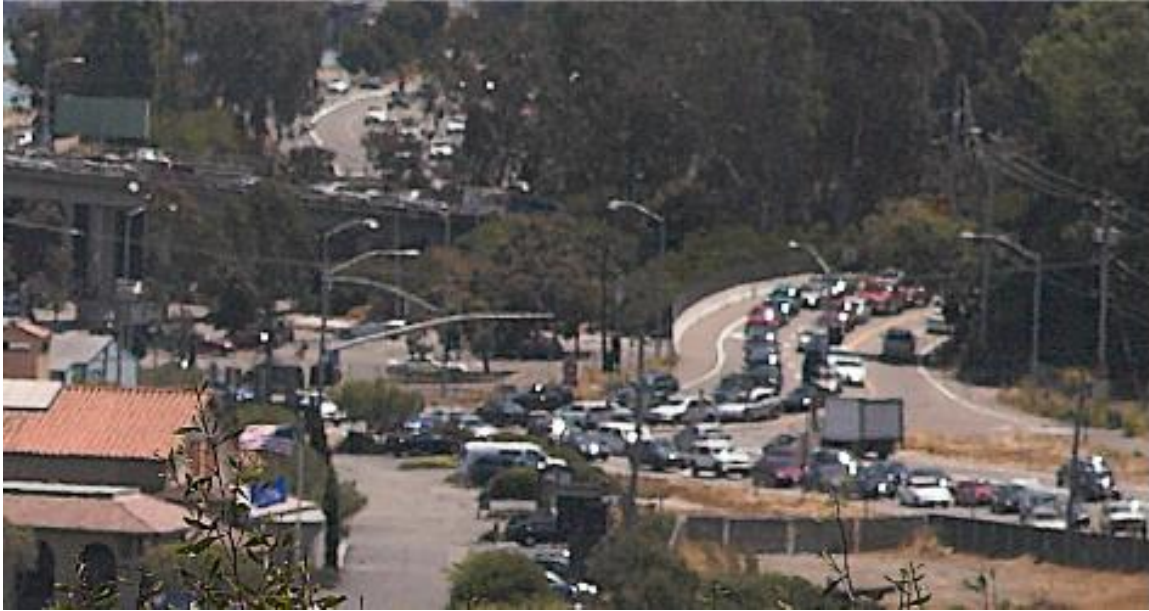




**Flooding at Manzanita**



**Flooding at Manzanita**



**Traffic at the Hwy 1/ Stinson Beach Exit off Hwy 101 (Traffic is backed up across the entire span of the Richardson Bay Bridge)**



**Traffic on Shoreline Hwy / Hwy 1**



**215 Julia Ave  
Mill Valley, CA 94941**

January 18, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
[bos@marincounty.org](mailto:bos@marincounty.org)

Dear Marin County Board of Supervisors

Please read the article published by the UCLA Lewis Center for Regional Policy Studies entitled; "**A Primer on California's "Builder's Remedy" for Housing-Element Noncompliance**":

<https://www.lewis.ucla.edu/research/a-primer-on-californias-builders-remedy-for-housing-element-noncompliance/>

Excerpt:

**A Primer on California's "Builder's Remedy" for Housing-Element Noncompliance**

**By Christopher S. Elmendorf**

**April 2022**

"Since 1990, California's Housing Accountability Act (HAA) has provided a so-called builder's remedy that allows developers of affordable housing projects to bypass the zoning code and general plan of cities that are out of compliance with the Housing Element Law. Commentators originally expected this remedy to be very powerful and today it absolutely should be. The Legislature in recent years has greatly strengthened the Housing Element Law. Many high-price cities submitted woefully inadequate housing plans for the current planning period. The Department of Housing and Community Development found most of these plans to be noncompliant. **Yet**

**developers aren't submitting builder's remedy projects, even in places where a 20% low-income project would "pencil." Why not? The most probable answer is that the HAA builder's remedy is so poorly drafted and confusing that developers of ordinary prudence haven't been willing to chance it."**

Therefore, if the Builder's Remedy has not been significantly amended since April 2022, then it would still be poorly drafted and not the threat that has been publicized.

Please ask County Counsel if the Builder's Remedy has been substantially amended since April 2022.

This information, and other information that we will soon share with you, leads us to recommend that you take the time needed to get the Housing Element Update right.

Thank you in advance for your conscientious consideration.

Very truly yours,

*/s/*

Sharon Rushton, President  
**Sustainable TamAlmonte**



**From:** [Sharon Rushton](#)  
**To:** [BOS](#); [Sackett, Mary](#); [Lucan, Eric](#); [Moulton-Peters, Stephanie](#); [Rice, Katie](#); [housingelement](#); [Rodoni, Dennis](#)  
**Cc:** [Gounard, Doreen](#); [Imbimbo, Jennifer](#); [Goncalves, Gustavo](#); [Albert, Tanya](#); [Martinez, Crystal](#); [Vernon, Nancy](#); [Kutter, Rhonda](#); [Barreto, Fernando](#); [Weber, Leslie](#); [Reinhard, Julia](#)  
**Subject:** Sustainable TamAlmonte's letter to BOS re: "Housing Element Compliance" vs "Meeting RHNA Numbers", SB-35, & HE Update Goals 1-19-23  
**Date:** Thursday, January 19, 2023 6:01:30 PM  
**Attachments:** [Sustainable TamAlmonte letter to BOS re Housing Element Compliance vs Meeting RHNA numbers & SB-35 1-19-23.pdf](#)

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**\*\*Please confirm receipt of this email and attached letter**

Dear Marin County Board of Supervisors,

Attached is a letter, dated January 19, 2023, from Sustainable TamAlmonte to you regarding "Housing Element Compliance" versus "Meeting RHNA Numbers", SB-35 and the Goals of the Housing Element Update.

Thank you in advance for your conscientious consideration.

Very truly yours,

Sharon Rushton

--



**Sharon Rushton**

President | [Sustainable TamAlmonte](#)

---

[sharonr@tamalmonite.org](mailto:sharonr@tamalmonite.org)

[tamalmonite.org](http://tamalmonite.org)



**215 Julia Ave  
Mill Valley, CA 94941**

January 19, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
bos@marincounty.org

Re: Housing Element Compliance versus Meeting RHNA numbers, SB-35 and the Goals of the Housing Element Update

Dear Marin County Board of Supervisors,

We have the following comments regarding the difference between Housing Element compliance and meeting RHNA numbers, Senate Bill 35, and the Goals of the Housing Element Update.

**I. Information From Marin County Staff About “Housing Element Compliance” Versus “Meeting the RHNA Numbers” and SB-35**

We recently received the following information from Marin County Staff:

*“Once you have a compliant Housing Element it stays compliant. However, we also need to provide annual reporting on actual housing built. For any income category for which we’re not meeting the goals, projects can go forward under SB35 and have ministerial review etc as long as they meet General Plan and zoning. This would apply whether the site is on the Housing Element site inventory or not. In the current cycle we met our goals for above-moderate income housing but not for lower income housing, so SB 35 can only currently be applied to affordable housing projects. But of course we have much larger numbers to meet in every income category in this cycle and it’s more likely that a broader range of projects could be proposed under SB 35 – but note that SB 35 does have certain labor provisions and other limitations so it’s not necessarily going to be invoked in all circumstances.”*

## II. Marin IJ Article Entitled; “Marin City Housing Complex Gets Fast Track Approval”



***Rendering of 74 unit apartment complex, with only 24 onsite parking spaces, in Marin City where the Village Baptist Church once stood. The complex was streamlined and approved because of SB-35.***

Here is the link to a relevant Marin IJ article entitled "Marin City Housing Complex gets fast track approval":

<https://www.marinij.com/2020/12/05/marin-city-housing-complex-gets-fast-track-approval/>

## III. Senate Rules Committee Analysis of SB-35

Link to the Senate Rules Committee Analysis of SB-35:

[file:///Users/sharonrushton/Downloads/201720180SB35\\_Senate%20Floor%20Analyses%20\(4\).pdf](file:///Users/sharonrushton/Downloads/201720180SB35_Senate%20Floor%20Analyses%20(4).pdf)

### A. Overview of SB-35

The Senate Rules Committee Analysis of SB-35 states; "*DIGEST: This bill creates a streamlined, ministerial approval process for infill developments **in localities that have failed to meet their regional housing needs assessment (RHNA) numbers.***"

## **B. Limitations of SB-35**

### **Excerpt from Senate Rules Committee Analysis of SB-35:**

*“c) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law, is consistent with objective zoning standards and objective design review standards in effect at the time that the development is submitted to the local government.*

*d) The development is not located on a site that is any of the following:*

- i) A coastal zone;*
- ii) Either prime farmland or farmland of statewide importance or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction;*
- iii) Wetlands;*
- iv) Within a very high fire hazard severity zone or within a high or very high fire hazard severity zone;*
- v) A hazardous waste site, unless otherwise specified;*
- vi) Within a delineated earthquake fault zone, unless otherwise specified;*
- vii) Within a flood plain, unless otherwise specified;*
- viii) Within a floodway, unless otherwise specified;*
- ix) Lands identified for conservation in an adopted natural community conservation plan;*
- x) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies;*
- xi) Lands under conservation easement.”*

## **IV. Findings and Recommendation**

### **A. A “Compliant Housing Element” Is distinct from “Meeting RHNA Numbers”:**

Per the above information, having a "**compliant Housing Element**" is separate and distinct from "**meeting the Regional Housing Needs Assessment (RHNA) numbers**", which means the number of housing units, expressed in the RHNA, are actually built.

### **B. Marin County will not meet its RHNA numbers and SB-35 will take effect:**

If the County couldn't meet its RHNA numbers last cycle, which totaled 185 housing units, then it surely will not meet its RHNA numbers this cycle, which total 3,569 units.

Therefore, within a year or so after the County's 6<sup>th</sup> Cycle Housing Element is approved and compliant, when annual reporting on actual housing built occurs, SB-35 will kick in anyway because not enough units will be built.

Yet, SB-35 may not be invoked that often because of how the law is limited. And even with SB-35, a developer still needs to abide by the County's General Plan and Zoning.

**C. Potential reason why the DRAFT Marin County Housing Element is too robust:**

Potentially, one of the reasons why the Housing Element programs, and proposed amendments to the Countywide Plan and Development Code go beyond what is needed to achieve a compliant housing element, is because Staff has been trying to not only achieve a "compliant Housing Element", but also "meet the RHNA numbers". However, the second task (meeting the RHNA numbers) is impossible to accomplish.

**D. Recommendation:**

Due to the above information, we recommend that you concentrate on achieving a compliant Housing Element and take time to get it right, but do not put effort into ensuring that the RHNA housing units will be built.

By doing this, you can thread the needle and craft a Housing Element Update that makes the least number of changes possible to the current Marin Countywide Plan and Development Code. This will lessen the potential adverse impacts and harm caused by development and land use allowed by the Housing Element.

Thank you in advance for your conscientious consideration.

Very truly yours,

*/s/*

Sharon Rushton, President  
**Sustainable TamAlmonte**

**From:** [Sharon Rushton](#)  
**To:** [BOS](#); [Sackett, Mary](#); [Lucan, Eric](#); [Moulton-Peters, Stephanie](#); [Rice, Katie](#); [housingelement](#); [Rodoni, Dennis](#); [Lai, Thomas](#); [Tejirian, Jeremy](#)  
**Cc:** [Gounard, Doreen](#); [Imbimbo, Jennifer](#); [Goncalves, Gustavo](#); [Albert, Tanya](#); [Martinez, Crystal](#); [Vernon, Nancy](#); [Kutter, Rhonda](#); [Barreto, Fernando](#); [Weber, Leslie](#); [Reinhard, Julia](#)  
**Subject:** Sustainable TamAlmonte's letter to BOS re: Protecting Public Health & Safety and Preserving the Environment from the DRAFT Housing Element Update 1-20-23  
**Date:** Friday, January 20, 2023 12:25:12 PM  
**Attachments:** [Sustainable TamAlmonte letter to BOS re Protecting Public Health & Safety and Preserving the Environment from the DRAFT Housing Element Update 1-20-23.pdf](#)

---

**\*\*Please confirm receipt of this email and attached letter**

Dear Marin County Board of Supervisors,

Attached is a letter, dated January 20, 2023, from Sustainable TamAlmonte to you regarding skillfully fine tuning the 2023-2031 DRAFT Housing Element and related CWP and Development Code Amendments to protect Public Health & Safety and preserve the environment by achieving the following:

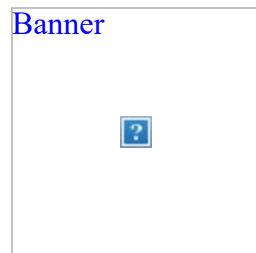
- Protection of public health & safety and the environment from development on Candidate Housing Element Sites that are hazardous & environmentally sensitive
- Protection of the Ridge and Upland Greenbelt and Baylands Corridor
- Amending the Housing Overlay Designation (HOD)
- Preserving Community Plans
- Participation in the HCD Lawsuit & Support of the Our Neighborhood Voices Initiative

Thank you in advance for your conscientious consideration.

Very truly yours,

Sharon Rushton

--



**Sharon Rushton**

President | **Sustainable TamAlmonte**

---

[sharonr@tamalmonete.org](mailto:sharonr@tamalmonete.org)

[tamalmonete.org](http://tamalmonete.org)

# SUSTAINABLE TAMALMONTE

**215 Julia Ave  
Mill Valley, CA 94941**

January 20, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
[bos@marincounty.org](mailto:bos@marincounty.org)

Re: Skillfully fine tuning the 2023-2031 DRAFT Housing Element to protect public health & safety and preserve the environment by achieving the following:

- Protection of public health & safety and the environment from development on Candidate Housing Element Sites that are hazardous & environmentally sensitive
- Protection of the Ridge and Upland Greenbelt and Baylands Corridor
- Amending the Housing Overlay Designation (HOD)
- Preserving Community Plans
- Participation in the HCD Lawsuit & Support of the Our Neighborhood Voices Initiative

Dear Marin County Board of Supervisors,

In order to protect public health and safety and preserve the environment to the greatest extent possible, we wish to make the following comments and recommendations regarding:

- Candidate Housing Element Sites that are hazardous and environmentally sensitive;
- The Ridge and Upland Greenbelt;
- The Baylands Corridor;
- The Housing Overlay Designation;
- Community Plans; and
- HCD Lawsuit & the Our Neighborhood Voices Initiative

We fully agree with the Planning Commission's reservations regarding the 2023-2031 DRAFT Housing Element Update. The DRAFT Housing Element and the proposed Countywide Plan and Development Code Amendments exceed the CA Department of Housing and Community Development's (HCD's) requests made in their October 17<sup>th</sup> letter.

Per the DRAFT Housing Element's Environmental Impact Report, with 15 Significant Adverse Unavoidable Impacts, the Housing Element is extremely destructive. Planning for the absurd, unrealistic, and unnecessary number of RHNA housing units mandated by the State does not

override or outweigh protecting the public health and safety of current and future residents and preserving Marin's treasured environment and wildlife.

We recommend that you take your time to review and skillfully fine tune the DRAFT Housing Element and Amendments to the Countywide Plan and Development Code.

### **I. CA Dept. of Housing & Community Development's letter, dated October 17, 2022**

Please follow the below link to read the State Department of Housing and Community Development's (HCD's) letter, dated October 17, 2022, to Marin County re: Marin County's DRAFT Housing Element.

<https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/bos-pc-102522-hcd-comments/att-1--hcd-comment-letter.pdf?la=en>

HCD's letter confirms that the DRAFT Housing Element Update exceeds HCD's requests.

### **II. Give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained (E.g. Tam Junction & Manzanita Sites) in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites Inventory.**

We urge you to give priority to avoiding the inclusion of sites that are hazardous and environmentally constrained (E.g. Tam Junction & Manzanita Candidate Housing Element Sites) in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites Inventory. If not, you will increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents.

### **III. Prevent "By-Right" Approvals, Exemption Of CEQA, And Increased Density On Hazardous And Environmentally Sensitive Sites, including The Tam Junction And Manzanita Sites.**

#### **A. Hazardous or Environmentally Sensitive Candidate Housing Element Sites, including the Tam Junction and Manzanita Candidate Sites, should not be designated for lower income housing**

##### **1. Staff Report re: Recycling Prior Sites**

The March 1, 2022 Staff Report states:

**"Recycling Prior Sites:** Vacant sites identified during two consecutive prior RHNA cycles and non-vacant sites identified during a prior cycle must be described as to why they are currently viable if they have not yet been developed. They must allow "by-right" approvals if they are identified as suitable for lower income housing in the new housing element. By-right approval means that if a project provides at least 20 percent affordable units and requires no subdivision, the project is exempt from review under the California Environmental Quality Act, and only design review based on objective standards may be required."

##### **2. Consequences of Late Adoption of the Housing Element**



ABAG’s article entitled; “**Consequences of Late Adoption of the Housing Element**” states the following:

Link to the article:

<https://abag.ca.gov/tools-resources/digital-library/consequences-late-adoption-housing-elementdocx>

“HCD has also adopted a policy relating to completing rezoning by the due date for the housing element:

- If zoning required to provide adequate sites for lower income housing is adopted after the housing element due date of January 31, 2023, it must provide for “by right” approval.
  - “By right” approval means that a housing project that does not require a subdivision (a rental project) and that contains 20 percent lower income housing is exempt from the California Environmental Quality Act (CEQA). Only design review based on objective standards may be required, but the local ordinance must provide for this (Section 65583.2(i)).”

-----

It would be extremely dangerous to allow “by right” approvals of development on hazardous and/or environmentally sensitive sites without any public review or environmental review in accordance with the California Environmental Quality Act (CEQA). We urge you to prevent this from occurring by not designating lower income housing at hazardous and environmentally sensitive sites.

## **B. Housing Overlay Designation**

### **1. Hazardous and environmentally sensitive sites, including the Tam Junction and Manzanita Candidate Housing Sites, should be removed from the Housing Overlay Designation (HOD) Combining District.**

Below is a description of the Housing Overlay Designation (HOD) Combining District, which is an excerpt from the DRAFT Housing Element Update:

#### **"22.14.090 Housing Overlay Designation (HOD) Combining District.**

A. **Purpose.** The HOD combining district allows housing development at a density described in table 2-12 below and offers ministerial review for housing development projects. The combining district is supplemental to the underlying zoning, which remains unchanged. This approach allows compact development and encourages housing on key sites.

B. **Applicability.** This chapter shall apply to housing development projects on all properties identified in table 2-12 below.

C. **Permitted Uses.** Housing development projects are permitted ministerially in an HOD combining district. Other types of projects are subject to the requirements of the land use tables for the underlying zoning district.

D. **Ministerial Review:** The Form Based combining district shall be applied to housing development projects on any HOD site. Housing development projects under the Form Based combining district are subject to a Housing Development Regulatory Compliance Review and must conform with the standards of the Form Based Code as specified in Section 22.14.100.

E. **Location, Density, and Development Standards.** The HOD combining district applies to the sites listed in table 2-12 below, which also specifies the required transect zones that must be applied under the Form Based Code, and the maximum density and number of primary dwelling units for each site. Development projects with a lower density than the density listed in Table 2-12 shall conform to the maximum density outlined in the underlying zoning district, and shall be ineligible for Housing Development Regulatory Compliance Review process listed in Section D above."

-----

The following Tam Junction and Manzanita sites have been added to the Housing Overlay Designation (HOD):

- **Jack Krystal Hotel Parcel Site: 260 Redwood Hwy**
- **Holiday Inn: 160 Shoreline Hwy**
- **Tam Junction State Vacant lot on Shoreline Hwy**
- **Peace Lutheran Church: 205 Tennessee Valley Rd.**

These extremely hazardous and environmentally sensitive sites never should have been included in the DRAFT Housing Element Site Inventory and definitely should not be included in the Housing Overlay Designation, which mandates ministerial review of future development proposals at the sites and preclusion of any future CEQA review.

To allow development on such hazardous and sensitive sites without any environmental review is exceedingly dangerous and unacceptable.

## **2. No need for HOD Sites to be subject to ministerial review**

Moreover, we believe there is no need for Housing Overlay Designation (HOD) sites to be subject to ministerial review, "by right" approval, and preclusion of CEQA review.

Once again, the March 1, 2022 BOS Staff Report states;

**"Recycling Prior Sites:** Vacant sites identified during two consecutive prior RHNA cycles and non-vacant sites identified during a prior cycle must be described as to why they are currently viable if they have not yet been developed. They must allow "by-right" approvals if they are identified as suitable for lower income housing in the new housing element.

Many of the sites listed in the HOD were not identified in prior RHNA cycles. Therefore, they do not need to be subject to ministerial review or given "by right" approvals.

#### **IV. Protect The Ridge And Upland Greenbelt, Baylands Corridor & Other Properties**

The Staff Report, prepared for the Planning Commission's January 5, 2023 meeting, recommended elimination of the requirement to reduce density to the lowest end of the density range for **all** policies throughout the Countywide Plan. The recommendation included eliminating the reduction of density to the lowest end of the density range, even in the Ridge and Upland Greenbelt and Baylands Corridor.

This is unnecessary. **An elimination of the requirement to reduce density only needs to apply to sites listed in the Housing Element Inventory.**

Please protect the Ridge and Upland Greenbelt, the Baylands Corridor, and other properties and continue to reduce density to the lowest end of the density range in these hazardous and environmentally sensitive areas.

#### **V. Uphold The Integrity Of Community Plans**

Once again, the Housing Element and Amendments to the Marin Countywide Plan go too far with regard to Community Plans.

Proposed edits to the Marin Countywide Plan (Policies 1.4-3 and 1.5-3) completely eviscerate vital Community Plans. There is no need to make any sweeping changes to the Community Plans. **Only the parcels identified in the DRAFT Housing Element Inventory need to be addressed, not entire communities.**

We strongly urge you to uphold the integrity, legality, and authority of Community Plans to the fullest extent possible, when considering amendments to the Housing Element, Countywide Plan, and Development Code. Community Plans should be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost.

#### **VI. After Achieving Housing Element Compliance, Pursue The HCD Lawsuit And Support The Our Neighborhood Voices Initiative**

Marin has serious housing affordability issues, which are complex. However, the State's approach to dealing with these housing issues is severely flawed.

After the Marin County Housing Element is certified and found to be in compliance by HCD, we urge you to authorize Marin County to join the HCD lawsuit and support the Our Neighborhood Voices Initiative.

##### **A. Potential HCD Lawsuit**

Our November 12, 2022 letter to you describes in great detail the potential HCD lawsuit. Please authorize Marin County to take legal action against the California Department of Housing and Community Development (HCD) and contact Attorney Pam Lee at the law firm of Aleshire & Wynder LLP.

Attorney Pam Lee's email: [plee@awattorneys.com](mailto:plee@awattorneys.com)  
Attorney Pam Lee's telephone number: (949) 250-5415

Please click [HERE](#) or follow the below link for the "RHNA State Audit and Potential HCD Lawsuit Information Sheet":

<https://catalystscsca.org/wp-content/uploads/pdf/RHNA-Audit-Potential-Lawsuit-Info-Sheet.pdf>

## **B. Support the "Our Neighborhood Voices Initiative"**

The [Our Neighborhood Voices Initiative](#), if successful, will amend the State Constitution to ensure zoning, land-use and development decisions are made at the local level and to stop the multitude of legislative laws that seek to override municipal and county control over land-use and development.

Please click [HERE](#) or follow the below link to learn more about the **Our Neighborhood Voices Initiative**.

<https://ourneighborhoodvoices.com/>

## **VIII. Conclusion**

In order to protect public health and safety and preserve the environment to the greatest extent possible, please follow our above recommendations.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

**From:** [Sharon Rushton](#)  
**To:** [BOS](#); [Sackett, Mary](#); [Lucan, Eric](#); [Moulton-Peters, Stephanie](#); [Rice, Katie](#); [housingelement](#); [Rodoni, Dennis](#)  
**Cc:** [Gounard, Doreen](#); [Imbimbo, Jennifer](#); [Goncalves, Gustavo](#); [Albert, Tanya](#); [Martinez, Crystal](#); [Vernon, Nancy](#); [Kutter, Rhonda](#); [Barreto, Fernando](#); [Weber, Leslie](#); [Reinhard, Julia](#)  
**Subject:** Sustainable TamAlmonte's letter to BOS re: Community Plans, the DRAFT Housing Element Update, & CWP Amendments  
**Date:** Saturday, January 21, 2023 4:23:17 PM  
**Attachments:** [Sustainable TamAlmonte's letter to BOS re the Housing Element, CWP Amendments, & Community Plans 1-21-23.pdf](#)

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**\*\*Please confirm receipt of this email and attached letter**

Dear Marin County Board of Supervisors,

Attached is a letter, dated January 21, 2023, from Sustainable TamAlmonte to you regarding **Community Plans**, the Marin County DRAFT Housing Element Update, and Countywide Plan Amendments.

Thank you in advance for your conscientious consideration.

Very truly yours,

Sharon Rushton



**Sharon Rushton**

President | **Sustainable TamAlmonte**

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[sharonr@tamalmonite.org](mailto:sharonr@tamalmonite.org)

[tamalmonite.org](http://tamalmonite.org)

The logo for Sustainable TamalmonTE features the text "SUSTAINABLE TAMALMONTE" in a stylized, green, sans-serif font. The letters are slightly shadowed, giving them a 3D appearance as if they are floating above a dark red rectangular background.

**215 Julia Ave Mill Valley, CA 94941**

January 21, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: Marin County Housing Element Update, Countywide Plan Amendments, and  
Community Plans

Dear Marin County Board of Supervisors,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the DRAFT Marin County Housing Element Update, Countywide Plan, and Development Code.

Community Plans should always be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost. Please re-read our attached letter, dated December 8, 2022, for an understanding of the tremendous importance of the Tamalpais Area Community Plan. This should serve as an illustration of the significant value of all Community Plans throughout Marin.

At a recent Planning Commission meeting regarding the Marin Countywide Plan Amendments associated with the DRAFT Housing Element Update, a very clear consensus was reached that Community Plans should be preserved to the fullest extent possible. However, proposed edits to Policies 1.4-3 and 1.5-3 of the Marin Countywide Plan continue to completely eviscerate these vital Community Plans.

There is no need to make any sweeping changes to Community Plans. **Only the parcels identified in the DRAFT Housing Element Inventory need to be addressed, not entire communities.**

Staff proposes to include the following language in Policy 1.4-3, which is entitled “How to Read the Countywide Plan” as well as in Policy 1.5-3, which is entitled “Land Use Categories”:

***“No provision of the Countywide Plan, including its community plans, may be applied by the County in a manner that conflicts with State law, or the policies and programs contained in the Housing Element and/or the ordinances implementing those policies.”***

These proposed edits must be discarded. Please maintain the following language in the Countywide Plan:

**'Where there are differences in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail.' "**

We strongly urge you to follow our above recommendations so that the legality and authority of Community Plans are preserved to the fullest extent possible.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

Enclosure

The logo for Sustainable Tamalpais, featuring the words "SUSTAINABLE TAMALPAIS" in a stylized, green, serif font against a solid orange rectangular background.

# SUSTAINABLE TAMALPAIS

**215 Julia Ave Mill Valley, CA 94941**

December 8, 2022

Marin County Board of Supervisors  
Marin County Planning Commission  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[bos@marincounty.org](mailto:bos@marincounty.org)  
[planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)

Re: Housing Element, Housing Related Countywide Plan Amendments, and Housing Element Related Rezonings

Dear Marin County Board of Supervisors and Planning Commission,

We strongly urge you to uphold the integrity of Community Plans, when considering amendments to the Countywide Plan, Housing Element, and Development Code. Community Plans should be used to guide you in your decision making, as each community has different physical aspects, goals and desires. Without the detailed information contained in Community Plans, the County Planning Department would be lost.

## **The Tamalpais Area Community Plan**

The original Tamalpais Area Community Plan was meticulously studied and drafted by local residents over a period of six years. The Marin County Planning Department, and consulting firm of EDAW, Inc., and John Roberto Associates provided valuable professional staff and administration support in the community planning effort. Through the years, other groups of local residents have worked diligently to periodically update the plan. During the last update, community leaders devoted 5 years to complete the revisions.

The Tamalpais Planning Area is comprised of four major residential neighborhoods and six commercial areas. The Tamalpais Area Community Plan is an extremely valued document that states community goals, objectives, policies and implementation programs relative to the current and foreseeable future conservation and development issues facing the community.



**Excerpts from the Tamalpais Area Community Plan:**

“The goals of the Community Plan are to maintain the semi-rural character of the community as defined by its small town residential and commercial nature. In addition, the quality of the natural environment shall be maintained.” “The guiding philosophy of the Community Plan places a strong emphasis on protecting public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials.”

**Proposed Amendments to the Countywide Plan**

The most concerning language of the proposed Countywide Plan Amendments is regarding Policy 1.5-3 – “To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, **the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations.**”

This problem is also found in the following proposed language, which adds; “Where there are land use designation or development density and floor area ratio differences, **the Countywide Plan shall prevail.**”

We urge you to reject the above proposed changes and uphold the integrity of Community Plans when considering proposed amendments.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton, President  
**Sustainable TamAlmonte**

**From:** [Sharon Rushton](#)  
**To:** [Washington, Brian](#); [Moulton-Peters, Stephanie](#); [Rodoni, Dennis](#); [Rice, Katie](#); [Lucan, Eric](#); [Sackett, Mary](#); [BOS; housingelement](#)  
**Cc:** [Imbimbo, Jennifer](#); [Gounard, Doreen](#); [Goncalves, Gustavo](#); [Albert, Tanya](#); [Martinez, Crystal](#); [Vernon, Nancy](#); [Kutter, Rhonda](#); [Barreto, Fernando](#)  
**Subject:** Sustainable TamAlmonte's letter to BOS re: UCLA article entitled; "A Primer on California's "Builder's Remedy" for Housing-Element Noncompliance"  
**Date:** Thursday, January 19, 2023 1:58:41 PM  
**Attachments:** [Sustainable TamAlmonte's letter to BOS re Builder's Remedy 1-18-23.pdf](#)

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**Below and attached are Sustainable TamAlmonte's comments regarding the Builder's Remedy**

Dear Marin County Board of Supervisors

Please read the article published by the UCLA Lewis Center for Regional Policy Studies entitled; "A Primer on California's "Builder's Remedy" for Housing-Element Noncompliance".

Link to article:

<https://www.lewis.ucla.edu/research/a-primer-on-californias-builders-remedy-for-housing-element-noncompliance/>

Excerpt:

**A Primer on California's "Builder's Remedy" for Housing-Element Noncompliance**

**By Christopher S. Elmendorf**

**April 2022**

"Since 1990, California's Housing Accountability Act (HAA) has provided a so-called builder's remedy that allows developers of affordable housing projects to bypass the zoning code and general plan of cities that are out of compliance with the Housing Element Law. Commentators originally expected this remedy to be very powerful and today it absolutely should be. The Legislature in recent years has greatly strengthened the Housing Element Law. Many high-price cities submitted woefully inadequate housing plans for the current planning period. The Department of Housing and Community Development found most of these plans to be noncompliant. **Yet developers aren't submitting builder's remedy projects, even in places where a 20% low-income project would "pencil." Why not? The most probable answer is that the HAA builder's remedy is so poorly drafted and confusing that developers of ordinary prudence haven't been willing to chance it.**"

Therefore, if the Builder's Remedy has not been significantly amended since April 2022, then it would still be poorly drafted and not the threat that has been publicized.

Please ask County Counsel if the Builder's Remedy has been substantially amended since April 2022.

This information, and other information that we will soon share with you, leads us to recommend that you take the time needed to get the Housing Element Update right.

Thank you in advance for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton

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**Sharon Rushton**

President | **Sustainable TamAlmonte**

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[sharonr@tamalmonite.org](mailto:sharonr@tamalmonite.org)

[tamalmonite.org](http://tamalmonite.org)

**From:** [Tara Kline](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** Housing Element or CWP  
**Date:** Sunday, January 22, 2023 11:21:53 PM

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You don't often get email from [tkline03@yahoo.com](mailto:tkline03@yahoo.com). [Learn why this is important](#)

To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as “Planning at gunpoint.”

I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out. That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

All of the new state laws impose objective standards. But the HCD still works subjectively, so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

Some CWP amendments go beyond what is required by state law. Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands. In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

Above-moderate units will, as usual, exceed their RHNA quotas. The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That

means only 20% accounts for extra low to median, thrown in for bonuses.

More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. Our county should be confident that their plan will actually increase housing stock for those in need, and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

I understand you have a difficult decision to make. Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

The state just revised their Fire Hazard map for the first time since 2007. Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment. With over 70 state

laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

PLEASE represent the safety and well being of all of Marin by:

1. Voting to hold back the Housing Element and the CWP amendments until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.

Sincerely,  
Tara Kline

**From:** [Taryn Hoppe](#)  
**To:** [Moulton-Peters, Stephanie](#)  
**Cc:** [housingelement](#); [Michael Gallagher](#)  
**Subject:** Comment/Objection to Housing Element Plan  
**Date:** Monday, January 23, 2023 10:15:00 AM

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Some people who received this message don't often get email from taryn.hoppe@gmail.com. [Learn why this is important](#)

Dear Supervisor Moulton-Peters,

There is a “Trojan horse” in the proposed amendments to implement the Housing Element. Although we have seen improvements to some language with the effect of retaining Community Plans, **there is other — almost hidden— language to set aside community plans.** This is unacceptable to the voters of Strawberry who value the Strawberry Community Plan and all of the effort and consultation which went into it.

Here is some of the problematic language. It appears in Exhibit D-1, CWP Amendments, p. 3.4-3: ***“For residential and mixed use projects where there are land use designation or development density and floor area ratio differences, the Countywide Plan shall prevail .... except this policy shall not apply for applications that include Development Agreements.”***

We request the Supervisors to direct county staff to write a memo which identifies all language, edits, and revisions which have the effect, intended or not, of weakening community plans. Three times previously, residents have been told there will not be a wholesale marginalization of community plans. On this fourth occasion, we would like staff of the County to go on record to clearly identify the language which weakens community plans.

We know the county can achieve both the Housing Element goals and preserve the priority of community plans. The historical and legal hierarchy of “the more specific plan will be applied” should be preserved. Despite verbal assurances and instructions to staff from Planning Commissioners and Supervisors that community plans should not be made subordinate to countywide plans, the Housing Element, Countywide Plan Amendments, and Marin County Development Code Amendments continue to undermine community plans in unnecessarily broad ways.

**We urge the supervisors to delete this unnecessary language** which will do serious damage to the Strawberry Community Plan and all community plans. **We also respectfully request the above referenced memo from staff identifying all Housing Element and enabling revisions which weaken or subordinate community plans.**

Sincerely,

Taryn Hoppe  
10 Vista Real, Mill Valley CA 94941

**From:** [Thomas, Leelee](mailto:Thomas.Leelee@housingelement.org)  
**To:** [housingelement](mailto:housingelement@marincounty.org)  
**Subject:** FW: Approve the Housing Element  
**Date:** Sunday, January 22, 2023 6:21:41 PM

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**From:** Suzanne Sadowsky [<mailto:suzannesadowsky@comcast.net>]  
**Sent:** Sunday, January 22, 2023 9:50 AM  
**To:** 'BOS@marincounty.org' <[BOS@marincounty.org](mailto:BOS@marincounty.org)>  
**Cc:** Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>  
**Subject:** Approve the Housing Element

Dear Marin County Board of Supervisors,

The Board of Directors of the Two Valleys Community Land Trust (formerly San Geronimo Valley Affordable Housing Association) *strongly* urges the adoption of the proposed housing element for Marin County by the Board of Supervisors. We join CLAM, MEHC and other advocates of affordable housing in support of this measure. Further delays in action on this critical issue will only serve to continue to exacerbate what has become a stagnant process in addressing this crisis in our County.

We cite the Marin IJ editorial of January 14<sup>th</sup>:

“Years of prevailing anti-growth politics in Marin have essentially halted new development.

Those are local priorities that also need to address racial- and economic-equity issues raised by housing opportunities limited by cost and supply.

The average Marin household income may be one of the highest across the state, but a 2020 county analysis showed, for instance, that 23% of Marin households with children are living below federal poverty levels. Most of those households are renters.

In addition, while the percentage of senior citizens is rising across the county, the percentage of those living below the poverty level has risen even faster.

Failure to meet the Jan. 31 deadline could subject the county to fines and the state taking over local planning decisions.”

The lack of affordable housing in our community has resulted in the displacement of long-term older residents, a shortage of essential workers and a decline in school enrollment.

We urge you to support the Housing Element without further delay.

Board of Directors, Two Valleys Community Land Trust  
Kit Krauss, Laura Sherman, Howie Cort, Louis Rosenbaum, Joe Walsh, Suzanne Sadowsky, Maya Gladstern, Tobias Green

Suzanne Sadowsky



415-488-4861

415-497-6425 (cell and text)

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** Fwd: Lucas Valley proposed housing developments  
**Date:** Monday, January 23, 2023 8:11:48 PM

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**From:** Amanda Tuft <amanda.tuft@gmail.com>  
**Sent:** Monday, January 23, 2023 7:57:18 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Lucas Valley proposed housing developments

You don't often get email from amanda.tuft@gmail.com. [Learn why this is important](#)

Although you've certainly heard the arguments ad nauseum, as a homeowner in Lucas Valley, I'm adding my voice prior to the 1/24 meeting.

I believe that the proposed housing development in Lucas Valley would have significant negative impacts on the community and environment and should not be approved. My hope is that the soon to be unveiled environmental impact report bears this out.

My key reasons for this belief are:

1. **Environmental impact:** Adding to the density in Lucas Valley would negatively impact the natural environment and wildlife that currently inhabit the area. This would include loss of open spaces and potential increase in pollution, as well as human-wildlife conflicts.
2. **Quality of life:** Increasing the density in Lucas Valley would lead to overcrowding, traffic congestion, and other issues that would negatively impact the quality of life for current residents.
3. **Infrastructure and resources:** Lucas Valley currently lacks the infrastructure and resources to support a larger population, including cellular coverage, transportation services, and commercial options. This would make it difficult for residents to access essential services and support.
4. **Safety:** The recent fire in the area serves as a reminder of the limited resources available in an emergency; adding to the density would put more people at risk in case of another emergency.

Thank you for taking this into consideration during the continued deliberations.

Best regards,  
Amanda Tuft

**From:** [BARBARA HERNANDEZ](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Please consider  
**Date:** Monday, January 23, 2023 3:33:43 PM

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Regarding: (9) Final Environmental Impact Report (10) 2023 Safety Element (11) 2023 Draft Housing Element

Cannot say it any better so copied.

(9) The ecosystems of Marin are unique to the entire world. Agricultural zoning was intended to preserve the environment so that San Francisco would be the city. Agricultural areas were meant as farmland and ranchland and open space, not actually for one mansion per acre; any rezoning should strive for zero impact, not upzoning for condos in sensitive green space. Dense housing is not environmentally sound when it is misplaced. Overbuilding in pristine ecosystems does not represent "avoiding sprawl. but rather destructive misplacement. ABAG was irresponsible to allocate 25% of the RHNA housing unit allocation to unincorporated Marin which is our open space. There are many areas that can be developed along the train line such as Fireman's Fund and Terra Linda, but the state of California does not need to bring in millions of new population given space and resource limitations. California is susceptible to century long droughts. (Some say, well then, San Francisco and Los Angeles should not be here; in other words if searching for a gas leak by the light of a match has not caused an explosion then it is okay to use a blowtorch next.) The deforestation and surface changes from overbuilding further the effects of aridification and the "urban heat island effect" which creates instant climate change to an already dry parched area. There has been so much devastating tree loss in the west, we need to focus on planting more trees and restoring landscaping and forest areas. We need to protect the Delta and not further drain it for political exports like water-intensive almonds. Scientists have shown California is susceptible to century long droughts. All of Marin and much of the north bay includes the pathway for the coastal migration of spectacular shore birds. Since RHNA figures are exaggerated, especially at a time of exodus from California, one strong option is to join the lawsuit against state mandates at Community Catalysts for Local Control ([CatalystsCA.org](#)) (10) As mentioned in (9), California is already prone to fires and a downward spiraling process begins as verdure is replaced with hard surfaces. Not only do we face fires in dry season, and flooding and mudslides as rain runs off dry surfaces, we also have to contend with earthquakes and changing pandemic conditions. It just is not responsible to grow the population of California to such extremes just because developers know they can sell condos in the current market. The externalities (external costs) are numerous and will be borne by the rest of us; if developers had to pay into a fund to cover costs to society they would not choose to build. A new steady state will be reached with even greater problems and higher cost levels, which is easily proven in Queueing Theory and Spatial Analysis. We do not need to keep expanding roadways and pavement so that everyone can get out. There is a point where we reach diseconomies of scale, and the RHNA figures are already past that point. (11) We do need housing that addresses some of the local issues, such as housing for teachers, health care professionals and other public servants, housing for seniors and next generation family members. We do not need to bring in millions of new population and new cities of high rises throughout a drought ridden state. The analysis for the RHNA figures is grossly off. Supply-Demand is a "Ceteris Paribus," holding all else equal, and this is never the case particularly with housing that everything else remains constant. Density will only raise cost levels and impose new housing burdens and other costs associated with

transportation, water, pollution, safety, emergencies, etc. The supply of housing in the US has actually increased faster than the population, such that persons per household is dropping on average. The cause of the housing crisis originated on Wall Street with the creation of Mortgage Backed Securities (MBS) as detailed in books like Liar's Poker, the Big Short, and When Genius Failed. Since the government has lowered interest rates and printed currency to pay for pandemic expenses, speculator investors have targeted tangible assets like residential housing, which used to be for the purpose of having a home to live in. Vacant homes held by speculators and multiple homes inhabited part time are problematic, and also the up-bidding of prices in stock & bond type betting. We need homes for the people that will live in the homes, not to be built to add to a gambling arena that can easily leave us with gluts and all the ruinous irreversible effects of the diseconomies of scale, in a state that is not suited to be overbuilt. I encourage the towns of Marin County to join the lawsuit against state mandates at Community Catalysts for Local Control ([CatalystsCA.org](http://CatalystsCA.org)), to protect local residents against unconstitutional land grabs by greedy developers. The lawsuit is a low cost option compared to the high cost of consulting and legal fees required to meet preposterous mandates.

Barbara Hernandez  
4 Little Creek Ln  
Novato CA 94945  
415-408-3444

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: We need affordable housing for low and moderate income people  
**Date:** Monday, January 23, 2023 3:13:51 PM

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**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:33 PM  
**To:** Benjamin Lorenzoni <ben.lorenzoni@gmail.com>; Sackett, Mary <MSackett@marincounty.org>  
**Cc:** Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: We need affordable housing for low and moderate income people

Benjamin,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

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**From:** Benjamin Lorenzoni <[ben.lorenzoni@gmail.com](mailto:ben.lorenzoni@gmail.com)>  
**Sent:** Monday, January 23, 2023 12:40 PM  
**To:** Benjamin Lorenzoni <[ben.lorenzoni@gmail.com](mailto:ben.lorenzoni@gmail.com)>  
**Subject:** We need affordable housing for low and moderate income people

You don't often get email from [ben.lorenzoni@gmail.com](mailto:ben.lorenzoni@gmail.com). [Learn why this is important](#)

Dear Board of Supervisors,

As a participant of SURJ Marin, I urge you to adopt the updated Housing Element and the Draft Resolution certifying the Final EIR because they will address many of the serious issues Marin faces regarding affordable housing and exclusionary housing practices, including:

- 
- 
- Marin residents have historically had a strong opposition to the development of affordable housing. We are solidly NIMBY.

- 
- 
- 
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with
- specific programs that remove barriers to affordable housing for people of color.
- 
- 
- 
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- 
- 
- 
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.
- 

The Housing Element Plan:

- 
- 
- Provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512
- for moderate income residents
- 
- 
- 
- Includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation
- by lifting barriers that restrict access
- 
- 
- 
- Will end over-regulation of affordable housing
- 

I urge you to approve the Draft Resolution certifying the Final EIR (item 9) and to adopt the resolution approving the updated Housing Element (item 10) on January 24th, 2023.

Thank you,

Benjamin Lorenzoni  
Novato, Ca

**From:** [Caleigh Hall](#)  
**To:** [housingelement](#); [BOS](#)  
**Cc:** [Moulton-Peters, Stephanie](#); [Caleigh Hall](#); [Michael Gallagher](#)  
**Subject:** January 24, 2023 Board of Supervisors Meeting - Comments on Item #3, Housing Element and Related Countywide Plan Amendments  
**Date:** Monday, January 23, 2023 3:36:04 PM  
**Attachments:** [Comments for 2023.01.24 BoS Meeting.pdf](#)

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Some people who received this message don't often get email from [caleighlynnh@gmail.com](mailto:caleighlynnh@gmail.com). [Learn why this is important](#)

Dear Supervisors,

Please see my attached comments for tomorrow's Board of Supervisors meeting.

Respectfully,

Caleigh Hall  
11 Seminary Cove Drive  
Mill Valley, CA 94941

--

Caleigh Hall



To: Marin County Board of Supervisors

Re: Board of Supervisors Hearing, January 24, 2023: Housing & Safety Elements Update

Dear Supervisors,

The Board of Supervisors has assured County residents multiple times that the proposed amendments to implement the Housing Element will not result in a wholesale marginalization of Community Plans. Despite verbal assurances and instructions to Staff from Planning Commissioners and Supervisors that Community Plans should not be made subordinate to Countywide Plans, the Housing Element, Countywide Plan Amendments, and Marin County Development Code Amendments continue to undermine Community Plans in overly extensive ways. Although some revisions appear to have the effect of retaining Community Plans, other suggested terms, if implemented, would set them aside. The voters of Strawberry who value the Strawberry Community Plan and the tremendous amount of effort and consultation involved in its drafting find this unacceptable.

An example of the problematic language is the suggested addition of the text (bolded/circled below) in Exhibit D-1 at pp.13-14 (Marin Countywide Plan Proposed Text Amendments, p. 3.4-3):

p 3.4-3	Implementation tools such as the County Development Code are used to carry out the goals of the Countywide Plan. Some of the policies and programs in the Countywide Plan will require rezoning of individual properties for them to be consistent with the land use designations and the policies in the Plan. Many unincorporated communities are guided by community plans that provide specific direction regarding land use, transportation, community facilities, building design, and environmental quality, as well as issues unique to a particular community. Such issues may include, but are not limited to: customized building and site design standards to protect key resources; protection of important ridgeline and view corridors; evaluation and refinement of the Ridge and Upland Greenbelt and Baylands Corridor; regulations concerning home size; affordable housing sites; hazards; evacuation routes; flooding; and bicycle and pedestrian circulation. A Community plan is considered part of the Marin Countywide Plan and sets forth goals, objectives, policies, and programs to address specific issues relevant to that particular community. <b>For residential and mixed use projects where there are land use designation or development density and floor area ratio differences, the Countywide Plan</b>
13	
	<b>shall prevail, in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail, except this policy shall not apply for applications that include Development Agreements.</b>

This language would erode all Community Plans, and we strongly urge the Supervisors to delete it.

It is unnecessarily burdensome for your constituents to have to scrutinize each new iteration of the Housing Element and related documents to discern what changes have been made in order to verify the claim that Community Plans are not being subordinated to County Plans. As such, on this fourth review and analysis, we request that the Supervisors go on record with their intentions regarding Community Plans by directing Staff to draft a concise memorandum setting forth all original text, edits, and any other revisions that have the effect, intended or not, of weakening or overriding Community Plans, and to share this memorandum with all interested parties, including me and anyone copied here.

The County can achieve the Housing Element goals and preserve the priority of Community Plans while also adhering to the historical and legal mandate of “the more specific plan will be applied.” The Supervisors should respect your constituency by doing just that.

Respectfully,

Caleigh Hall  
11 Seminary Cove Drive  
Mill Valley, CA 94941

**From:** [Goncalves, Gustavo](#)  
**To:** [Corinne McLeary](#)  
**Cc:** [Sackett, Mary](#); [Reinhard, Julia](#); [housingelement](#)  
**Subject:** RE: Lucas Valley development proposal - serious concerns. Attn needed.  
**Date:** Monday, January 23, 2023 3:21:19 PM

---

Corinne,

Thank you for reaching out and sharing your thoughts. I will make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Corinne McLeary <[corinne@mcleary.org](mailto:corinne@mcleary.org)>  
**Sent:** Sunday, January 22, 2023 6:49 PM  
**To:** [bos@maincounty.org](mailto:bos@maincounty.org)  
**Subject:** Lucas Valley development proposal - serious concerns. Attn needed.

You don't often get email from [corinne@mcleary.org](mailto:corinne@mcleary.org). [Learn why this is important](#)

Jan 20, 2023

Corinne McLeary  
16 Mount Diablo Circle  
San Rafael, CA 94903

Dear Marin County Planning Commission, Board of Supervisors and Staff at the Marin County Community Development Agency:

This is a letter regarding the upcoming decision to potentially build 150-250 affordable housing units in Lucas Valley (the Housing Element). **Adding 150 housing units represents more than a 25% housing increase in our area which would result in Lucas Valley absorbing the second highest allocation of affordable**

**income units in unincorporated Marin, exceeded only by the St. Vincent site.**

This will fundamentally change the character of the community, the very reason people have moved here and paid high prices for our homes. In addition, the area for the proposed new home sites cannot reasonably handle the load on our already challenged infrastructure, including a 2-lane road, limited egress routes for emergencies, and traffic into small neighboring streets on either side of county property. In fact, the draft Environmental Impact Report for the Housing Element project finds that the project would result in impacts that are **significant and unavoidable** with regard to the following topical issues: Aesthetics, Air Quality, Cultural/Tribal Cultural and Historic Resources, Greenhouse Gas Emissions and Energy, Noise and Vibration, Transportation, and Utilities and Service Systems.

The new housing project also ignores the impact on our local public schools and our senior living community which are not set up to accommodate the increased population density that the new house will bring to our small area. The plan will also eliminate Lucas Valley Park, a well-loved and utilized space that is the center of our community. These prime elements make up the fabric of Lucas Valley and Marinwood communities. They are reasons people chose to raise their families here and cannot be disregarded as unimportant.

We support the spirit of the Housing Element initiative but the allocation puts an undue burden on the Lucas Valley and Marinwood communities. We ask that the allocation for the Lucas Valley area be reduced to the point where the character of the community would be maintained, the infrastructure and schools are not burdened, traffic remains reasonable, and the safety of our residents is not jeopardized. Surely, Marin County can come up with a more equitable, fair, and dispersed affordable housing plan so that no single community will be radically impacted. The Marin County Planning Commission and Community Development Agency have a responsibility and an opportunity to come up with a reasonable plan that works for everyone. We have an abundance of vacant and struggling commercial properties that have the potential to meet our affordable housing needs. We ask you to think about all the residents that will be impacted and not make a decision that will forever damage our beloved Lucas Valley and Marinwood neighborhoods.

Thank you for your attention.

**From:** [Dan Hadley](#)  
**To:** [BOS](#)  
**Cc:** [housingelement](#)  
**Subject:** Item 3. Housing Element, Exhibit D-3 805 Atherton APN: 143-101-17 Proposed HOD designation  
**Date:** Monday, January 23, 2023 1:46:26 PM

---

Some people who received this message don't often get email from dan@hadleyconstruction.com. [Learn why this is important](#)

Dear Planners and Supervisors,

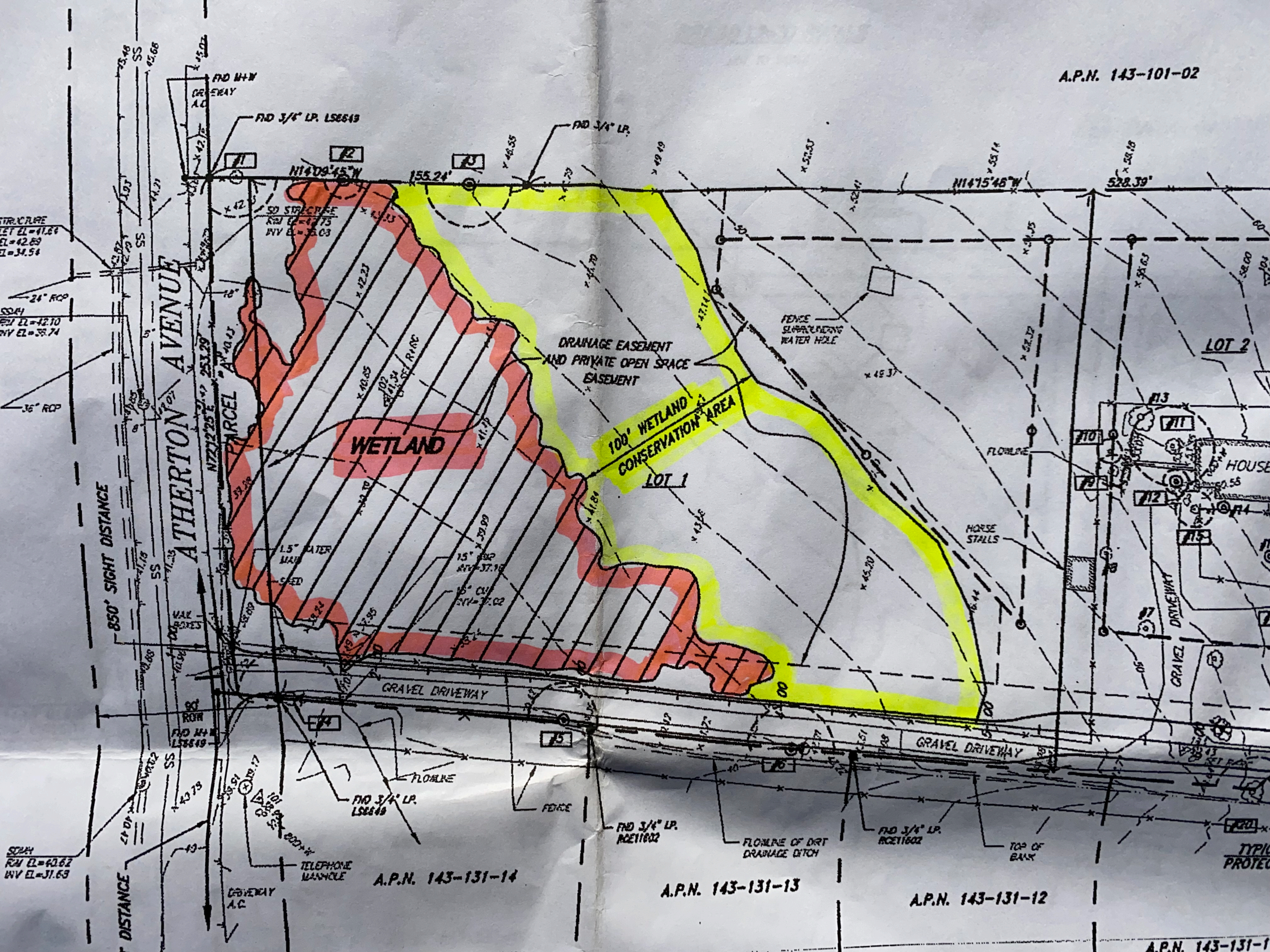
I would ask that you remove 805 Atherton from the list of potential HOD sites. In 2018 the previous owner TOBA Inc attempted to develop 805 Atherton (APN: 143-101-17). The subdivision project was denied by Marin County Planning on January 28, 2019.

**The important thing to note is that as part of the development process the site had a EIR performed. The EIR, as you are probably aware, established a Wetland area at the front of the property. This Wetland designation severely limited the road / driveway access to the property and established a maximum driveway width of 20 feet as to not exceed the existing. At the time this width allowed a maximum of 6 developable units with ADU's.**

The county proposal to allow development of approximately 55 units on 805 Atherton is not at all in keeping with the neighborhood and would far exceed this constraint to the property. For the reasons above we ask that 805 Atherton be removed from the HOD sites list.

Thank you,  
Dan Hadley  
5 Equestrian Court, Novato CA 94945





A.P.N. 143-131-14

A.P.N. 143-131-13

A.P.N. 143-131-12

A.P.N. 143-131-11

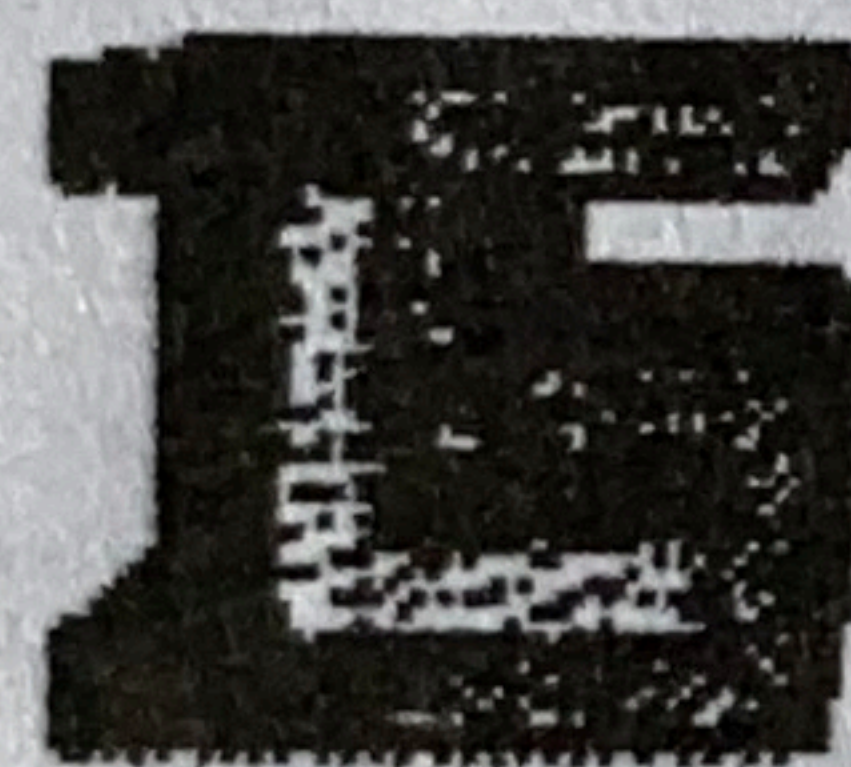






# SURVEY NOTES

1. VERTICAL DATUM IS BASED ON FOUND BENCHMARK:  
SOARE CUT, TOP OF CURB AT EASTERLY END OF  
CURB, SOUTH EAST RETURN, ATHERTON AVENUE @  
EQUESTRIAN COURT. ELEVATION 47.36' NGVD.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY  
AND RECORD DATA 2008 R.S. 8
3. CONTOUR INTERVAL IS 2'.



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**ATHERTON COURT**

805 ATHERTON AVENUE, NOVATO AREA

MARIN COUNTY

CALIFORNIA

DRANE

IS/MLM

DATE

8-1-2018

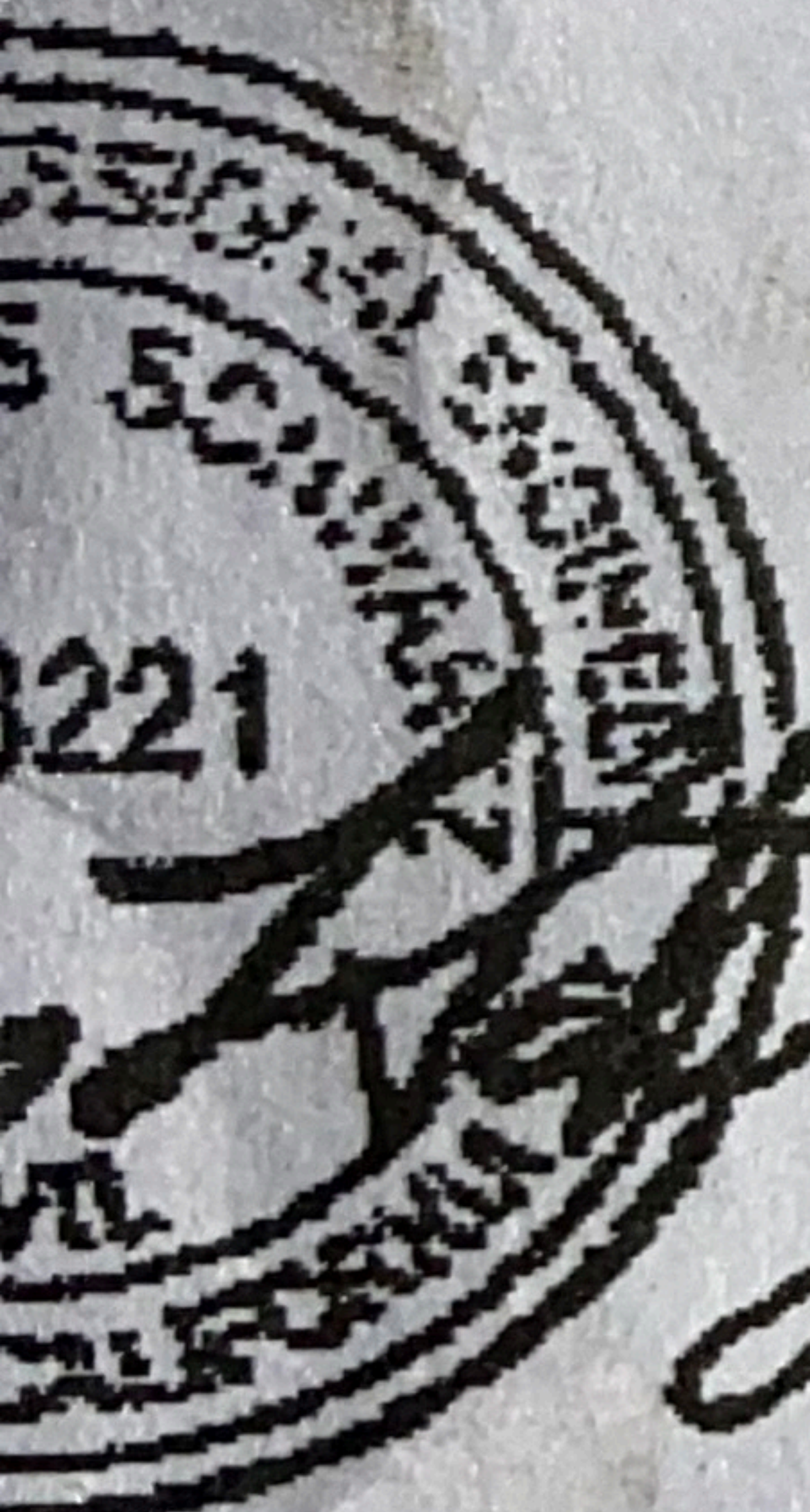
JOB NO.

8225

SHEET NO.

J OF J

**ENVIRONMENTAL CONSTRAINTS MAP**



18221, C.E.

18221



**STAFF REPORT TO THE MARIN COUNTY  
PLANNING COMMISSION**  
**Toba Inc. Tentative Map and Tree Removal Permit**

**Recommendation:** Denial  
**Hearing Date:** January 28, 2019

Application No(s): P2062  
Agenda Item: 4  
Last Date for Action: January 28,  
2019

Owner(s): TOBA Inc.  
Assessor's Parcel No(s): 143-101-17

Property Address: 805 Atherton Avenue,  
Novato

Project Planner: Sabrina Sihakom  
Signature:

Countywide Plan Designation:  
Community Plan Area:  
Zoning District:

SF3 (Single-Family, 1 unit/1-5 acres)  
NA  
A2-B2 (Limited Agriculture, 10,000 square feet  
minimum lot size)

Environmental Determination:

CEQA does not apply to projects which a public  
agency denies per Section 15270 of the CEQA  
Guidelines



**From:** [David Kennedy](#)  
**To:** [BOS; housingelement](#)  
**Subject:** Housing Element Vote  
**Date:** Monday, January 23, 2023 3:47:08 PM

---

Some people who received this message don't often get email from davidbkennedy@hotmail.com. [Learn why this is important](#)

I am writing to ask that you **do not approve** the Housing Element or CWP until the details can be better worked out. That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

Thank you,  
David Kennedy  
Mill Valley

Sent from [Mail](#) for Windows

**From:** [Goncalves, Gustavo](#)  
**To:** [Emma Fox](#)  
**Cc:** [Sackett, Mary](#); [Reinhard, Julia](#); [housingelement](#)  
**Subject:** RE: Marin's Housing Element for 2023 - 2031 -- Responsible Development for Lucas Valley, San Rafael  
**Date:** Monday, January 23, 2023 3:23:40 PM

---

Emma,

Thank you for reaching out and sharing your thoughts. I will make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Emma Fox <epfox66@gmail.com>  
**Sent:** Sunday, January 22, 2023 6:27 PM  
**To:** bos@maincounty.org; Sackett, Mary <MSackett@marincounty.org>; Rice, Katie <KRice@marincounty.org>; Rodoni, Dennis <DRodoni@marincounty.org>; Lucan, Eric <elucan@marincounty.org>  
**Subject:** Marin's Housing Element for 2023 - 2031 -- Responsible Development for Lucas Valley, San Rafael

Some people who received this message don't often get email from [epfox66@gmail.com](mailto:epfox66@gmail.com). [Learn why this is important](#)

Jan 20, 2023

Emma Fox  
1117 Idylberry Road  
San Rafael, CA 94903

Dear Marin County Planning Commission, Board of Supervisors and Staff at the Marin County Community Development Agency:

This is a letter regarding the upcoming decision to potentially build 150-250 affordable housing units in Lucas Valley (the Housing Element). **Adding 150 housing units represents more than a 25% housing increase in our area which would result in Lucas Valley absorbing the second highest allocation of affordable income units in unincorporated Marin, exceeded only by the St. Vincent site.** This will fundamentally change the character of the community, the very reason

people have moved here and paid high prices for our homes. In addition, the area for the proposed new home sites cannot reasonably handle the load on our already challenged infrastructure, including a 2-lane road, limited egress routes for emergencies, and traffic into small neighboring streets on either side of county property. In fact, the draft Environmental Impact Report for the Housing Element project finds that the project would result in impacts that are **significant and unavoidable** with regard to the following topical issues: Aesthetics, Air Quality, Cultural/Tribal Cultural and Historic Resources, Greenhouse Gas Emissions and Energy, Noise and Vibration, Transportation, and Utilities and Service Systems.

The new housing project also ignores the impact on our local public schools and our senior living community which are not set up to accommodate the increased population density that the new house will bring to our small area. The plan will also eliminate Lucas Valley Park, a well-loved and utilized space that is the center of our community. These prime elements make up the fabric of Lucas Valley and Marinwood communities. They are reasons people chose to raise their families here and cannot be disregarded as unimportant.

We support the spirit of the Housing Element initiative but the allocation puts an undue burden on the Lucas Valley and Marinwood communities. We ask that the allocation for the Lucas Valley area be reduced to the point where the character of the community would be maintained, the infrastructure and schools are not burdened, traffic remains reasonable, and the safety of our residents is not jeopardized. Surely, Marin County can come up with a more equitable, fair, and dispersed affordable housing plan so that no single community will be radically impacted. The Marin County Planning Commission and Community Development Agency have a responsibility and an opportunity to come up with a reasonable plan that works for everyone. We have an abundance of vacant and struggling commercial properties that have the potential to meet our affordable housing needs. We ask you to think about all the residents that will be impacted and not make a decision that will forever damage our beloved Lucas Valley and Marinwood neighborhoods.

Thank you for your attention.

Sincerely,

Emma Fox  
415-233-2736



**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: LV Housing Proposal  
**Date:** Monday, January 23, 2023 3:18:23 PM

---

See below for another letter. Thank you for compiling and for all your work on this effort!

Best,  
Julia

Julia Reinhard (she/her) | Aide  
Office of Supervisor Mary Sackett, District 1  
T: 415-473-7354  
E: [JReinhard@marincounty.org](mailto:JReinhard@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael CA, 94903

---

**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 3:00 PM  
**To:** Eric Egan <ericegan@gmail.com>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: LV Housing Proposal

Eric,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Eric Egan <[ericegan@gmail.com](mailto:ericegan@gmail.com)>  
**Sent:** Monday, January 23, 2023 10:08 AM  
**To:** Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>  
**Subject:** Fwd: LV Housing Proposal

---

You don't often get email from [ericegan@gmail.com](mailto:ericegan@gmail.com). [Learn why this is important](#)

Thank you,  
Eric

----- Forwarded message -----

From: **Eric Egan** <[ericegan@gmail.com](mailto:ericegan@gmail.com)>

Date: Mon, Jan 23, 2023 at 10:07 AM

Subject: LV Housing Proposal

To: <[marysackett@marincounty.org](mailto:marysackett@marincounty.org)>, <[bos@marincounty.org](mailto:bos@marincounty.org)>

Jan 20, 2023

Eric Egan  
15 Mt Palomar Ct  
San Rafael, CA 94903

Dear Marin County Planning Commission, Board of Supervisors and Staff at the Marin County Community Development Agency:

This is a letter regarding the upcoming decision to potentially build 150-250 affordable housing units in Lucas Valley (the Housing Element). **Adding 150 housing units represents more than a 25% housing increase in our area which would result in Lucas Valley absorbing the second highest allocation of affordable income units in unincorporated Marin, exceeded only by the St. Vincent site.** This will fundamentally change the character of the community, the very reason people have moved here and paid high prices for our homes. In addition, the area for the proposed new home sites cannot reasonably handle the load on our already challenged infrastructure, including a 2-lane road, limited egress routes for emergencies, and traffic into small neighboring streets on either side of county property. In fact, the draft Environmental Impact Report for the Housing Element project finds that the project would result in impacts that are **significant and unavoidable** with regard to the following topical issues: Aesthetics, Air Quality, Energy, Noise and Vibration, Transportation, and Utilities and Service Systems.

The new housing project also ignores the impact on our local public schools and our senior living community which are not set up to accommodate the increased population density that the new house will bring to our small area. The plan will also eliminate Lucas Valley Park, a well-loved and utilized space that is the center of our community. These prime elements make up the fabric of Lucas Valley and Marinwood communities. They are reasons people chose to raise their families here and cannot be disregarded as unimportant.

We support the spirit of the Housing Element initiative but the allocation puts an undue burden on the Lucas Valley and Marinwood communities. We ask that the allocation for the Lucas Valley area be reduced to the point where the character of the

community would be maintained, the infrastructure and schools are not burdened, traffic remains reasonable, and the safety of our residents is not jeopardized. Surely, Marin County can come up with a more equitable, fair, and dispersed affordable housing plan so that no single community will be radically impacted. The Marin County Planning Commission and Community Development Agency have a responsibility and an opportunity to come with a reasonable plan that works for everyone. We have an abundance of vacant and struggling commercial properties that have the potential to meet our affordable housing needs. We ask you to think about all the residents that will be impacted and not make a decision that will forever damage our beloved Lucas Valley and Marinwood neighborhoods.

Thank you for your attention.

Regards,  
Eric Egan



**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: County Housing Element - SUPPORT  
**Date:** Monday, January 23, 2023 3:13:44 PM

---

**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:31 PM  
**To:** Debbie Toizer <dtoizer@gmail.com>; Sackett, Mary <MSackett@marincounty.org>  
**Cc:** Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: County Housing Element - SUPPORT

Deborah,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Debbie Toizer <[dtoizer@gmail.com](mailto:dtoizer@gmail.com)>  
**Sent:** Monday, January 23, 2023 12:42 PM  
**To:** Debbie Toizer <[dtoizer@gmail.com](mailto:dtoizer@gmail.com)>  
**Subject:** County Housing Element - SUPPORT

You don't often get email from [dtoizer@gmail.com](mailto:dtoizer@gmail.com). [Learn why this is important](#)

Dear Supervisor,

I'm writing with SURJ Marin to show my support for the Housing Element that you'll be discussing this week. I urge you to approve the Draft Resolution certifying the Final EIR (item 9) and to adopt the resolution approving the updated Housing Element (item 10) on January 24th, 2023.

It's no secret that we have ongoing equity problems here in Marin especially as it pertains to housing. I am grateful for your willingness to do the right thing even as some of your

NIMBY constituents speak against providing more housing. I understand that the plan includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access, which sounds like a great start to me.

Thank you in advance for moving forward with the draft resolution for the housing element and showing up for racial justice in housing in Marin.

Deborah Toizer  
Marin County resident

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: I Support the Updated Housing Element  
**Date:** Monday, January 23, 2023 3:14:04 PM

---

**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:37 PM  
**To:** Gwen <gwengordon@comcast.net>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: I Support the Updated Housing Element

Gwen,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Gwen <[gwengordon@comcast.net](mailto:gwengordon@comcast.net)>  
**Sent:** Monday, January 23, 2023 12:38 PM  
**To:** Gwen Gordon <[gwengordon@comcast.net](mailto:gwengordon@comcast.net)>  
**Subject:** I Support the Updated Housing Element

You don't often get email from [gwengordon@comcast.net](mailto:gwengordon@comcast.net). [Learn why this is important](#)

Dear Board of Supervisors,

As an organizer at SURJ Marin, I urge you to adopt the updated Housing Element and the Draft Resolution certifying the Final EIR. This will begin to address many of the serious issues Marin faces regarding affordable housing and exclusionary housing practices by creating 1,734 units for low income and 512 for moderate income residents. This includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access. It will also help end over-regulation of affordable housing



I urge you to approve the Draft Resolution certifying the Final EIR (item 9) and to adopt the resolution approving the updated Housing Element (item 10) on January 24th, 2023.

Thank you,

**Gwen Gordon, MA**

She/They - [Why this matters](#)

Somatic Experiencing Practitioner (SEP)

415-259-9412

[gwengordonplay.com](http://gwengordonplay.com)

**From:** [jack krystal](#)  
**To:** [housingelement](#); [BOS](#)  
**Subject:** Housing Overlay - Table 2-12 Tamalpais Valley No. 50  
**Date:** Monday, January 23, 2023 2:56:26 PM

---

Board of supervisors,

Please review, consider and move to change the following items during your meeting tomorrow:

A) RCR zoning should also include mixed uses inclusive of apartments for Seniors and Workforce Housing, as well as Hotel.

B. Eliminate that the development site should be limited to only 1 Ac.

C. A Master Plan may include adjoining Properties/Parcels that exceed 10 Ac.

I will be attending the meeting and will be pleased to answer any questions posited by the board Members.

Jack Krystal

260 Redwood Hwy, Mill Valley, CA.

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** Fwd: I support affordable housing in Lucas Valley  
**Date:** Monday, January 23, 2023 8:12:42 PM

---

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---

**From:** dinyolla@gmail.com <dinyolla@gmail.com>  
**Sent:** Monday, January 23, 2023 7:13:45 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** I support affordable housing in Lucas Valley

jamie weinstein would like information about:

I'm writing in favor of accepting the Environmental Impact Report and going ahead with the plans for housing development in the Lucas Valley/ Marinwood community.

We have owned our home in Marinwood for almost 15 years - there have been continual NIMBY efforts to block affordable housing which is desperately needed in our county and our community.

I am not able to attend the meeting but wanted to voice my support for moving forward with the development process

thank you

Jamie Weinstein  
650 Kernberry Drive



**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: Support for the proposed Housing Element  
**Date:** Monday, January 23, 2023 3:13:58 PM

---

**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:35 PM  
**To:** Jonathan Knight <knight.jonathan@gmail.com>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: Support for the proposed Housing Element

Jonathan,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Jonathan Knight <[knight.jonathan@gmail.com](mailto:knight.jonathan@gmail.com)>  
**Sent:** Monday, January 23, 2023 12:40 PM  
**To:** Jonathan Knight <[knight.jonathan@gmail.com](mailto:knight.jonathan@gmail.com)>  
**Subject:** Support for the proposed Housing Element

You don't often get email from [knight.jonathan@gmail.com](mailto:knight.jonathan@gmail.com). [Learn why this is important](#)

Dear Board of Supervisors,

I'm writing to strongly support the adoption of the proposed Housing Element. I believe that Marin finally living up to our commitments to ease the housing crisis and bring in desperately needed affordable housing will create real long term progress in building a more vital Marin. We need the economic and racial diversity that more affordable housing will allow. Now is finally the time.

Thank you

--

Jonathan Knight  
157 Meadowcroft Dr.  
San Anselmo, CA 94960  
415 342 7123

**From:** [Josh Andresen](#)  
**To:** [Moulton-Peters, Stephanie](#); [BOS](#); [housingelement](#)  
**Cc:** [Michael Gallagher](#); [Lai, Thomas](#)  
**Subject:** Housing Element Comments  
**Date:** Tuesday, January 24, 2023 7:35:39 AM

---

Some people who received this message don't often get email from [joshandresen@gmail.com](mailto:joshandresen@gmail.com). [Learn why this is important](#)

Dear Supervisor Moulton-Peters, Board of Supervisors, and Tom Lai —

I live in the Strawberry Community of Mill Valley. I endorse the Seminary Neighborhood Associations and Sustainable TamAlmonte's comments and letters. Please follow these organization's recommendations.

I am very concerned that County staff is not completing their due diligence in the Housing Element process.

We request the Supervisors to direct county staff to write a memo which identifies all language, edits, and revisions which have the effect, intended or not, of weakening community plans. Three times previously, residents have been told there will not be a wholesale marginalization of community plans. On this fourth occasion, we would like staff of the County to go on record to clearly identify the language which weakens community plans. Please stop “hiding the ball.” It is tiring to repeatedly scrutinize new versions and try to find the hidden language. Would you please direct staff to write such a memo, and would you please share it with me, as well as anyone copied here?

There is a “Trojan horse” in the proposed amendments to implement the Housing Element. Although we have seen improvements to some language with the effect of retaining Community Plans, there is other — almost hidden— language to set aside community plans. This is unacceptable to the voters of Strawberry who value the Strawberry Community Plan and all of the effort and consultation which went into it. We know the county can achieve both the Housing Element goals and preserve the priority of community plans. The historical and legal hierarchy of “the more specific plan will be applied” should be preserved.

I, and others, have raised this issue THREE previous times. Despite verbal assurances and instructions to staff from Planning Commissioners and Supervisors that community plans should not be made subordinate to countywide plans, the Housing Element, Countywide Plan Amendments, and Marin County Development Code Amendments continue to undermine community plans in unnecessarily broad ways.

Here is some of the problematic language. It appears in Exhibit D-1, CWP Amendments, p. 3.4-3:

For residential and mixed use projects where there are land use designation or development density and floor area ratio differences, the Countywide Plan shall prevail ... . except this policy shall not apply for applications that include Development Agreements.

We urge the supervisors to delete this unnecessary language which will do serious damage to the Strawberry Community Plan and all community plans.

We also respectfully request the above referenced memo from staff identifying all Housing



Element and enabling revisions which weaken or subordinate community plans.

Sincerely,  
Josh Andresen  
319 Ricardo Rd  
Mill Valley, CA 94941

**From:** [Re:Design Brown](#)  
**To:** [BOS](#); [housingelement](#); [Moulton-Peters, Stephanie](#)  
**Subject:** Planning Commission recommendations are the right thing to do for CWP + HE  
**Date:** Monday, January 23, 2023 1:21:02 PM

---

You don't often get email from julie\_brown@redesignsf.com. [Learn why this is important](#)

Dear Supervisor Moulton-Peters and Board of Supervisors—

As painful as it may be, I ask you to follow the recommendation of your Planning Commission, and reject the CWP revisions and Housing Element plans in their current form, even if it means missing the certification deadline. This situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language and concerns about the Housing element.

We request the Supervisors to direct county staff to write a memo which identifies all language, edits, and revisions which have the effect, intended or not, of weakening community plans. Three times previously, residents have been told there will not be a wholesale marginalization of community plans. On this fourth occasion, we would like staff of the County to go on record to clearly identify the language which weakens community plans. Please stop “hiding the ball.” It is tiring to repeatedly scrutinize new versions and try to find the hidden language. Would you please direct staff to write such a memo, and would you please share it with the public?

Although we have seen improvements to some language with the effect of retaining Community Plans, there is other — almost hidden— language to set aside community plans. This is unacceptable to us, the residents and voters of Strawberry who value the Strawberry Community Plan and all of the effort and consultation which went into it. We know the county can achieve both the Housing Element goals and preserve the priority of community plans. The historical and legal hierarchy of “the more specific plan will be applied” should be preserved.

We have raised this issue THREE previous times. Despite verbal assurances and instructions to staff from Planning Commissioners and Supervisors that community plans should not be made subordinate to countywide plans, the Housing Element, Countywide Plan Amendments, and Marin County Development Code Amendments continue to undermine community plans in unnecessarily broad ways.

Here is some of the problematic language. It appears in Exhibit D-1, CWP Amendments, p. 3.4-3:

For residential and mixed use projects where there are land use designation or development density and floor area ratio differences, the Countywide Plan

shall prevail ... . ... except this policy shall not apply for applications that include Development Agreements.

We urge the supervisors to delete this unnecessary language which will do serious damage to the Strawberry Community Plan and all community plans.

We also respectfully request the above referenced memo from staff identifying all Housing Element and enabling revisions which weaken or subordinate community plans.

Sincerely,

JULIE BROWN

[redesignsf@icloud.com](mailto:redesignsf@icloud.com)

[julie\\_brown@redesignsf.com](mailto:julie_brown@redesignsf.com)

office: 415-346-0455

cell: 415-297-4471



**From:** [Kevin Gladstone](#)  
**To:** [housingelement](#)  
**Subject:** Priority for Mental Health Housing Facility/ Clients  
**Date:** Monday, January 23, 2023 2:56:13 PM

---

[You don't often get email from kvngladstone@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear board of supervisors. This email comes to you in regards of the draft county housing element. We at the Enterprise Resource Center Advocacy Team would greatly appreciate the inclusion of mental health clients and related mental health housing facilities be given a priority in the county housing element. The community of clients is under housed and underserved.

The burden of the housing shortage in Marin County falls most heavily on the persons in the above mentioned community .

Please consider giving written priority inclusion in the housing element to this most needy community.

Thanks for your thoughtful consideration.

Sent from my iPhone

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** Fwd: Yes on Lucas Valley Housing EIR  
**Date:** Monday, January 23, 2023 8:10:23 PM

---

Get [Outlook for iOS](#)

---

**From:** kif.scheuer@gmail.com <kif.scheuer@gmail.com>  
**Sent:** Monday, January 23, 2023 7:22 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Yes on Lucas Valley Housing EIR

Kif Scheuer would like information about:

I understand that you will be considering an EIR for the Lucas project Tuesday. I am aware that there's a vocal group who will express strong opposition to this development.

As a Marinwood Resident for over 15 years I want to express my strong support for expanded affordable housing in our community and to offer a counter-point to the all-to-common NIMBYism masked as "responsible growth" or "environmental protection"

We live in a much larger context than our neighborhood or even county. Most of the amazing opportunities and experiences available to us in Marin are in one way or another tied to the larger Bay Area's economy and vitality. Yes we have exceptional natural spaces and I have no doubt we always will. But it's way past time to provide more affordable housing options throughout Marin – including Lucas Valley. While I can't make the meeting tomorrow, I hope you too see the imperative to build more affordable housing and vote to accept this EIR

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: I support the Housing Element  
**Date:** Monday, January 23, 2023 3:14:12 PM

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**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:39 PM  
**To:** Mary Morgan <bmsanfran@gmail.com>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: I support the Housing Element

Mary,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Mary Morgan <[bmsanfran@gmail.com](mailto:bmsanfran@gmail.com)>  
**Sent:** Monday, January 23, 2023 12:38 PM  
**To:** Moulton-Peters, Stephanie <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>  
**Subject:** I support the Housing Element

You don't often get email from [bmsanfran@gmail.com](mailto:bmsanfran@gmail.com). [Learn why this is important](#)

Dear President Moulton-Peters,

I support the Housing Element. It is not perfect, but it is a step forward to having Marin take responsibility for building more housing, especially affordable housing. I especially do not want Marin to miss the Jan 31 deadline for submitting the Housing Element because I do not want to trigger the Builder's Remedy. Housing is the foundation for racial justice--this is particularly true in Marin County which is so racially disparate.

Thank you,



Mary

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: I support the county housing element  
**Date:** Monday, January 23, 2023 3:14:24 PM

---

**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:41 PM  
**To:** Mary Nahorniak <marynahorniak@gmail.com>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: I support the county housing element

Mary,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

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**From:** Mary Nahorniak <[marynahorniak@gmail.com](mailto:marynahorniak@gmail.com)>  
**Sent:** Monday, January 23, 2023 12:37 PM  
**To:** Rice, Katie <[KRice@marincounty.org](mailto:KRice@marincounty.org)>; Rodoni, Dennis <[DRodoni@marincounty.org](mailto:DRodoni@marincounty.org)>; Moulton-Peters, Stephanie <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>; Lucan, Eric <[elucan@marincounty.org](mailto:elucan@marincounty.org)>; Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>  
**Subject:** I support the county housing element

Some people who received this message don't often get email from [marynahorniak@gmail.com](mailto:marynahorniak@gmail.com). [Learn why this is important](#)

Dear supervisors,

As a participant of SURJ (Showing Up for Racial Justice) Marin, I urge each of you to adopt the updated Housing Element and the Draft Resolution certifying the Final EIR because they will address many of the serious issues Marin faces regarding affordable housing and exclusionary housing practices, including:

- Marin residents have historically had a strong opposition to the development of affordable

housing.

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are unhoused because we don't have the variety of housing options affordable to all income levels.

The Housing Element Plan:

- Provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- Includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access;
- Will end over-regulation of affordable housing.

I urge you to approve the Draft Resolution certifying the Final EIR (item 9) and to adopt the resolution approving the updated Housing Element (item 10) at your meeting on January 24, 2023.

Thank you,  
Mary Nahorniak  
San Anselmo



**From:** [Maura Prendiville](#)  
**To:** [housingelement](#)  
**Subject:** public comment for 1/24 meeting  
**Date:** Monday, January 23, 2023 1:42:45 PM

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You don't often get email from maura.prendiville@gmail.com. [Learn why this is important](#)

For item 3 (Housing Element)  
From Maura Prendiville, Marinwood.

I encourage the Supervisors to adopt the Housing Element. I grew up in Marin and have really struggled to buy a home here as an adult. As things stand now, my children will never be able to live near me when they are grown, unless we increase our housing stock significantly. My household would be impacted by any developments at St. Vincents, Marinwood Market, or Jeanette Prandi, yet I still welcome it as a long-overdue step towards progress. The County's glacial pace with development does not work for the realities of current or future generations.

Our elected leaders and County staff have spent an incredible amount of time listening to the community's concerns and making appropriate adjustments. They've been diligent, thoughtful, and inclusive. It's time to move forward with our mandated housing element. If we don't, our County could face costly consequences and lose local control over our neighborhoods.

--

Maura Prendiville  
(415) 845-0835

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: Marin County Housing Element  
**Date:** Monday, January 23, 2023 3:13:09 PM

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**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:17 PM  
**To:** skip@wmss.org  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: Marin County Housing Element

Skip,

Thank you for reaching out. I'll make sure to share your email with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

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**From:** [skip@wmss.org](mailto:skip@wmss.org) <[skip@wmss.org](mailto:skip@wmss.org)>  
**Sent:** Monday, January 23, 2023 12:54 PM  
**To:** Goncalves, Gustavo <[GGoncalves@marincounty.org](mailto:GGoncalves@marincounty.org)>  
**Subject:** Marin County Housing Element

Skip Schwartz would like information about:

Dear Supervisor Sackett, I support the housing element and affordable housing strategies up for discussion and vote tomorrow - I understand ithe matter has been very carefully researched and vetted.

Sincerely,  
Skip

Maurice 'Skip' Schwartz | Executive Director  
West Marin Senior Services  
PO Box 791, Point Reyes Station, CA 94956  
[skip@wmss.org](mailto:skip@wmss.org) | 415-663-8148 x109 Cell 415 269 3774  
Our mission is to help seniors live safely and with dignity in our community.

Aging... Everybody's doing it...



**From:** [Thomas, Leelee](#)  
**To:** [housingelement](#)  
**Subject:** FW: Housing Overlay - Support Letter  
**Date:** Monday, January 23, 2023 6:27:06 PM  
**Attachments:** [23-0123 MidPen Comment Letter - Marin Housing Overlay.docx.pdf](#)

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Felix AuYeung (he/him) | Vice President of Business Development  
MidPen Housing  
303 Vintage Park Drive, Suite 250, Foster City, California 94404  
t. 510.426.5667





January 23, 2023

Dear Marin County Board of Supervisors,

Thank you for the opportunity to comment on the proposed Housing Overlay District (HOD) for the Marin County Housing Element. MidPen supports this proposal because it would accelerate the production of desperately needed multifamily housing in the area.

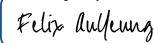
Drawing from deep experience working with jurisdictions across the greater Bay Area on Housing Element Policy, our team published [a guide on best practices](#) last year. In the guide, we recognize that affordable housing overlay zones are important tools for making affordable housing development financially feasible. For example, Menlo Park implemented an affordable housing overlay that tied affordable housing requirements to increased density beyond the state density bonus law. This allowed our team to take a parcel zoned for 18 units/acre and develop a 90-unit, 31 unit/acre 100% affordable project. The AHO also included incentivizes such as fee waivers, reduced parking, setback flexibility, and greater building height.

Marin County's Regional Housing Needs Allocation (RHNA) sets a goal of 3,569 units of production by 2031. Nearly 50 percent of these units have a target of being affordable to residents making 80% of the Area Median Income (AMI) and below. In order to meet these goals, the County needs to utilize all tools at its disposable to increase multifamily housing development and ensure that production benefits everyone across the income spectrum. The proposed policy allows affordable housing developers like MidPen to benefit from up-zoning and streamline urgently-needed housing to build at a more efficient scale. With the state's 80% affordable housing density bonus, the HOD would enable up to 45 unit/acre projects, which will be useful depending on neighborhood context and housing type.

MidPen Housing is one of the nation's leading nonprofit developers, owners and managers of high-quality affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 125 communities and 8,500 homes for low-income families, seniors, including homeless families and individuals and those with supportive housing needs throughout the greater Bay Area.

Thank you for your time and consideration. If you have any questions, please feel free to contact me at (510) 426-5667 or [fauyeung@midpen-housing.org](mailto:fauyeung@midpen-housing.org).

Sincerely,

DocuSigned by:  
  
3D6E01ABDF084BB...

Felix AuYeung, Vice President of Business Development

CC:

Matthew O. Franklin, President and CEO

Nevada V. Merriman, Director of Policy

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: Support the Updated Housing Element  
**Date:** Monday, January 23, 2023 3:14:36 PM

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**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:43 PM  
**To:** Patrice Villars <pvillars@pacbell.net>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: Support the Updated Housing Element

Patrice,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

---

**From:** Patrice Villars <[pvillars@pacbell.net](mailto:pvillars@pacbell.net)>  
**Sent:** Monday, January 23, 2023 12:36 PM  
**To:** Moulton-Peters, Stephanie <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>  
**Subject:** Support the Updated Housing Element

Dear Board of Supervisors,

As a participant of SURJ Marin, I urge you to adopt the updated Housing Element and the Draft Resolution certifying the Final EIR because they will address many of the serious issues Marin faces regarding affordable housing and exclusionary housing practices, including:

- Marin residents have historically had a strong opposition to the development of affordable housing.



- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

The Housing Element Plan:

- Provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents
- Includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access
- Will end over-regulation of affordable housing

I urge you to approve the Draft Resolution certifying the Final EIR (item 9) and to adopt the resolution approving the updated Housing Element (item 10) on January 24th, 2023.

Thank you,  
Patrice Villars  
San Rafael

**From:** [BOS](#)  
**To:** [BOS - Aides](#)  
**Cc:** [housingelement](#)  
**Subject:** FW: Board of Supervisors Contact Form  
**Date:** Monday, January 23, 2023 3:24:13 PM

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Aides,

Attached is a letter from Peggy Chipkin received in the January 23, 2023 BOS mailbox. Please forward as you deem appropriate.

Thank you,



**Joyce Evans**  
DEPUTY CLERK

County of Marin  
Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
415 473 3768 T  
415 473 3645 F  
CRS Dial 711  
[jevans@marincounty.org](mailto:jevans@marincounty.org)

---

**From:** Peggy\ Chipkin <noreply@formresponse.com>  
**Sent:** Monday, January 23, 2023 2:43 PM  
**To:** BOS <BOS@marincounty.org>  
**Subject:** Re: Board of Supervisors Contact Form

#### Board of Supervisors Contact Form

Your Name:	Peggy\ Chipkin
Your Email Address:	<a href="mailto:pchipkin@pacbell.net">pchipkin@pacbell.net</a>
Subject:	Housing Element. URGENT
Select a Routing Method:	Address

What City/Town Do You Live In?

Mill Valley

Message:

I thoughtfully and wholeheartedly second this letter....

I am very distressed at the power the state is using in this situation and the lack of power of our cities to discriminate on these important matters.

Thank you for your consideration.

Peggy Chipkin  
Mill Valley To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as "Planning at gunpoint."

I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out. That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

All of the new state laws impose objective standards. But the HCD still works subjectively, so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.



Some CWP amendments go beyond what is required by state law. Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands. In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

Above-moderate units will, as usual, exceed their RHNA quotas. The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.

Cities and counties should be working in partnership with the state, not bullied into

making rushed decisions. Our county should be confident that their plan will actually increase housing stock for those in need, and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

I understand you have a difficult decision to make. Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes

in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

The state just revised their Fire Hazard map for the first time since 2007. Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment. With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.



PLEASE represent the safety and well being of all of Marin by:

1. Voting to hold back the Housing Element and the CWP amendments until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.

Sincerely,

Amy Kalish  
Member, TDRB  
Director, Citizenmarin.org

**From:** [Sanda Blockey](mailto:Sanda.Blockey@marincounty.org)  
**To:** [housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
**Subject:** letter OBJECTING to destruction of Strawberry Community Plan  
**Date:** Monday, January 23, 2023 4:31:59 PM

You don't often get email from sandablockey@me.com. [Learn why this is important](#)

**RE: Housing Element language STILL undermines Community Plans unnecessarily**

**To:** [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org), [housingelement@marincounty.org](mailto:housingelement@marincounty.org) Cc: Michael Gallagher <[michaelgallagher.office@gmail.com](mailto:michaelgallagher.office@gmail.com)>, Stephanie Moulton-Peters <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>

Dear Planning Commissioners —

Despite verbal agreements that Community Plans would not be broadly swept aside, there remains broad and contradictory language in the ITEM 6, Exhibit B. ITEM 6 is the “Housing Element Countywide Plan Amendments/Rezoning.”

In this Exhibit B, you will find the following problematic language:

Policy 1.4-3 entitled “How to Read the Countywide Plan” includes the following language:

**“...no provision of a community plan may be applied by the County in a manner that conflicts with the Countywide Plan.**

Policy 1.5-3 addresses land use categories now says:

**“The Countywide Plan land use designations supersede Community Plan designations.”**

Exhibit B can be accessed here: <https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/pc-hearing-010523/item-6-he/attachment-3.pdf?la=en>

It has been brought to my attention that land use attorney, Riley Hurd, recommended to you substitute language which could achieve Housing Element objectives without destroying Community Plans. Will you please consider and adopt his proposed language and remove the proposed broad language cited below?

**"No provision of a community plan may be applied by the County in a manner that conflicts with State housing law or that physically precludes the construction of a project at its permitted density."**

Thank you for your consideration and thoughtful work.

Begin forwarded message:

**From:** Michael Gallagher, President <[michaelgallagher.office@gmail.com](mailto:michaelgallagher.office@gmail.com)>  
**Subject:** Our letter OBJECTING to destruction of Strawberry Community Plan  
**Date:** December 29, 2022 at 10:28:35 AM PST  
**To:** <[sandablockey@me.com](mailto:sandablockey@me.com)>  
**Reply-To:** <[michaelgallagher.office@gmail.com](mailto:michaelgallagher.office@gmail.com)>

**RE: Housing Element language STILL undermines Community Plans unnecessarily**

**To:** [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org), [housingelement@marincounty.org](mailto:housingelement@marincounty.org) Cc: Michael Gallagher <[michaelgallagher.office@gmail.com](mailto:michaelgallagher.office@gmail.com)>, Stephanie Moulton-Peters <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>

Dear Planning Commissioners —  
Despite verbal agreements that Community Plans would not be broadly swept aside, there remains broad and contradictory language in the ITEM 6, Exhibit B. ITEM 6 is the “Housing



Element Countywide Plan Amendments/Rezoning.”  
In this Exhibit B, you will find the following problematic language:

Policy 1.4-3 entitled “How to Read the Countywide Plan” includes the following language:

**“...no provision of a community plan may be applied by the County in a manner that conflicts with the Countywide Plan.**

Policy 1.5-3 addresses land use categories now says:

**“The Countywide Plan land use designations supersede Community Plan designations.”**

Exhibit B can be accessed here: <https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/pc-hearing-010523/item-6-he/attachment-3.pdf?la=en>

It has been brought to my attention that land use attorney, Riley Hurd, recommended to you substitute language which could achieve Housing Element objectives without destroying Community Plans. Will you please consider and adopt his proposed language and remove the proposed broad language cited below?

**“No provision of a community plan may be applied by the County in a manner that conflicts with State housing law or that physically precludes the construction of a project at its permitted density.”**

Thank you for your consideration and thoughtful work.

[View this email in your browser](#)

Logo



**Help us object to County efforts to override  
the Strawberry Community Plan**

**Write to the Planning Commission!**

***Copy our letter below!***

Maybe “the 3rd time’s the charm?”

This is the third time we, and many of you, have asked the Marin County Planning

Commission to preserve Community Plans (like ours in Strawberry) while still meeting the County's goals to increase housing under the process known as the Housing Element.

You can add your voice with a similar message by writing to the Planning Commission right away. Their deadline is this Friday, December 30, at 5pm for comments. On Thursday, Jan. 5, at 1pm the Planning Commission will meet on the Housing Element.

**They ask that comments be addressed to:**  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org).

**Feel free to copy or revise our letter below!**

**From: Seminary Neighborhood Association**

**RE: Housing Element language STILL undermines Community Plans unnecessarily**

**To:** [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org), [housingelement@marincounty.org](mailto:housingelement@marincounty.org) **Cc:** Michael Gallagher <[michaelgallagher.office@gmail.com](mailto:michaelgallagher.office@gmail.com)>, Stephanie Moulton-Peters <[smoultonpeters@marincounty.org](mailto:smoultonpeters@marincounty.org)>

Dear Planning Commissioners —  
Despite verbal agreements that Community Plans would not be broadly swept aside, there remains broad and contradictory language in the ITEM 6, Exhibit B. ITEM 6 is the "Housing Element Countywide Plan Amendments/Rezoning."  
In this Exhibit B, you will find the following problematic language:

Policy 1.4-3 entitled "How to Read the Countywide Plan" includes the following language:

**"...no provision of a community plan may be applied by the County in a manner that conflicts with the Countywide Plan.**

Policy 1.5-3 addresses land use categories now says:

**"The Countywide Plan land use designations supersede Community Plan designations."**

Exhibit B can be accessed here: <https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/pc-hearing-010523/item-6-he/attachment-3.pdf?la=en>

It has been brought to my attention that land use attorney, Riley Hurd, recommended to you substitute language which could achieve Housing Element objectives without destroying Community Plans. Will you please consider and adopt his proposed language and remove the proposed broad language cited below?

**"No provision of a community plan may be applied by the County in a manner that conflicts with State housing law or that physically precludes the construction of a project at its permitted density."**

Thank you for your consideration and thoughtful work.

With appreciation,

Michael Gallagher, President

**Seminary Neighborhood Association**

***Have you signed up to receive alerts from the County?***

***If not, below is what they recently sent out notifying the community:***



**From:** housingelement <[housingelement@marincounty.org](mailto:housingelement@marincounty.org)>

**Subject: Comments due Friday at 5:00 PM: January 5 Planning Commission Hearing, Housing and Safety Elements**

**Date:** December 27, 2022 at 4:00:30 PM GMT-7

**To:** housingelement <[housingelement@marincounty.org](mailto:housingelement@marincounty.org)> January 5th: Planning Commission Hearing Hearing on Housing and Safety Element Final Environmental Impact Report, Countywide Plan/Development Code Amendments

On Thursday January 5th 2023, at 1:00 PM or thereafter, the Planning Commission will review four items. Items 5, 6 and 7 are a continuation of the December 12 Planning Commission hearing.

- **Item #4:** Final Environmental Impact Report - [Staff Report](#), Attachments ([1](#), [2](#), [3](#), [4](#))
- **Item #5:** Safety Element Countywide Plan Amendments - [Supplemental Memo](#), Attachments ([1](#), [2](#))
- **Item #6:** Housing Element Countywide Plan Amendments/Rezoning - [Supplemental Memo](#), Attachments ([1](#) - Exhibits [Aa](#), [Ab](#), [Ac](#), [Ad](#), [B](#); [2](#) - Exhibit [A](#))
- **Item #7:** Form Based Code/Development Code Amendments - [Supplemental](#)

[Memo](#), Attachments ([1](#), [2](#), [3](#), [4](#), [5](#))

There will be Spanish interpretation. You may submit comments until 5:00 PM on Friday December 30 by email to [housingelement@marincounty.org](mailto:housingelement@marincounty.org). **Be sure to include the item number you are referencing.** You may also comment during the meeting. To join the meeting, follow the instructions on the [Planning Commission Meetings](#) webpage.

The next meeting about this topic will be held on January 24th with the Board of Supervisors.

To continue receiving the latest development, [join our subscription list](#).

Best wishes,

Michael Gallagher, President

**Seminary Neighborhood Association**

Phone: 415 606 0392

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Our mailing address is:

Seminary Neighborhood  
149 Richardson Dr  
Mill Valley, CA 94941-2413

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You can [update your preferences](#) or [unsubscribe](#)



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**From:** [SVNA](#)  
**To:** [BOS](#); [housingelement](#); [safetyelement](#)  
**Cc:** [Sackett, Mary](#); [Goncalves, Gustavo](#); [Reinhard, Julia](#); [LINDA LEVEY](#); ["CATHERINE LAGARDE"](#); ["DENNIS BORTOLI"](#); ["GARY ROBARDS"](#); ["GINA TUOSTO HAGEN"](#); ["JOHN DENIGRIS"](#); ["MARK WALLACE"](#); ["RODERICK CASTRO"](#); ["TERRI LEKER"](#); ["MARY HANLEY"](#)  
**Subject:** Tuesday, January 24, 2023 Board of Supervisors Meetings regarding the 2023 Draft Housing Element update, and associated Countywide Plan Amendments, Marin County Development Code Amendments, and Zoning Map Amendments and 2023 Safety Element...  
**Date:** Monday, January 23, 2023 2:47:21 PM  
**Attachments:** [2023.01.23-SVNA Letter Re Housing Element, CWP Amendments Plus.pdf](#)  
[2022.12.30-SVNA Letter Re CPs, Housing Element Update, CWP Amendments & EIR.pdf](#)  
[2022.12.08-SVNA Letter Re Housing & Code Amendments.pdf](#)

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Attached please find our comment letter for the Tuesday, January 24, 2023 Board of Supervisors Meetings regarding the 2023 Draft Housing Element update, and associated Countywide Plan Amendments, Marin County Development Code Amendments, and Zoning Map Amendments and 2023 Safety Element and Amendments to the Countywide Plan and the Final Environmental Impact Report (Final EIR) for the Housing and Safety Elements Update to the Marin Countywide Plan. This letter applies to all items on the agenda.

Thank you for the opportunity to comment.

cc: SVNA Board, SVNA Land Use Committee, District 1 Supervisor's Office and Staff

**Santa Venetia Neighborhood Association**  
P.O. Box 4047 · San Rafael · CA · 94913-4047  
phone: 415.499.3411 · fax: 415.795.4680  
email: [SVNA@santavenetia.org](mailto:SVNA@santavenetia.org) · [www.thesvna.org](http://www.thesvna.org)



## **Santa Venetia Neighborhood Association**

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P.O. Box 4047 · San Rafael · CA · 94913-4047

January 23, 2023

Marin County Board of Supervisors  
Marin County Civic Center  
3501 Civic Center Drive, Suite 328  
San Rafael, CA 94903

Attention: Marin County Board of Supervisors [BOS@marincounty.org](mailto:BOS@marincounty.org)  
Attention: Housing Element County Staff: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
Attention: Safety Element County Staff: [safetylement@marincounty.org](mailto:safetylement@marincounty.org)

Re: Tuesday, January 24, 2023 Board of Supervisors Meetings regarding the 2023 Draft Housing Element update, and associated Countywide Plan Amendments, Marin County Development Code Amendments, and Zoning Map Amendments; 2023 Safety Element and Amendments to the Countywide Plan and the Final Environmental Impact Report (Final EIR) for the Housing and Safety Elements Update to the Marin Countywide Plan

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on the Housing and Safety Element Countywide Plan/Development Code Amendments. Santa Venetia has been identified as a site for 181 additional housing units; while we are pleased that the number has decreased throughout the process, we believe this number still places a disproportionate burden on our neighborhood.

The Planning Commission worked, as has the Board of Supervisors, in good faith throughout the 2023-31 Housing Element process. We appreciate the Commissioners' diligence and commend their courage in voting overwhelmingly not to endorse the Housing Element (HE) in its current form. At the January 5 meeting, Chair Dickenson spoke for most Marin residents when he said, "I can't recommend this housing element to the Board of Supervisors. It's just a vision for the future that I can't support. It is too inconsistent with what is of value to many of the people in Marin."

The Planning Commissioners were dissatisfied with the Housing Element based on their expertise and the concerns of the greater community. Yet, with builder's remedy looming,

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# **Santa Venetia Neighborhood Association**

the schedule leaves no time for revision. We nevertheless ask that you not approve the Housing Element or amendments to the Countywide Plan (CWP) until numerous safety conflicts and interdependencies are acknowledged and addressed. Even if submitted by the January 31 deadline, there is no guarantee that the current HE would be certified, since new state laws impose objective standards while the HCD works subjectively. Regardless of all the County's hard work, the HE could still be returned from the State with additional demands, along with penalties for non-compliance.

The 11 unbuilt units from the 5th RHNA cycle led to SB 35 projects like the one imposed on Marin City; the wholly unrealistic 6th cycle RHNA numbers foisted on Marin ensure that the County will be forced to accept SB 35 projects in perpetuity. Even if all 3,569 units are permitted, what happens next is out of the County's hands. In the current economy, higher interest rates and a shrinking labor force combined with soaring materials costs and dwindling availability will keep projects from penciling out. As Commissioner Biehle said, "We don't have a reality scale for any of these sites. I'm not confident the units are going to get built."

During the pandemic, most Marin residents had more urgent matters to attend to, yet we (most of us laypersons) spent countless hours scrutinizing thousands of pages of documents, many of which were in clear conflict with one another, woefully outdated, or illegible. Other documents were written, it seemed, for the purpose of rewarding for-profit developers in their creation of market-rate housing. We shared our opinions on how we hoped to grow our communities, found common ground in the pressing need for workforce and senior housing, and sounded the alarm on the impact of adding 3,569 housing units to our unincorporated areas. We described what would be lost — truly lost — by this Housing Element's implementation.

Certainly, as County Staff have repeatedly demonstrated, community input was solicited; yet only a fraction of Marin residents responded, and, when they did, their concerns were largely ignored. If the needs of Marin residents and subject matter experts (such as CalFire) had been more fully integrated into this process, we would not, at this late date, be expressing disappointment at 80% market units or asking why so many homes are sited in areas formerly considered too hazardous or environmentally sensitive. As we have noted in previous letters, the EIR concludes that the HE will result in 15 permanent, unavoidable, and significant environmental degradations. How is it possible to reconcile those degradations with the production of 2855 market rate units and only 714 below market units? This is an appalling tradeoff by any measure.

Perhaps most disappointing is that the haste to meet hollow deadlines will create irreversible environmental destruction before it is necessary and beyond what is reasonable. Since the State does not subsidize housing — expecting it to be produced by the free market — additional power is transferred to developers and landowners, who are rewarded for building more expensive and highly profitable homes. Proper subsidies and incentives could instead support below-moderate housing on these same lots, stabilizing the lives of our essential workers, the working poor, and our aging senior population.

As we mourn the passing of Judy Schriebman, Marin Group Sierra Club Chair, founder of the Watershed Alliance of Marin, and a powerful voice for environmental stewardship, we wish to quote from her September 20, 2020 letter urging the Marin County Planning



# **Santa Venetia Neighborhood Association**

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January 23, 2023

Department to reject the tree removal permit for Outnumbered/70 Oxford Drive. We urge you to reflect on Ms. Schriebman's description of the downstream implications (including winter flooding and summer drought) from large-scale tree removal and the addition of extensive impervious infrastructure on this watershed valley — implications which would echo throughout Santa Venetia:

It is clear that we need to protect our trees for carbon sequestration and other benefits, but the current ordinance allows them to be cut down, and replacements planted at a flawed, simple, numerically based system of 2:1 or 3:1. This painfully ignores the multiple ecological functions a mature tree gives the landscape as well as the significant water requirements and additional care a new tree takes to become established. It makes no sense to assume that two or three saplings will make up for removal of a giant of the forest; a mother tree that protects soil and water; that prevents fires, floods and drought; that shades the land and reduces the effects of climate change; that sequesters massive amounts of carbon; that infiltrates and stores rainwater deeply into the ground; that feeds wildlife. It's like replacing your parents with a broom because they sweep the floor, while ignoring all the other benefits and work they do for you. We can no longer allow this false narrative and inadequate numerical replacement ratio process to continue.

This application should be denied. This colossal project is in the WUI, which presents additional complications for our already limited firefighting resources.

The 28-acre lot at 70 Oxford is set to be rezoned to from A2 to RMP-1 to allow 3-7 units per acre. Four homes are currently proposed, yet it appears that up to 200 units could hypothetically be built. We again ask for clarity on this site's future potential. A past proposal by the current owner, withdrawn in early 2021, included a three-story 9,305 square foot main house sited deep into Oxford Valley — requiring approximately 2/3 miles of paved driveway — a two-story 3,036 square foot garage with full kitchen, 2 bathrooms, and family gathering room, a three-story 1,461 square foot caretaker cottage, and a two-story 1,376 square foot barn with loft and bathroom. Because of the presence of tribal/archeological artifacts, the project was found by CDA to require CEQA Initial Study (IS). The owner declined to fund the IS, and a new development proposal has not been submitted. After rezoning, could this same project be resubmitted and approved? If so, the development would still cause excessive environmental destruction to this and adjoining lots, disrupt the surrounding community with regard to egress and ingress (particularly emergency evacuation), and would be completely disproportionate to neighboring homes.

Such development does nothing to alleviate Marin's urgent need for workforce or senior housing, and instead monopolizes resources and labor that would be better used on projects that support those uses.

We have written numerous times about the location and density of other proposed developments at Old Gallinas, McPhail's, and other sites, and their impact on our neighborhood's ability to move safely, much less evacuate in case of emergency. On Sunday January 22, king tides flooded North San Pedro Road at several points throughout China Camp; some drivers turned around rather than proceed through more than a foot of water. Before moving forward with any of the 181 proposed homes, we again ask for clarity on mitigation measures in the event of fire, flood, or other emergencies.

# **Santa Venetia Neighborhood Association**

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January 23, 2023

We are aware that the State has not allowed the County to work in partnership throughout this process, nor given us the autonomy to produce housing in the categories where needed most. Instead, the County is forced to comply with unfunded mandates based on flawed population projections, told to build in hazard zones with limited evacuation — and take responsibility for somehow building the infrastructure and supplying the water to support this new development. The State only recently revised their 2007 Fire Hazard map; now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

We thank the BOS for their careful consideration of these concerns, and for their engagement during what has been a long and discouraging process. Despite the best efforts of the Planning Commission and the BOS, the County has been railroaded by the State into what Commissioner Biehle described as “planning at gunpoint.” As in past letters, we again urge the County to seek remedy by joining an HCD/RHNA lawsuit.

And, as in past letters, we will close by paraphrasing one of our SVNA members, who stated: “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We ask that you once again consider your constituents, and fight for our safety.

We have attached our two recent letters to the Planning Commission (dated December 8 and December 30) as PDFs and ask that they be considered along with this letter. Rather than repeat each issue raised by the SVNA throughout this process, please refer to our previous letters, on file, for a more thorough and detailed summary. The SVNA always encourages our members to send comment letters as well, citing their concerns about community issues. Please include those concerns as concerns of the SVNA. And, as we noted in a separate email, we share the concerns enumerated by Sharon Rushton on behalf of TamAlmonte and endorse her recent letter.

Thank you, SVNA Board of Directors and SVNA Land Use Committee

cc: Mary Sackett, District 1 Supervisor  
Gustavo Gonçalves, District 1 Aide  
Julia Reinhard, District 1 Aide



## **Santa Venetia Neighborhood Association**

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P.O. Box 4047 · San Rafael · CA · 94913-4047

December 30, 2022

Marin County Planning Commission  
Marin County Civic Center  
3501 Civic Center Drive, Suite 328  
San Rafael, CA 94903

Attention: Marin County Planning Commission [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)  
Attention: Marin County Board of Supervisors [BOS@marincounty.org](mailto:BOS@marincounty.org)  
Attention: Housing Element County Staff: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Re: Thursday January 5, 2023 Meeting: Planning Commission Hearing on Housing and Safety Element Final Environmental Impact Report, Countywide Plan/Development Code Amendments

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on the Housing and Safety Element Countywide Plan/Development Code Amendments. Santa Venetia has been identified as a site for 181 additional housing units; while we are pleased that the number has decreased throughout the process, we believe this number still places a disproportionate burden on our neighborhood.

We write today with comments on the January 5th: Planning Commission Hearing on Housing and Safety Element Final Environmental Impact Report, Countywide Plan/Development Code Amendments. The January 5th meeting comes on the heels of a marathon six-hour meeting on 12/12, where our Planning Commissioners wrestled with the complexities of siting and permitting 3,569 state-mandated housing units within unincorporated Marin.

We were pleased by the Commissioners' insistence that Staff answer questions, many of which had to do with the specifics of candidate siting, code amendments, and other aspects of materials relevant to the Housing Element's adoption and certification. The Commissioners appeared to have been blindsided by Staff changes to the Countywide

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Plan, reacting with shock at the magnitude of control that would be lost. We heard comments from Commissioners such as, “We’re giving away the store,” “We’ve misled the public, “This language eviscerates community plans,” “We’d never approve building here,” and “We’re in this business for the health and safety of the people in the communities where we live...”

At times, Staff seemed to act more as an extension of Sacramento than partners in exploring the best and safest avenues for growth. Rather than questioning the outrageously high number of mandated units, Staff doggedly insist that the numbers must be met at all costs, which has led to heavy placement of housing in disaster-prone areas with limited and challenging evacuation routes. Most of the development in question does little to solve the critical housing issues that Marin residents face, yet this entire exercise feels like a race to hand over all meaningful control to for-profit developers.

The public remained engaged for the entirety of the six-hour meeting. During public comment, residents raised questions about Housing Element sites, overwhelmingly citing safety and environmental concerns. The Commissioners acknowledged the legitimacy of these issues, repeatedly asking Staff for more detailed mapping and site visits. The Commissioners noted flaws that warranted correcting, asking for more information and specific changes in the next iteration (upon which we comment today) but little seems to have changed. From what we have seen, multiple charts, maps, and other materials are still either missing or illegible because of size, formatting, or resolution. This was specifically called out in the 12/12 meeting but was not resolved. The public cannot comment on what cannot be seen.

Further to this, we only received email notification on December 27th that comments were due by today, December 30th. This tight turnaround does not allow the public (much less our Commissioners) time to read, absorb, and understand the changes or nuances in the new documents.

Many of our comments are a continuation of questions that we have raised throughout the process which remain unanswered. We will begin with comments on specific documents included in the upcoming agenda items:

## **Housing Element Countywide Plan Amendments and Status of Community Plans**

Our excellent Countywide Plan (CWP) was created to safeguard Marin’s natural resources and enable sustainable communities, in part by addressing the climate change crisis. The CWP has a long history of “preventing runaway development and protecting open space.” In addition to potential amendments to the CWP, we are extremely concerned about the proposal to eliminate community plans. The Santa Venetia Community Plan and those from other neighborhoods (including Strawberry) were developed over many years, with significant expert and community input. At the 12/12 meeting, the Commissioners and the public raised concerns that changes to the Countywide Plan would eliminate existing community plans or render them useless. In fact, this was one of the meeting’s most animated exchanges. It is difficult to



# **Santa Venetia Neighborhood Association**

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December 30, 2022

identify the speaker in the transcript, but it appears to be Commissioner Desser who says (and with whom we agree):

And I do understand that we are a review state but I also believe to the (extent) that we're including language where we don't necessarily have to include language or where we have some room to allow local concerns to at least have some influence, if not prevail, but we do not create language that makes it ever more difficult for the values in the community plan, say, to adhere.

We also echo the concerns of the Seminary Neighborhood Association and TamAlmonte about community plans being superseded by Countywide Plan land use designations. The most recent proposed edits to Policies 1.4-3 and 1.5-3 of the Marin Countywide Plan do nothing to protect these vital roadmaps:

Policy 1.4-3, "How to Read the Countywide Plan" is proposed to include the following language: "...no provision of a community plan may be applied by the County in a manner that conflicts with the Countywide Plan..."

Policy 1.5-3, which addresses land use categories, is proposed to say: "The Countywide Plan land use designations supersede Community Plan designations."

And, we agree with Riley Hurd's suggestion in his 12/29 letter to the Planning Commission:

The following simpler, singular, edit could achieve the goals of advancing housing while not single handedly wiping out community plans:

"No provision of a community plan may be applied by the County in a manner that conflicts with State housing law or that physically precludes the construction of a project at its permitted density."

We again urge you to leave the CWP and all community plans, and zoning intact, as any proposed changes subvert their intended purpose and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents. We urge you to discard these proposed edits and protect community plans to the greatest possible extent.

## **Item #5 Supplemental Memo and attachment 1 (A Resolution Recommending That the Marin County Board of Supervisors Adopt the 2023 Safety Element and Amend the 2007 Marin Countywide Plan)**

From Leslie Lacko's 1/5 memorandum:

During your Commission's hearing on December 12, 2022, the 2023 Draft Safety Element was presented to your Commission, with particular focus on the new

# **Santa Venetia Neighborhood Association**

policy sections: Equitable Community Safety Planning; and Climate Change and Resiliency Planning. Commissioners heard public testimony and had several questions and comments, to which staff responded during the meeting. One of which, regarding public outreach, was addressed during the hearing and is also detailed here in Attachment 2. The remaining questions were germane to the Final Environmental Impact Report and are addressed there.

As anticipated in the staff presentation, the Board of Supervisors voted to make some changes in the Marin County Office of Emergency Services, one of which is a name change to the Marin County Fire Office of Emergency Management. The change in name has been made globally through the 2023 Draft Safety Element.

Particularly in Santa Venetia, a name change from Marin County Office of Emergency Services to Marin County Fire Office of Emergency Management does nothing to address the grave safety implications of a single route in and out for an entire neighborhood. As has been well-documented, North San Pedro Road backs up to the east and west on a daily basis, without any unusual activity. We once again ask for considered analysis of the safety burden even one additional house places on our neighborhood.

Santa Venetia is not well-represented on the “San Rafael Area Marin Mutual Threat Zone Plan,” but all of Bayhills Drive, Sunny Oaks, and every small “paper” road such as Glen Drive have only secondary evacuation routes to North San Pedro, which is the primary (and sole) evacuation route for all of Santa Venetia, which has a current population of approximately 1800 residents. As well, our ancillary population is upwards of one thousand non-residents, including several hundred schoolchildren, numerous visitors to the JCC complex, China Camp State Park, and service workers entering the neighborhood. We are not aware of another community with such severe challenges to both egress and ingress and ask once again that these risks be considered in light of any potential new development.

With regard to the resolution recommending adoption of the 2023 Safety Element and amendment of the 2007 Countywide Plan, each clause might make sense if read in a vacuum, but they are in utter conflict within the context of the Housing Element as written today.

**WHEREAS**, the Marin County Board of Supervisors adopted the Marin Countywide Plan on November 6, 2007. The overarching theme presented in the Plan is planning sustainable communities.

**WHEREAS**, the Marin Countywide Plan is a comprehensive, long term general plan for the physical development of Marin County and establishes an overall framework and set of goals for countywide development in the unincorporated area of the County. The 2007 Marin Countywide Plan includes policies to preserve and enhance the natural environment, to strive for a high-quality built environment, and to support public safety.

**WHEREAS**, the Marin County Safety Element is a required element of the Countywide Plan per Government Code § 65302(g).

**WHEREAS**, the current Natural Systems and Agriculture Element of the 2007 Marin Countywide Plan includes goals and policies to increase public safety from environmental hazards, including geology and seismicity, fire, flooding, and hazard awareness.

**WHEREAS**, amendments to Government Code § 65302(g) since the 2007 Countywide Plan was adopted require additional content in Safety Elements to address climate change resilience, evacuation planning, and increased risks of wildfire and flooding.

**WHEREAS**, the objective of the 2023 Draft Safety Element is to facilitate community resilience and reduce future loss of life and property, injuries, environmental damage, and social and economic disruption resulting from environmental hazards consistent with California Government Code §§ 65302.6 and 65302(g).

**WHEREAS**, the 2018 Marin County Multi-Jurisdictional Local Hazard Mitigation Plan (MCM LHMP) complies with all requirements set forth under Disaster Mitigation Act of 2000 and includes information also relevant to the Safety Element. Government Code §§ 65302.6, 65302(g), and the California Disaster Assistance Act allow California jurisdictions to incorporate by reference Local Hazard Mitigation Plans into Safety Elements, which has the effect of increasing the share of local federal emergency funds to such local governments. The 2023 Draft Safety Element incorporates by reference the 2018 MCM LHMP.

**WHEREAS**, on June 2, 2022, the Marin County Community Development Agency submitted the 2023 Draft Safety Element to the Board of Forestry and Fire Protection for review pursuant to California Government Code § 65302.5(b). The Board of Forestry and Fire Protection held a duly-noticed public meeting on September 22, 2022 where it approved Marin County's 2023 Draft Safety Element.

**WHEREAS**, the Marin County Planning Commission and Board of Supervisors held duly-noticed, joint public hearings on development and review of the 2023 Draft Safety Element on February 1, 2022, April 19, 2022, June 14, 2022, and October 11, 2022.

**WHEREAS**, the Marin County Planning Commission held duly-noticed public hearings on the 2023 Draft Safety Element on December 12, 2022 and January 5, 2023.

**WHEREAS**, at all these public hearings, the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing

regarding the 2023 Draft Safety Element, and all interested persons were given an opportunity to hear and be heard regarding the 2023 Draft Safety Element;

**WHEREAS**, the Planning Commission has separately reviewed, and recommended that the Board of Supervisors certify the Final Environmental Impact Report (Final EIR) for the Housing and Safety Element Update to the Marin Countywide Plan as adequate and complete in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the County Environmental Review Procedures, and as adequate and complete for consideration in making a decision on the Housing and Safety Element Update project.

With particular regard to the statement that “all interested persons were given an opportunity to hear and be heard regarding the 2023 Draft Safety Element,” we wish to point out that “be(ing) heard” does not equate to being in conversation with. This is borne out by the fact that the Housing and Safety Elements remain demonstrably in conflict with one another, regardless of public comment (and the comments of our Planning Commissioners and Board of Supervisors).

## **Safety Element Countywide Plan Amendments**

Per Staff Report to the Marin County Planning Commission: Amendments to the Countywide Plan for the Safety Element Update:

At the October 11<sup>th</sup> workshop, staff committed to addressing new state legislation in the latest draft of the Safety Element. Senate Bill 852 creates the Climate Resilience Districts Act, which authorizes local agencies to create climate resilience districts to address climate change effects and impacts. The districts would be formed for the purpose of raising and allocating funding for and the operating expenses of projects designed and implemented to address climate change mitigation, adaptation, or resilience. Staff added program EHS-6.1.k, which reads as follows:

**Coordinate Approaches to Climate Resilience.** Explore the feasibility of developing a coordinated government approach that has the capacity to raise and allocate funding for planning, construction and operating expenses of projects designed and implemented to benefit the public by addressing climate change mitigation, adaptation, and resilience. Identify potential organizational structures and funding mechanisms, such as levying a benefit assessment, special tax, property-related fee, or other service charge or fee consistent with State law. The state allows for locally-led climate governance including a Climate Resilience District or community-led formation of special districts, such as Geologic Hazard Abatement Districts for planning, financing, constructing and maintaining local climate protection and adaptation projects.



Staff recommends the new program to set the County on a path consistent with the Climate Resilience Districts Act while still allowing the County and its communities to explore and pursue other avenues toward climate resilience. (p2, Attachment 1)

We ask for clarification on how newly created districts would specifically raise and allocate such funding, and to the degree to which such funds will bolster mitigation, adaptation, or resilience to climate change.

We again object to the Draft Housing Element (DHE) superseding the hard truths of the Draft Safety Element (DSE), especially regarding risks from both “normal” and catastrophic weather events such as fire and flood, and the limitations of our current infrastructure to enable safe evacuation. Marin County residents deserve answers to multiple legitimate areas of concern. It is indisputable that the June 2022 DSE and DHE conflict with one another, and it is unclear how, or if, that conflict will be resolved. We are particularly concerned by the lack of accountability for improving infrastructure throughout Marin or how water would be provided to thousands of new residents in a time of unprecedented drought.

## Public Outreach Appendix Marin Housing and Safety Elements 2023-2031

Beginning in Fall 2021, the community was encouraged to: “Create your own housing plan!” and “Shape the future of housing and plan for climate change in your community.” Yet, by the time that community input was solicited, appeals had already been filed and rejected, and RHNA numbers of 3,569 units had been slated for unincorporated Marin.

**Shape the future of housing and plan for climate change in your community.**

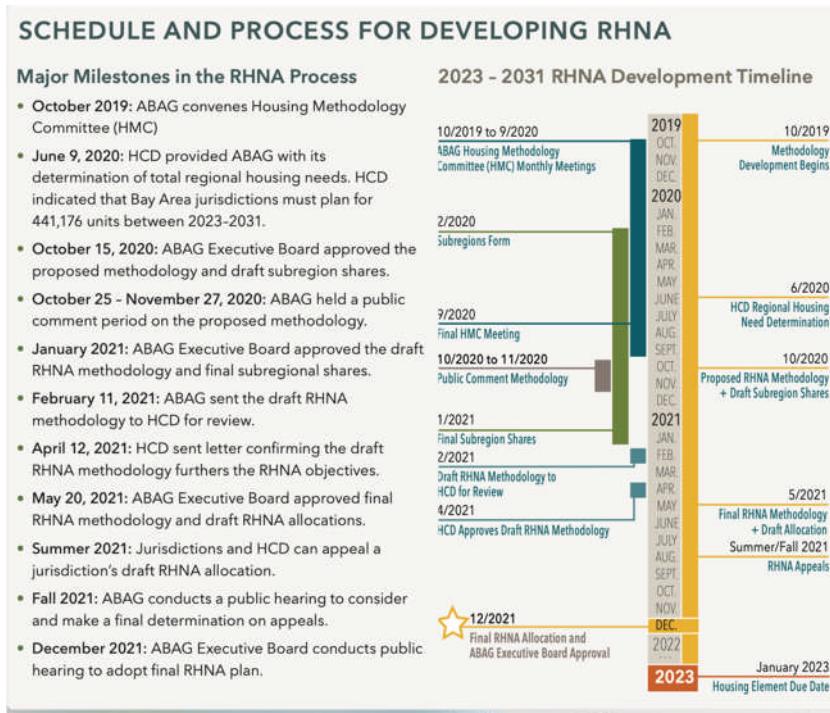
**Join us for an online community meeting on September 22, 2021.**

Join the County of Marin for an **interactive online, solution-oriented community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register for this meeting at <https://tinyurl.com/MarinHousingandSafetyRSVP> or scan this QR code:

[www.MarinCounty.org/HousingSafetyElements](https://www.MarinCounty.org/HousingSafetyElements)



We question the realistic impact that any amount of community input ultimately had or could have had on the location, siting, density, or type of units.

At the 12/12 meeting, LeeLee Thomas stated:

“As most of you know, there's been a really robust community engagement process that has included a bunch different ways for people to provide comment, including surveys, public meetings, and we had some online tools, and we were pleased that we didn't receive any comments that said we needed additional public outreach, and that was been unusual in housing process. Many of the teams that we heard were ones that we heard in many of the this that we received tonight. There's concerns around traffic congestion in our communities. There's concerns around fire access and emergency services, threats, sea level rise and flooding due to climate change, impacts on natural resources and, of course, limited water supply, as well as infrastructure concerns.”

Regarding Ms. Thomas' comment that no additional public outreach was necessary, we ask for clarification as to this guidance. Since the public certainly did not eschew the need for additional public outreach, is she referring to HCD?

If we understand, most meetings or workshops had between 3 and 790 participants. In most cases, only percentages are given rather than number of attendees, and the number of comments are unusually low. In reading them, it appears that many

# **Santa Venetia Neighborhood Association**

participants were not sure, based on information given, what they should be commenting on. From Marin County Housing & Safety Elements Community Workshop #1 Summary of Workshop Discussion November 15, 2021:

On Monday, November 15, 2021, the County of Marin and its consultants, MIG, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements and collect input on their issues, concerns and potential solutions. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, Nextdoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. Eighty –four (84) people registered for the event and **thirty one (31) people participated.**

Robust community outreach to a county of 260,000 residents does not result in participation by 31 people. From that same workshop:

There were **three people who participated in public comment**, below is a high level summary of their comments and question for the city's consideration.

The summary included a desire to incorporate low-income housing, questions about Golden Gate Village's inclusion, incorporating childcare infrastructure, and a desire to mixed/creative use space.

Further to this, as we have stated previously, we object also to the survey methodology used for creating Objective Design and Development Standards. In a county of nearly 260,000 residents, the survey generated a total of 541 responses, which represents 0.21% of our total 2020 population. According to the "Respondent Profile" no results were recorded from residents of Santa Venetia (or greater San Rafael, our county seat, with a population of more than 61,000). The survey began in April 2020, at the beginning of a global pandemic, when most residents could not be attentive to the outreach described, or to notifications from SurveyMonkey (which is notorious for their emails going directly to spam). Any recorded data should have been discarded and the project paused; moving forward disregarded the crucial nature of true community engagement.

## **Marin County Housing Element: Candidate Housing Sites and Selection Process Comments Received via Email**

This 53-page document has no date range and contains a single set of unexplained abbreviations at the top of Page One only, to which comments are matched. These abbreviations, which include no key anywhere in the document, include PCL, INF, SER, TRF, PRK, PTR, ACT, NMR, SEA, NAT, CUL, FIR, WAT, HLT, EQT, and GDL. Since the codes appear only once at the top of the 53-page document it is not possible to match comments with the codes, rendering any designations meaningless. Further, without a very large format external monitor it is not possible to match even a single

comment with the codes. Comments were written without any understanding that they would be slotted into categories. Had the public known this (and known the categories) they would certainly have written comments that covered a more complete range of concerns. We ask why there is no key to help members of the public understand these categories, which seems to be the document's very purpose. Further, comments are repeated both serially and seemingly randomly throughout the document; identical comments have been designated with different codes. Some comments were edited for length, and it is unclear if "edited" means "truncated" or if any of the comment's meaning was changed. Finally, judging by my own comments and those I recognize from neighbors, the location assigned to comments appears to be inaccurate.

This document is yet another example of data thrown at the public without explanation, proper formatting, context, or collection specifics.

## **Airport Land Use Plan**

Referring to Novato's Gness Field, Chair Dickenson said:

“(A)ny project that falls, development project that falls within the two-mile referral zone automatically has to be referred to the airport management committee and they make a recommendation to the City of Novato or the County of Marin.

Santa Venetia's Marin Ranch Airport is located within two miles of the potential dense new housing, yet the Airport Land Use Plan requirement doesn't apply because it is not a commercial airport. We ask that the airport's impact on the community be considered in tandem with our other concerns.

## **Form Based Code/Development Code Amendments**

Amending County Development Code (including form-based review of objective design standards) and proposed amendments to the Development Code (Marin County Code Title 22) appear to be one more step toward codifying the elimination of CEQA and community involvement. Cities around the state are already joining a legal challenge to SB9 on the basis that this bill overturns the voter initiative process, inadequately addresses public health and safety concerns, greatly limits public input, and lacks due process. SB9 was an emergency measure to create affordable housing yet contains no requirement for actually doing so.

Many sites currently considered developable should require stringent environmental review. For example, the McPhail's site, located in a wetland surrounding a shuttered elementary school, is designated for 33 units of above moderate housing. Significant fill of wetlands would be required to build there. This is not the definition of "infill" housing — it is simply "filling in" bay wetlands. This site is in a flood zone with grossly inadequate levies; forecasts (performed by the County) show that sea level rise will worsen conditions even before construction is complete.



# **Santa Venetia Neighborhood Association**

Another location, 70 Oxford (which is referred to in zoning maps as “Outnumbered” even though there is no active — as far as we know — application — by that name) is the site of known shell mounds; this lot is designated for four “above moderate income” units, even though the County determined in 2020 that a CEQA Initial Study would be required for any development on this land.

Further to this, the cumulative impact of concurrent development has been neither acknowledged nor analyzed. This includes repercussions to Santa Venetia (before adding a single new unit) from the upcoming Northgate development, which will add nearly 1,500 units. As well, the proposed development on Bayhills Drive and at 70 Oxford would add units on steep slopes with poor road access and is reminiscent of the old San Pedro Ridge Project from the 1980s, but with less oversight.

## **Rezoning**

We ask how any rezoning can take place without first addressing myriad outstanding issues:

The DHE states that 50 Bayhills Drive is sited for five homes, but the proposed new zoning designation is from RMP to RMP-10. Based on parcel map 180-333-01, this is a two-acre parcel on a steep grade. We ask for more clarity on the number of units and their siting and that they be considered cumulatively in light of any additional development further up Bayhills. For reference, 50 Bayhills is on the lower part of Bayhills, near the gate. More development is taking place — further up eastern Bayhills and opposite 1000 Bayhills. We have not seen permits for these developments, which have already removed countless trees and done significant grading.

Zoning for 70 Oxford would change from A2 to RMP-1 (yet four homes are proposed). Again, we ask for clarity around the size and siting of these units, and since the new zoning would allow for 3-7 units per acre, we ask for clarity around this site’s potential for future development. As well, what number or percentage of units would be considered affordable?

At the December 6<sup>th</sup>, 2022, Board of Supervisors Hearing on Housing Element Sites a MIG representative stated that all sites identified in the HE were environmentally viable. To our knowledge, none of the Bayhills parcels have the possibility of water or sewer service. As you are aware, building in areas without water or sewer creates an enormous environmental footprint.

We ask also for clarification on the siting of planned construction at the Old Gallinas site, including the Little League field. We understood that the field would be preserved as a community resource, yet it now appears both that the lower level will be impacted and the lower parking lot, which is used heavily during games, will be rezoned for housing. Adequate street parking does not exist currently, and, when the lot is full during games, extra street parking is required.

# **Santa Venetia Neighborhood Association**

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December 30, 2022

It is also imperative to resolve the status of Bayhills Drive, which is not a county-maintained road. We have no formal road committee; Bayhills is rife with potholes and has collapsed in sections. Every development proposed (and the development in progress) further degrades our sole route to North San Pedro, and potentially cripples us with regard to emergency evacuation.

We ask whether minimum density requirements have been rejected in this latest iteration, and, if not, request a clear explanation for their purpose and how they would function within the Housing Element.

Finally, we echo the comments of multiple other residents and agencies who have stated the RHNA process enables developers to bypass local planning and community input, and in fact *rewards* developers who wait until the 9<sup>th</sup> year with streamlined permitting and reduced (if any) CEQA analysis.

These specific examples represent only a few of our concerns regarding CWP amendments, (including changes to community plans), the 2023 Safety Element, community outreach, airport land use, FBC and development code amendments, and rezoning.

The RHNA numbers were based on a pre-pandemic economy and should be reconsidered by the State. We are facing a shrinking population, job losses, higher interest rates, supply chain issues, continuing record drought, and unprecedented climate disasters.

We join many other residents and neighborhood associations when we say that this has been a hugely discouraging process (as we imagine it has been for our Planning Commissioners and Board of Supervisors). Public outreach failed to engage an acceptable number of residents; those who did participate were given thousands of pages of unsummarized (in some cases untitled) documents and little time to respond. When we have responded, asking that safety, water, and environmental issues be addressed, our requests have gone unanswered.

As we have in our past letters, we will close by paraphrasing one of our SVNA members, who stated: "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We ask that you once again consider your constituents, and fight for our safety.

The SVNA always encourages our members to send comment letters as well, citing their concerns about community issues. Please include those concerns as concerns of the SVNA.

Thank you, SVNA Board of Directors and SVNA Land Use Committee

cc: Mary Sackett, District 1 Supervisor  
Gustavo Gonçalves, District 1 Aide  
Julia Reinhard, District 1 Aide



## **Santa Venetia Neighborhood Association**

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P.O. Box 4047 · San Rafael · CA · 94913-4047

December 8, 2022

Marin County Planning Commission  
Marin County Civic Center  
3501 Civic Center Drive, Suite 328  
San Rafael, CA 94903

Attention: Marin County Planning Commission [planningcommission@marincounty.org](mailto:planningcommission@marincounty.org)  
Attention: Housing Element County Staff: [housingelement@marincounty.org](mailto:housingelement@marincounty.org)  
Attention: Marin County Board of Supervisors [BOS@marincounty.org](mailto:BOS@marincounty.org)

Re: Monday December 12th Meeting: Planning Commission Hearing on Housing and Safety Element Countywide Plan/Development Code Amendments

The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on the Housing and Safety Element Countywide Plan/Development Code Amendments. Santa Venetia has been identified as a site for 181 additional housing units; while we are pleased that the number has decreased throughout the process, we believe this number still places a disproportionate burden on our neighborhood.

First, we wish to acknowledge the effort by County Staff to meet the state's problematic housing mandates, including their attempt to reconcile multiple conflicting requirements. We also appreciated the November 8th, 2022, Zoom workshop held for North Marin, where Staff thoughtfully answered questions from concerned residents.

Our comments regarding the Monday December 12th, 2022, Planning Commission hearing on Housing and Safety Element Countywide Plan/Development Code Amendments are as follows:

## **Agenda Item #4: Safety Element Countywide Plan Amendments**

Per Staff Report to the Marin County Planning Commission: Amendments to the Countywide Plan for the Safety Element Update:

At the October 11th workshop, staff committed to addressing new state legislation in the latest draft of the Safety Element. Senate Bill 852 creates the Climate Resilience Districts Act, which authorizes local agencies to create climate resilience districts to address climate change effects and impacts. The districts would be formed for the purpose of raising and allocating funding for and the operating expenses of projects designed and implemented to address climate change mitigation, adaptation, or resilience. Staff added program EHS-6.1.k, which reads as follows:

**Coordinate Approaches to Climate Resilience.** Explore the feasibility of developing a coordinated government approach that has the capacity to raise and allocate funding for planning, construction and operating expenses of projects designed and implemented to benefit the public by addressing climate change mitigation, adaptation, and resilience. Identify potential organizational structures and funding mechanisms, such as levying a benefit assessment, special tax, property-related fee, or other service charge or fee consistent with State law. The state allows for locally-led climate governance including a Climate Resilience District or community-led formation of special districts, such as Geologic Hazard Abatement Districts for planning, financing, constructing and maintaining local climate protection and adaptation projects.

Staff recommends the new program to set the County on a path consistent with the Climate Resilience Districts Act while still allowing the County and its communities to explore and pursue other avenues toward climate resilience. (p2, Attachment 1)

We ask for clarification on how newly created districts would specifically raise and allocate such funding, and to the degree to which such funds will bolster mitigation, adaptation, or resilience to climate change.

We again object to the Draft Housing Element (DHE) superseding the hard truths of the Draft Safety Element (DSE), especially regarding risks from both “normal” and catastrophic weather events such as fire and flood, and the limitations of our current infrastructure to enable safe evacuation. Marin County residents deserve answers to multiple legitimate areas of concern. It is indisputable that the June 2022 DSE and DHE conflict with one another, and it is unclear how, or if, that conflict will be resolved. We are particularly concerned by the lack of accountability for improving infrastructure throughout Marin or how water would be provided to thousands of new residents in a time of unprecedented drought.



# **Santa Venetia Neighborhood Association**

Santa Venetia is not well-represented on the “San Rafael Area Marin Mutual Threat Zone Plan,” but all of Bayhills Drive, Sunny Oaks, and every small “paper” road such as Glen Drive have only secondary evacuation routes to North San Pedro, which is the primary (and sole) evacuation route for all of Santa Venetia, which has a current population of approximately 1800 residents. As well, our ancillary population is upwards of one thousand non-residents, including several hundred schoolchildren, numerous visitors to the JCC complex, China Camp State Park, and service workers entering the neighborhood. We are not aware of another community with such severe challenges to both egress and ingress and ask once again that these risks be considered in light of any potential new development.

## **Agenda Item #5: Form Based Code/Development Code Amendments**

Amending County Development Code (including form-based review of objective design standards) and proposed amendments to the Development Code (Marin County Code Title 22) appear to be one more step toward codifying the elimination of CEQA and community involvement. Cities around the state are already joining a legal challenge to SB9 on the basis that this bill overturns the voter initiative process, inadequately addresses public health and safety concerns, greatly limits public input, and lacks due process. SB9 was presented as an emergency measure to create affordable housing yet contains no requirement for actually doing so.

Many sites currently considered developable should require stringent environmental review. For example, the McPhail’s site, located in a wetland surrounding a shuttered elementary school, is designated for 33 units of above moderate housing. Significant fill of wetlands would be required to build there. This is not the definition of “infill” housing — it is simply “filling in” bay wetlands. This site is in a flood zone with grossly inadequate levies; forecasts (performed by the County) show that sea level rise will worsen conditions even before construction is complete. Another location, 70 Oxford (which is referred to in zoning maps as “Outnumbered” even though there is no active — as far as we know — application — by that name) is the site of known shell mounds; this lot is designated for four “above moderate income” units, even though the County determined in 2020 that a CEQA Initial Study would be required for any development on this land.

Further to this, the cumulative impact of concurrent development has been neither acknowledged nor analyzed. This includes repercussions to Santa Venetia (before adding a single new unit) from the upcoming Northgate development, which will add nearly 1,500 units. As well, the proposed development on Bayhills Drive and at 70 Oxford would add units on steep slopes with poor road access and is reminiscent of the old San Pedro Ridge Project from the 1980s, but with less oversight.

We object also to the survey methodology used for creating Objective Design and Development Standards. In a county of nearly 260,000 residents, the survey generated a total of 541 responses, which represents 0.21% of our total 2020 population. According to the “Respondent Profile” no results were recorded from residents of Santa Venetia (or greater San Rafael, our county seat, with a population of more than 61,000).

The survey began in April 2020, at the beginning of a global pandemic, when most residents could not be attentive to the outreach described, or to notifications from SurveyMonkey (which is notorious for their emails going directly to spam). Any recorded data should have been discarded and the project paused; moving forward disregarded the crucial nature of true community engagement.

## **Item #6: Housing Element Countywide Plan Amendments/Rezoning**

Our excellent Countywide Plan (CWP) was created to safeguard Marin's natural resources and enable sustainable communities, in part by addressing the climate change crisis. The CWP has a long history of "preventing runaway development and protecting open space." In addition to potential amendments to the CWP, we are extremely concerned about the proposal to eliminate community plans. The Santa Venetia Community Plan and those from other neighborhoods (including Strawberry) were developed over many years, with significant expert and community input. From Attachment 2, Countywide Plan Amendments:

"To the degree that the community plan policy guidance conflicts with the Countywide Plan or State housing law, the Countywide Plan shall govern. The Countywide Plan land use designations supersede Community Plan designations." (1.5-3)

Where there are land use designation or development density and floor area ratio differences, differences, **the Countywide Plan shall prevail.**" (3.4-3)

We again urge you to leave the CWP, all community plans, and zoning intact, as any proposed changes subvert their intended purpose and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents.

Further, we ask how any rezoning can take place without first addressing myriad outstanding issues:

The DHE states that 50 Bayhills Drive is sited for five homes, but the proposed new zoning designation is from RMP to RMP-10. Based on parcel map 180-333-01, this is a two-acre parcel on a steep grade. We ask for more clarity on the number of units and their siting and that they be considered cumulatively in light of any additional development further up Bayhills. For reference, 50 Bayhills is on the lower part of Bayhills, near the gate. More development is taking place — further up eastern Bayhills and opposite 1000 Bayhills. We have not seen permits for these developments, which have already removed countless trees and done significant grading.

At the December 6<sup>th</sup>, 2022, Board of Supervisors Hearing on Housing Element Sites a MIG representative stated that all sites identified in the HE were environmentally viable. To our knowledge, none of the Bayhills parcels have the possibility of water or sewer service. As you are aware, building in areas without water or sewer creates an enormous environmental footprint.

# **Santa Venetia Neighborhood Association**

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Page 5 of 5

December 8, 2022

Zoning for 70 Oxford would change from A2 to RMP-1 (yet four homes are proposed). Again, we ask for clarity around the size and siting of these units, and the future potential for this site to be developed.

We ask also for clarification on the siting of planned construction at the Old Gallinas site, including the Little League field. We understood that the field would be preserved as a community resource, yet it now appears both that the lower level will be impacted and the lower parking lot, which is used heavily during games, will be rezoned for housing. Adequate street parking does not exist currently, and, when the lot is full during games, extra street parking is required.

It is also imperative to resolve the status of Bayhills Drive, which is not a county-maintained road. We have no formal road committee; Bayhills is rife with potholes and has collapsed in sections. Every development proposed (and the development in progress) further degrades our sole route to North San Pedro, and potentially cripples us with regard to emergency evacuation.

These specific examples represent only a few of our concerns with regard to CWP amendments, elimination of community plans, and rezoning.

We echo the comments of multiple other residents and agencies who have stated the RHNA process enables developers to bypass local planning and community input, and in fact *rewards* developers who wait until the 9<sup>th</sup> year with streamlined permitting and reduced (if any) CEQA analysis.

Once again, we wish to thank County Staff, especially our Supervisors and Planners, for their partnership throughout this fraught process. Thank you for fighting for Santa Venetia and the rest of unincorporated Marin County.

As we have in our past letters, we will close by paraphrasing one of our SVNA members, who stated: "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We ask that you once again consider your constituents, and fight for our safety.

The SVNA always encourages our members to send comment letters as well, citing their concerns about community issues. Please include those concerns as concerns of the SVNA.

Thank you, SVNA Board of Directors and Land Use Committee

cc: Damon Connolly, District 1 Supervisor  
Mary Sackett, District 1 Supervisor-Elect  
Gustavo Gonçalves, District 1 Aide

**From:** [Scott Aal](#)  
**To:** [BOS](#); [housingelement](#)  
**Subject:** In support of this letter  
**Date:** Monday, January 23, 2023 5:56:10 PM

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You don't often get email from [scott@chemistryclub.com](mailto:scott@chemistryclub.com). [Learn why this is important](#)

To Whom It May Concern:

Please let it be known that I fully endorse the letter written below.

Regards,

Scott Aal

To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as “Planning at gunpoint.”

**I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out.** That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

**All of the new state laws impose objective standards. But the HCD still works subjectively,** so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

**Some CWP amendments go beyond what is required by state law.** Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in



the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

**With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands.** In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

**Above-moderate units will, as usual, exceed their RHNA quotas.** The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

**More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.**

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. **Our county should be confident that their plan will actually increase housing stock for those in need,** and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

**I understand you have a difficult decision to make.** Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

**But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.**

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

**So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.**

The state has left local governments unable to look out for the safety of their

population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

**The state *just* revised their Fire Hazard map for the first time since 2007.** Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

**The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment.** With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

**PLEASE represent the safety and well being of all of Marin by:**

- 1. Voting to hold back the Housing Element and the CWP amendments** until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

**Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.**

Sincerely,

Amy Kalish  
Member, TDRB  
Director, [Citizenmarin.org](http://Citizenmarin.org)



**From:** [Sharon Salisbury](#)  
**To:** [housingelement](#)  
**Subject:** Housing in Marin  
**Date:** Monday, January 23, 2023 1:47:38 PM

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You don't often get email from sharonjanesalisbury@gmail.com. [Learn why this is important](#)

I am writing to encourage you to NOT approve the Housing Element or CWP until vital changes are made. I also support the Board in joining the HCD/RHNA lawsuit. Our cities should NOT be held hostage by the state and by the greed of private investors. Our cities should have local control...not the state.

Thank you,  
Sharon Salisbury



**From:** [Goncalves, Gustavo](#)  
**To:** [Stan B.](#)  
**Cc:** [Sackett, Mary](#); [Reinhard, Julia](#); [housingelement](#)  
**Subject:** RE: Marin County Housing Element vote on 1/24/23 - ask to consider impact on current residents & spread housing plans wider across Marin  
**Date:** Monday, January 23, 2023 3:25:44 PM

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Stan,

Thank you for reaching out and sharing your thoughts. I will make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

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**From:** Stan B. <stanb66@hotmail.com>  
**Sent:** Sunday, January 22, 2023 12:59 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Marin County Housing Element vote on 1/24/23 - ask to consider impact on current residents & spread housing plans wider across Marin

You don't often get email from [stanb66@hotmail.com](mailto:stanb66@hotmail.com). [Learn why this is important](#)

Jan 21, 2023

Stan Biesiadecki  
1117 Idylberry Rd  
  
San Rafael, CA 94903

Dear Supervisor Mary Sackett

This is a letter regarding the upcoming decision to potentially build 150-250 affordable housing units in Lucas Valley (the Housing Element). **Adding 150 housing units represents more than a 25% housing increase in our area which would result in Lucas Valley absorbing the second highest allocation of affordable income units in unincorporated Marin, exceeded only by the St. Vincent site.**

This will fundamentally change the character of the community, the very reason people have moved here and paid high prices for our homes. In addition, the area for the proposed new home sites cannot reasonably handle the load on our already challenged infrastructure, including a 2-lane road, limited egress routes for emergencies, and traffic into small neighboring streets on either side of county property. In fact, the draft Environmental Impact Report for the Housing Element project finds that the project would result in impacts that are **significant and unavoidable** with regard to the following topical issues: Aesthetics, Air Quality, Cultural/Tribal Cultural and Historic Resources, Greenhouse Gas Emissions and Energy, Noise and Vibration, Transportation, and Utilities and Service Systems.

The new housing project also ignores the impact on our local public schools and our senior living community which are not set up to accommodate the increased population density that the new house will bring to our small area. The plan will also eliminate Lucas Valley Park, a well-loved and utilized space that is the center of our community. These prime elements make up the fabric of Lucas Valley and Marinwood communities. They are reasons people chose to raise their families here and cannot be disregarded as unimportant.

We support the spirit of the Housing Element initiative but the allocation puts an undue burden on the Lucas Valley and Marinwood communities. We ask that the allocation for the Lucas Valley area be reduced to the point where the character of the community would be maintained, the infrastructure and schools are not burdened, traffic remains reasonable, and the safety of our residents is not jeopardized. Surely, Marin County can come up with a more equitable, fair, and dispersed affordable housing plan so that no single community will be radically impacted. The Marin County Planning Commission and Community Development Agency have a responsibility and an opportunity to come with a reasonable plan that works for everyone. We have an abundance of vacant and struggling commercial properties that have the potential to meet our affordable housing needs. We ask you to think about all the residents that will be impacted and not make a decision that will forever damage our beloved Lucas Valley and Marinwood neighborhoods.

Thank you for your attention.

**From:** [Sackett, Mary](#)  
**To:** [housingelement](#)  
**Subject:** FW: Please do not approve the Housing Element or CWP until details are better worked out  
**Date:** Monday, January 23, 2023 2:05:53 PM

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**From:** svsimpkin@gmail.com <svsimpkin@gmail.com>  
**Sent:** Monday, January 23, 2023 1:56 PM  
**To:** Sackett, Mary <MSackett@marincounty.org>  
**Subject:** Please do not approve the Housing Element or CWP until details are better worked out

Susan Simpkin would like information about:  
To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as “Planning at gunpoint.”

I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out. That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

All of the new state laws impose objective standards. But the HCD still works subjectively, so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

This could have been partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission.

**From:** [suzi |](#)  
**To:** [housingelement](#)  
**Subject:** I agree 100% with Amy Kalish  
**Date:** Monday, January 23, 2023 4:25:28 PM

---

You don't often get email from sletteer@gmail.com. [Learn why this is important](#)

To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as “Planning at gunpoint.”

**I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out.** That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

**All of the new state laws impose objective standards. But the HCD still works subjectively,** so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

**Some CWP amendments go beyond what is required by state law.** Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

**With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands.** In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur,



at least not in the ratios required by the RHNA.

**Above-moderate units will, as usual, exceed their RHNA quotas.** The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

**More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.**

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. **Our county should be confident that their plan will actually increase housing stock for those in need,** and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

**I understand you have a difficult decision to make.** Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

**But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.**

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

**So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.**

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't —

by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

**The state *just* revised their Fire Hazard map for the first time since 2007.** Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

**The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment.** With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

**PLEASE represent the safety and well being of all of Marin by:**

- 1. Voting to hold back the Housing Element and the CWP amendments** until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

Susan Letter agreement

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: I Support the Updated Housing Element  
**Date:** Monday, January 23, 2023 3:14:46 PM

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**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:45 PM  
**To:** Taylor Renee <taylorreeneebirth@gmail.com>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: I Support the Updated Housing Element

Taylor,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

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**From:** Taylor Renee <[taylorreeneebirth@gmail.com](mailto:taylorreeneebirth@gmail.com)>  
**Sent:** Monday, January 23, 2023 12:35 PM  
**Subject:** I Support the Updated Housing Element

You don't often get email from [taylorreeneebirth@gmail.com](mailto:taylorreeneebirth@gmail.com). [Learn why this is important](#)

Dear Board of Supervisors,

As a participant of SURJ Marin, I urge you to adopt the updated Housing Element and the Draft Resolution certifying the Final EIR because they will address many of the serious issues Marin faces regarding affordable housing and exclusionary housing practices, including:

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- Marin residents have historically had a strong opposition to the development of

affordable housing.

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- 
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- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with
- specific programs that remove barriers to affordable housing for people of color.
- 
- 
- 
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- 
- 
- 
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.
- 

The Housing Element Plan:

- 
- 
- Provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and
- 512 for moderate income residents
- 
- 
- 
- Includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation
- by lifting barriers that restrict access
- 
- 
- 
- Will end over-regulation of affordable housing
-



I urge you to approve the Draft Resolution certifying the Final EIR (item 9) and to adopt the resolution approving the updated Housing Element (item 10) on January 24th, 2023.

Thank you,

--

Taylor Newcomb

*Doula, Student Midwife, Placenta Encapsulator*

(949) 390-3434

[www.taylorreenebirth.com](http://www.taylorreenebirth.com)

## Tanielian, Aline

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**From:** Terri Leker <terri.leker@gmail.com>  
**Sent:** Monday, January 23, 2023 3:00 PM  
**To:** BOS; housingelement; safetyelement; Sackett, Mary; Goncalves, Gustavo; Reinhard, Julia  
**Subject:** Comments for the Tuesday, January 24, 2023 Board of Supervisors Meetings

Hello,

My husband and I are longtime residents of Santa Venetia in unincorporated Marin County, and members of the Santa Venetia Neighborhood Association (SVNA). As we have written previously, we and our neighbors are gravely concerned about the updated Housing Element's implications on local control of how our communities are planned and developed. This process, along with SB9/10/35 are a gross overreach to overturn local autonomy and planning decisions.

At the January 5 meeting, when the Planning Commission voted overwhelmingly not to endorse the Housing Element, Chair Dickenson spoke for most Marin residents when he said, "I can't recommend this housing element to the Board of Supervisors. It's just a vision for the future that I can't support. It is too inconsistent with what is of value to many of the people in Marin."

We ask that you not approve the Housing Element or amendments to the Countywide Plan (and by extension Community Plans) until numerous safety conflicts and interdependencies are acknowledged and addressed. As I stated in my public comments at the 12/12 meeting of the Planning Commission, the Santa Venetia Community Plan should not be considered outdated. It was adopted in 2017, after many years of work between county staff, subject matter experts and neighborhood input. The Santa Venetia community plan was designed, like the Countywide Plan, to support the health and safety of our neighborhood and to ensure stable growth.

Even if submitted by the January 31 deadline, there is no guarantee that the current HE would be certified, since new state laws impose objective standards while the HCD works subjectively. Regardless of all the County's hard work, the HE could still be returned from the State with additional demands, along with penalties for non-compliance.

Much of Santa Venetia is sited in a flood plain; other areas are located in the WUI. With only a single one-lane route in and out of the neighborhood, our existing infrastructure is already stretched to the breaking point. As has been well-documented, North San Pedro Road backs up to the east and west on a daily basis, without any unusual activity, restricting both egress and ingress. All of Bayhills Drive, Sunny Oaks, and every small "paper" road such as Glen and Sylvan Drive have only secondary evacuation routes to North San Pedro, the primary (and sole) evacuation route for all of Santa Venetia, which has a current population of approximately 1800 residents. This does not include upward of a thousand non-residents, including several hundred schoolchildren, numerous visitors to the JCC complex, China Camp State Park, and service workers entering and exiting the neighborhood. We are not aware of another community with our unique challenges to both egress and ingress and ask once again that these risks be considered in light of any potential new development.

A name change from Marin County Office of Emergency Services to Marin County Fire Office of Emergency Management does nothing to address the safety implications of a single route in and out for an entire neighborhood. When there is no alternate evacuation route, it is not possible to mitigate the risk of additional traffic. It is insoluble.

The Housing Element should not be certified without addressing myriad outstanding safety, environmental, and ecological issues, including lack of water, fire and flood hazards, a loss of natural space, and, most importantly, emergency egress. We once again ask for considered analysis of the safety burden even one additional house places on our neighborhood, and urge you to leave the CWP, all community plans, and zoning intact. Any proposed changes

subvert their intended purpose and create a one-way gate to dense overdevelopment that undermines the safety of all Marin residents.

We bicycle through China Camp nearly every day, and wish to share a photo from yesterday, January 22, taken during king tide. Riding our bikes to Andy's Market necessitated riding through more than a foot of water. Many bicycles (and cars) turned around, considering the road impassable. Imagine if this had happened during an actual emergency impacting the western side of North San Pedro.

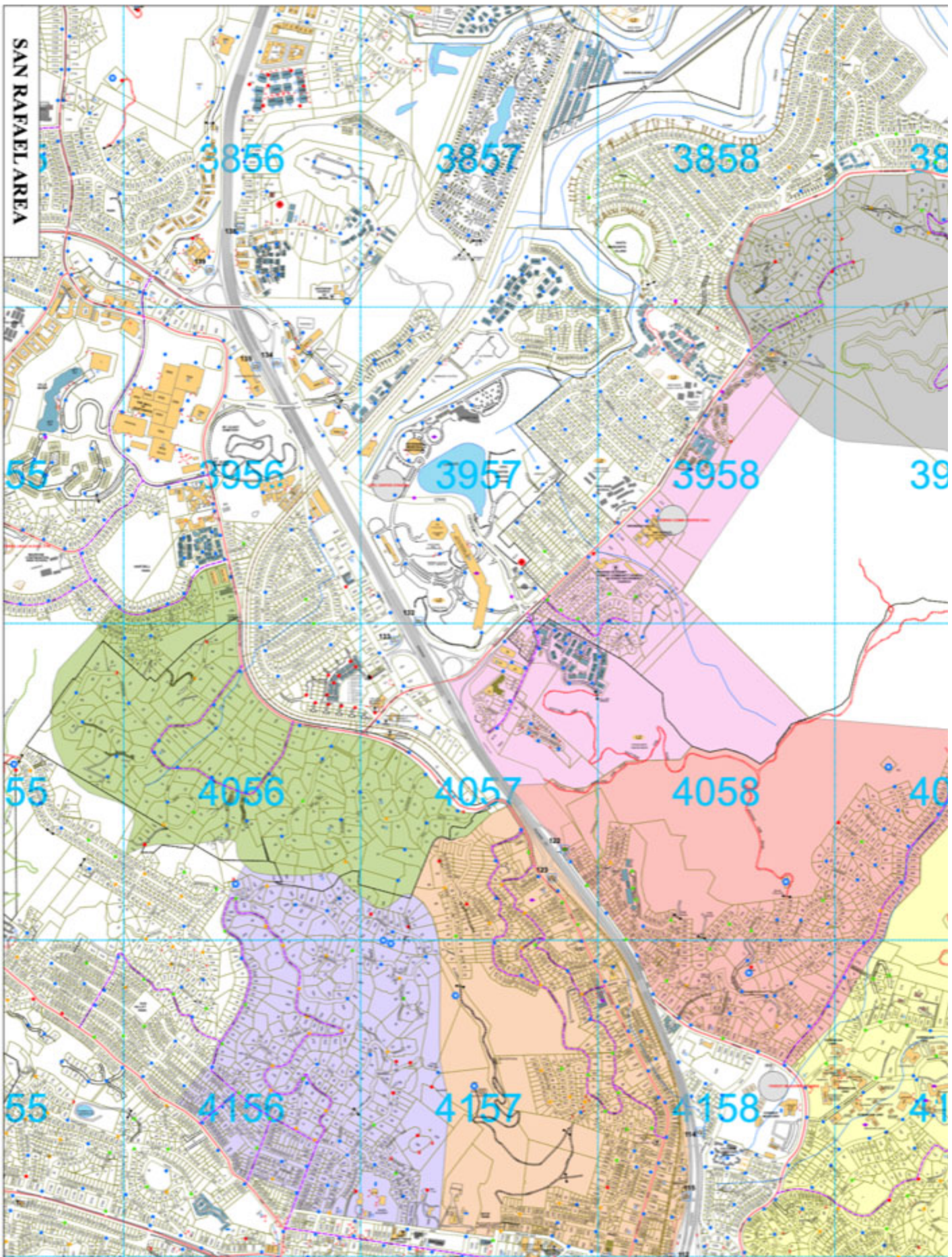
We wish to thank the Board of Supervisors for their commitment throughout this process and for their determination to represent the interests of Marin County.

Thank you,  
Terri Leker and Mark Wallace  
10 Bayhills Drive  
San Rafael, CA 94903





SAN RAFAEL AREA





**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: I Support the Updated Housing Element  
**Date:** Monday, January 23, 2023 3:14:32 PM

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**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:42 PM  
**To:** Tim Lentini <tim\_lentini@yahoo.com>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: I Support the Updated Housing Element

Timothy,

Thank you for reaching out and sharing your thoughts. I'll make sure to share them with Supervisor Sackett.

Best,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

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**From:** Tim Lentini <[tim\\_lentini@yahoo.com](mailto:tim_lentini@yahoo.com)>  
**Sent:** Monday, January 23, 2023 12:37 PM  
**Subject:** I Support the Updated Housing Element

You don't often get email from [tim\\_lentini@yahoo.com](mailto:tim_lentini@yahoo.com). [Learn why this is important](#)

Dear Board of Supervisors,

As a participant of SURJ Marin, I urge you to adopt the updated Housing Element and the Draft Resolution certifying the Final EIR because they will address many of the serious issues Marin faces regarding affordable housing and exclusionary housing practices, including:

- Marin residents have historically had a strong opposition to the development of affordable housing.
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove

barriers to affordable housing for people of color.

- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

The Housing Element Plan:

- Provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents
- Includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access
- Will end over-regulation of affordable housing

I urge you to approve the Draft Resolution certifying the Final EIR (item 9) and to adopt the resolution approving the updated Housing Element (item 10) on January 24th, 2023.

Thank you,

Timothy Lentini  
San Rafael, CA

**From:** [Reinhard, Julia](#)  
**To:** [housingelement](#)  
**Subject:** FW: Marin Co Housing Element and Lucas Valley  
**Date:** Monday, January 23, 2023 3:13:14 PM

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**From:** Goncalves, Gustavo <GGoncalves@marincounty.org>  
**Sent:** Monday, January 23, 2023 2:27 PM  
**To:** Todd Dayton <dayton75@gmail.com>  
**Cc:** Sackett, Mary <MSackett@marincounty.org>; Reinhard, Julia <jreinhard@marincounty.org>  
**Subject:** RE: Marin Co Housing Element and Lucas Valley

Todd,

Thank you for reaching out and sharing your thoughts. I will be sure to share your email and thoughts with the Supervisor.

Thank you for sharing,

Gustavo Gonçalves  
District 1 Aide  
Office of Supervisor Mary Sackett  
T: 415 - 473 - 7342  
E: [ggoncalves@marincounty.org](mailto:ggoncalves@marincounty.org)  
3501 Civic Center Drive, Suite 326  
San Rafael, CA, 94903

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**From:** Todd Dayton <[dayton75@gmail.com](mailto:dayton75@gmail.com)>  
**Sent:** Monday, January 23, 2023 1:33 PM  
**To:** Sackett, Mary <[MSackett@marincounty.org](mailto:MSackett@marincounty.org)>  
**Subject:** Marin Co Housing Element and Lucas Valley

You don't often get email from [dayton75@gmail.com](mailto:dayton75@gmail.com). [Learn why this is important](#)

Dear Supervisor Sackett,

So great to have you on the job!

I just wanted to write in support of the housing element and the need to bring more affordable housing to our community. While there are certainly some concerns as far as traffic and emergency evacuation readiness, I do support the creation of new housing in the Lucas Valley area. In particular, I'd love to see Juvenile Hall closed or downsized to make room for housing at that location.

One important aspect to the site that I think is worth mentioning -- the Lucas Valley

Park/Juvie/Rotary Village area is a massive and busy wildlife corridor for a ton of different species as it connects the hills to a year-round water source. It should be important to preserve an intact wildlife corridor, as there really isn't another one for several miles in each direction.

Thank you for listening.

Best,

Todd Dayton  
21 Mount Lassen Dr., San Rafael



**From:** [watermarin@comcast.net](mailto:watermarin@comcast.net)  
**To:** BOS; Rodoni, Dennis; Moulton-Peters, Stephanie; Lucan, Eric; Sackett, Mary; Rice, Katie; housingelement  
**Subject:** Marin County Housing Element Update , Countywide Plan Amendments, and Community Plans  
**Date:** Monday, January 23, 2023 2:22:24 PM  
**Attachments:** [ATT00001.png](#)  
[Sustainable T 2.bin](#)

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You don't often get email from laurachariton@comcast.net. [Learn why this is important](#)

Dear Board of Supervisors;

The Watershed Alliance of Marin is writing to support the community plans across Marin and to endorse the letter by Sustainable TamAlmonte. They are the work of dedicated, caring community members who know their communities, land, environment and issues more than anyone.

As a 30 year resident, I worked for three years on the update of the 1992 Tamalpais Community Plan with Sharon Rushton and others on a team and appointed by then Supervisor McGlashan. I am keenly aware of the commitment, dedication and care that those plans entail.

Please uphold the community plans that respect our local communities and our citizens.

Sincerely,

**Laura Chariton, President**

**M.A. Riparian Restoration and Policy**

[watermarin.org](http://watermarin.org) (501) C3  
446 Panoramic Hwy. Mill Valley, CA 94941



[415 234-9007](tel:4152349007) cell [415 855-5630](tel:4158555630)

**From:** bf@u-write.com  
**To:** BOS; [housingelement](#); [Moulton-Peters, Stephanie](#); [Sackett, Mary](#); [Lucan, Eric](#); [Rice, Katie](#)  
**Subject:** Tam Valley, Almonte, & Manzanita Housing Element Sites.  
**Date:** Thursday, January 19, 2023 3:09:58 PM

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You don't often get email from bf@u-write.com. Learn why this is important  
<<https://aka.ms/LearnAboutSenderIdentification>>

Sharon Rushton puts in a lot of time and effort, trying to do what my elected and appointed officials should be doing as part of their jobs: protecting our neighborhoods.

I support Sustainable TamAlmonte's letter to BOS dated February 24, 2022, Merits of the Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites Inventory.

Thank you.

Bill Fridl  
Mill Valley, CA

## Tanielian, Aline

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**From:** Jerry Draper <jdraper@draperplangroup.com>  
**Sent:** Monday, January 23, 2023 3:06 PM  
**To:** Rice, Katie  
**Cc:** Vernon, Nancy; housingelement; BOS  
**Subject:** Housing element comments: 404 SF Blvd zoning - San Anselmo

Some people who received this message don't often get email from jdraper@draperplangroup.com. Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

Katie,

Here in the community of Sorich Park we are hoping that you can fully comprehend what a disaster would ensue should the County approve zoning of 64 units on the 404 SF property.

177-203-03 74 Sacramento Ave, Sleepy Hollow  
177-203-04 404 San Francisco Blvd, Sleepy Hollow  
177-203-09 60 Sacramento Ave, Sleepy Hollow

Obviously by any measure this is a huge number for that property.

Currently the property is four lots zoned at R1.

In reality it is 15 low/moderate income legal non-conforming units (I lived in three units on that property in the late 1970s/early 1980s).

We believe that this neighborhood is willing for a reasonable increase but 64 is way beyond the pale.

While some have reached out to you we know that the vast majority have no idea this is happening.

For whatever reason the County has NOT been forthcoming as to what criteria was used to make this determination.

It makes no sense to put this many units at the end of SF Blvd.

As an alternative we suggest that you

1. move at least half of these units to one of the other three properties under consideration where more units can be accommodated just like you were able to do for the proposal in Sleepy Hollow.
2. assign the allowed 20 units per acre to these parcels instead of the proposed 30 units per acre which would be in line with State requirements.

Many have expressed concerns that the impacts are too much for this neighborhood as outlined in the DEIR where multiple issues are flagged as "Significant Unavoidable Impact".

Regards,

Jerry

--

Jerry Draper, Draper Planning Group

## Evans, Joyce

---

**From:** Doug Ryan <dougryan999@gmail.com>  
**Sent:** Monday, January 23, 2023 3:09 PM  
**To:** BOS  
**Subject:** Fwd: Opposition to removal of structure on san anselmo ave

For inclusion in tomorrow's meeting regarding agenda item 6i

This is to provide documentation the county has been aware of the need for mitigation at my house at 74 sir francis drake blvd for over 3 years with no mitigation performed, discussed, or presented to me.

Doug Ryan

----- Forwarded message -----

**From:** Doug Ryan <dougryan999@gmail.com>  
**Date:** Mon, Apr 20, 2020 at 1:52 PM  
**Subject:** Opposition to removal of structure on san anselmo ave  
**To:** <BOS@marincounty.org>, Joe Chinn - Town Manager <jchinn@townofross.org>, Elizabeth Brekhus <elizabethb@brekhus.com>, <esemonian@townofsananselmo.org>, Rice, Katie <krice@marincounty.org>

I live at 74 Sir Francis Drake Blvd, Ross.

I am directly impacted by the decision to remove the building at 634 Sir Franics Drake Blvd and allow more flood water to flow at a higher velocity and higher water levels past my house. This will affect the creek bank due to increased velocity and erosion, the trees adjacent to the creek, and my house.

This, combined with the Winship Bridge Replacement Project, which is now being characterized by the Town of Ross as a Flood Control Project, will negatively impact me. The Town of Ross has determined that the water level at my property will rise four inches as a result of either or both of these actions. I implore the Board Of Supervisors to PLEASE delay or defer any decisions until such time as affected parties can attend the meetings in person to express in person our dismay with the County's decision to flood my property. To do otherwise is to subvert the idea of public input on important decisions.

I know I am not the only individual affected.

When Katie Rice (and others) visited my house last year, Katie agreed with me that any mitigation as a result of water levels would be a County expense and not my expense. I have tried repeatedly to get her to confirm in writing what she said orally that day and to this minute have NEVER received a response.

I want to make sure the Board of Supervisors is aware of such tactics, and feel strongly the best and only way to do that is in person.

Doug Ryan  
415.297.8402



## Evans, Joyce

---

**From:** Doug Ryan <dougryan999@gmail.com>  
**Sent:** Monday, January 23, 2023 3:12 PM  
**To:** BOS  
**Subject:** Fwd: Flood control proect

Please include as part of agenda item 6i for tomorrow's bos meeting.

doug ryan

----- Forwarded message -----

**From:** **Doug Ryan** <dougryan999@gmail.com>  
**Date:** Mon, Jun 8, 2020 at 9:11 PM  
**Subject:** Flood control proect  
**To:** [BOS@marincounty.org](mailto:BOS@marincounty.org) <[BOS@marincounty.org](mailto:BOS@marincounty.org)>, Rice, Katie <[krice@marincounty.org](mailto:krice@marincounty.org)>

I live at 74 sir Francis drake Blvd in Ross

When the board of supervisors approved the so called flood control project the bos explicitly acknowledged my home would flood but it was for the greater good. At that meeting as part of the public record I said that by adopting the word and the acknowledgment my home would flood based on the project being contemplated the county was explicitly accepting responsibility for any damage to my property now or in the future.

Katie rice came up to me after that meeting and stated she would make sure my property would receive whatever mitigation measures were appropriate. Subsequently Katie and others came to my home and Katie explicitly agreed that if the water level at my house rose that meant it would flood with less rain and she agreed the county would be responsible and would take mitigation measures.

I am stressed and concerned that moving forward with this project will irreversibly damage my house and it's marketability. I have repeatedly requested Katie to acknowledge what she said to me at my house last year but she has repeatedly refused to either acknowledge or deny what she said. Further the flood control advisory committee in their meeting prior to the bos adoption of the exit said in a videotaped record of the meeting that the county would pay for all mitigation measures. I have repeatedly asked Chris Martin at subsequent meetings to either acknowledge what he said or better yet provide a copy of the videotape or other official recording. As of this writing nothing has been provided.

I am saddened but not surprised with the foolhardy and reckless decision to move forward with this project and the winship bridge replacement project knowing that the water level at my property will rise a minimum of four inches. Again i reiterate what I said when the county told me in that bos meeting that my property would flood. You are responsible for your actions. The anxiety and stress my wife and I have suffered since then is incalculable but very real nonetheless.

I ask you take this under advisement and also be aware of the lack of responsiveness of Katie rice to this constituent. Please feel free to call me to discuss

Doug ryan  
415.297.8402

## Evans, Joyce

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**From:** Doug Ryan <dougryan999@gmail.com>  
**Sent:** Monday, January 23, 2023 3:16 PM  
**To:** BOS  
**Subject:** Fwd: Flood control proposed final EIR

For inclusion as part of item 6i in tomorrow's bos meeting.

The need for mitigation has been known since before the EIR was adopted. To not perform your responsibilities is dereliction of duties, negligence, and malfeasance.

doug ryan

----- Forwarded message -----

**From:** Doug Ryan <dougryan999@gmail.com>  
**Date:** Sun, Sep 9, 2018 at 9:56 PM  
**Subject:** Flood control proposed final EIR  
**To:** <lizlewis@co.marin.ca.us>, <krice@marincounty.org>, <rsimonitch@townofross.org>, <beachkuhl35@gmail.com>, Joe Chinn - Town Manager <jchinn@townofross.org>

I just wanted to make sure my comments were received and acknowledged prior to the ridiculously short comment period ending September 10, 2018 at 4 pm.

I reside at 74 Sir Francis Drake Blvd in Ross.

I do not believe I received notice of the final EIR being available.

The EIR makes reference to a list of 20 affected properties. (Table RTC 2-1). Mine is one of them. To put that comment in the final EIR when it was known when the draft EIR was released is incomprehensible. I cannot understand why that wouldn't have been included in the draft EIR. To be clear, there are certainly MORE than 20 properties affected. For unknown reasons, the EIR refuses to acknowledge homes on the downriver side of the Sir Francis Drake Blvd will be affected. It is unimaginable to state that somehow the water will be higher at my house but no higher further down the creek (literally 30 feet further down the creek). You have been made aware by at least one of the affected but not acknowledged homeowners on the other side of the creek that any increase in water level will impact their dwelling but for some reason have refused to include those properties as affected. Can you please explain to me the "facts" you have which indicate no properties downstream of mine will be affected? This is a critical issue because if mitigation measures are not also included for their properties the EIR is materially deficient, likely negligently so when it comes to the inevitable lawsuits that will be filed when those properties flood as a result of the actions contemplated in the EIR (the basin, the removal of the San Anselmo property, and the replacement of the Winship bridge). I am including the Winship Bridge replacement because the EIR makes specific reference to it as having an impact on my property and because it was explained to me on the June 9 meeting at the Town of Ross that part of the reason for the bridge replacement had to do with floodwater.

Regarding this statement which appears in the final EIR which I did not see in the draft EIR:

"The property owner would be responsible for construction, implementation, and future maintenance of the structure and any associated flood mitigation measures or improvements." There has been no discussion with me as an affected party if I would be ok with this. I am not, in fact, ok with this. My expectation is the responsible government bodies, as part of the mitigation, will be responsible for construction, implementation, and future maintenance of the structure and any associated flood mitigation

measures or improvements. Anything less is not acceptable. I do not have the requisite expertise to take on a project of this scope.

At the August 28th meeting of the flood control district, I asked the following questions which to this day have not been answered: Who decided it was acceptable to flood my property, and when was that decision made. I also asked, given that the budget for the entire project is \$17.2 million, how much of that amount had been set aside for mitigation. One audience member said "zero". A member of the district board said that was incorrect but was either unwilling or unable to provide even an estimate of the amount for mitigation. Unless and until the project budget is realistically updated to include estimated mitigation costs, it is irresponsible to approve an EIR without knowing the project can be implemented in its entirety. My expectation is that any mitigation necessary at my property will be performed PRIOR the construction of the basin, the removal of the San Anselmo building, or the replacement of the Winship Bridge. I say this because the EIR states those actions will increase the flood risk at my property and I am not willing to accept increased risk until such time as mitigation measures are completed. The stress created is not something I will accept. I am also concerned that if the budget is not realistic, and mitigation measures are not performed first, there will not be sufficient money to complete in conjunction with the projects which will increase flooding at my property. The Flood Control District on August 28 referred to a document the board of supervisors will need to sign which effectively says it is known there will be properties negatively impacted; however, this is for the greater good. I asked what the ratio was of negatively affected properties that was acceptable and was not provided an answer. Please answer that question. Additionally, please include in the negatively impacted properties all those downstream of the Sir Francis Drake Blvd bridge which will I am making you aware will be negatively impacted. The Board of Supervisors, by accepting the final EIR knowing that it negatively impacts my property, is inherently accepting responsibility for any adverse impacts to my property as a result of that decision.

I was also told August 28 in the flood control district meeting and wish to memorialize for the record that I as homeowner would get to approve which mitigation measure(s) would be used for my property, and that indeed my property would receive mitigation.

Section 2.7 refers to "increased flooding downstream". Not a word of specificity regarding mitigation measures, budget, or timing of implementation. This is a huge concern for me for reasons stated previously.

The layout of the EIR appears to have been purposely designed so one may not efficiently read it on a monitor but rather must print the document out. I do not understand what including landscape and portrait oriented pages in a 1,000 page document was intended to do besides make it difficult if not impossible to decipher on a monitor and thus reduce the amount of input from affected parties.

I have to this day not received answers to questions:

Was the EIR and all modelling done using compounded error factors (worst case scenario). Because a specific and accurate survey has not been taken, whatever the margin of error is (worst case) should have been assumed for all modelling. That would have been the prudent and responsible way to proceed.

If the affected properties were known at the time of the release of the draft EIR why weren't they called out as they were in the final EIR? Who made the decision to omit them and when was that decision made?

Who approved the decision to flood my house and when was that decision made?

I implore you to take a broader view of this EIR and not approve it until critical questions are answered, For the Flood Control District to propose an underfunded project, with known liability to residents downstream of the Sir Francis Drake Blvd bridge, is a very real fault of the EIR. The failure to have accurate measurements of home levels makes the EIR invalid on its face because it is build on false assumptions. A project of this size and magnitude, with its irreversible impact on my property and my property value, should not have the EIR accepted. Unless and until the government accepts responsibility for ALL aspects of the flood mitigation on my property (included but not limited to funding, design, securing necessary approvals, and project management), this EIR should not be accepted as final. Responsibility cannot be unilaterally transferred to an affected party.

I expect the flood control district and the board of supervisors to address all of this issues prior to the September 18 meeting. I expect my property to be at no greater risk of flooding as a result of these projects and to the extent that it is I will take the next appropriate actions to preserve and defend my rights as a property owner.

I am copying Joe Chinn as a representative of the Town of Ross. The Town of Ross website does not provide a town-related email for council members so I am asking him to forward to the Town Council for their consideration.

I would appreciate acknowledgement of receipt of this email as being submitted within the EIR comment period, and that it has the same effect as being sent via certified mail.

Please contact me directly to discuss further.

Regards

Doug Ryan

415.297.8402



**Evans, Joyce**

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**From:** Maureen Kroll <noreply@formresponse.com>  
**Sent:** Monday, January 23, 2023 3:23 PM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Maureen Kroll  
Your Email Address: mgkroll50@gmail.com  
Subject: 1/24/23 Meeting - Impact Report  
Select a Routing Method: District  
What District Do You Live In? District 2 - Katie Rice  
Message: Dear Board of Supervisors,

I'm writing to ask you to accept the Environmental Impact Report and proceed with the plans for housing development in the Lucas Valley/ Marinwood community.

NIMBY-ism has raised its ugly head yet again in Marin County. The group calling themselves Lucas Valley for Responsible Growth have been inundating our community with a petition that uses fear tactics disguised by concerns about 'responsible growth' to block the County from approving the area's housing element plan and associated environmental impact report.

The group's argument and plan to block the environmental impact report being presented on Tuesday to the BOS amounts to scare tactics intended to block much needed affordable housing in our community.

Please let cooler heads prevail.

Thank you for time and consideration,  
Maureen Kroll  
Fairfax resident

**Evans, Joyce**

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**From:** Stephen Nestel <stephennestel@gmail.com>  
**Sent:** Monday, January 23, 2023 3:28 PM  
**To:** BOS  
**Subject:** Fwd: Save Marinwood shares the concerns and solutions offered in Citizen Marin's lettet

Dear Mary and Board Members:

We share the concerns expressed in this letter from Amy Kalish and Citizen Marin. Unfortunately, we in Marin find ourselves in an impossible situation of unreasonable demands from Sacramento politicians which will destroy the character of our communities and force billions of dollars of new infrastructure. The only reasonable response is court action to delay implementation until reasonable solutions can be crafted.

Thank you for your consideration..

Stephen Nestel  
Save Marinwood

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To the Board of Supervisors,

I know your deadline is tight.

On January 5th, Commissioner Biehle rightly referred to this hurried process as "Planning at gunpoint."

**I am writing to ask that you do not approve the Housing Element or CWP until the details can be better worked out.** That said, I deeply empathize with the situation you have been forced into.

I hope you follow the lead of your advisory body — your diligent Planning Commission — which overwhelmingly voted not to endorse the Housing Element or changes to the CWP in their current state.

**All of the new state laws impose objective standards. But the HCD still works subjectively,** so there is no guarantee that if you send it now, the current Housing Element would be certified. It could just be sent back with another multi-page letter of further demands.

I believe this situation could have been at least partially avoided if the CDA and planning staff had been more respectful of the concerns clearly expressed by the Planning Commission from the beginning, and better incorporated their input into new language.

**Some CWP amendments go beyond what is required by state law.** Why give up more than we have to? The overlay designations, zoning, and rezoning are not completely worked out. New CWP language still doesn't attempt to protect community plans, which seem to have lost their relevance except in narrow instances of single family homes. Development, especially with density bonuses, could lead to gentrification of neighborhoods currently occupied by residents in the lowest income levels.

A reasonable RHNA would have made the past two years much less stressful for the county. Population projections do not support the numbers, which failed a state audit. Supporting links at bottom.

**With a RHNA of 3,569, even if every last unit is permitted, housing production results are out of the county's hands.** In the current economy, with the free market determining project viability, cost/availability of materials and labor will keep projects from pencilling out. So most development will not occur, at least not in the ratios required by the RHNA.

**Above-moderate units will, as usual, exceed their RHNA quotas.** The free-market makes sure of it. There is no shortage of expensive housing now, nor will there be in the future. Regardless of the acute needs at the lower income end, 80% of development could easily end up market rate, if 20% of projects are used to qualify for density and other bonuses. That means only 20% accounts for extra low to median, thrown in for bonuses.

**More plainly, that means 2,855 market rate units, and just 714 others, in exchange for 15 permanent, unavoidable environmental degradations.**

Cities and counties should be working in partnership with the state, not bullied into making rushed decisions. **Our county should be confident that their plan will actually increase housing stock for those in need,** and without a solid plan that replaces punishments with subsidies, this will not happen. Last week Newsom proposed cutting \$350 million in housing funds from the new state budget. With the upcoming deficit, following the recent catastrophic floods (and fires) California will need huge investments in infrastructure to bolster levees and create new reservoirs to capture rain. Without that, existing and future housing is in peril and the future water supply will be insecure.

**I understand you have a difficult decision to make.** Your Planning Commission was unsatisfied with the Housing Element for sound reasons that not only reflect their expertise, but also the stated concerns of the greater community. Revisions are unlikely if the deadline is to be made, and builder's remedy avoided.

**But when you are making decisions based on the threat of builder's remedy, please remember that missing just 11 units from the 5th cycle is already allowing SB 35 projects, like the one quite unfairly imposed on Marin City.**

The 6th cycle RHNA ensures the county will be forced to accept SB 35 projects in perpetuity.

**So I hope you vote — as painful as it may be — to follow the recommendation of your Planning Commission, and reject the plans in their current form, even if it means missing the certification deadline.**

The state has left local governments unable to look out for the safety of their population and environment. By starting this process with a summary dismissal of all appeals, the state set the stage for these problems, which will continue to haunt us. Decisions are now only made in favor of free-market development. If the state believes in creating low income housing, they should be subsidizing it.

Because of the way the deadlines were timed, the draft Housing Element had to be submitted long before the required Safety Element report and DEIR were completed. The conclusions of these reports, no matter how concerning, can't — by law — be used to limit housing. Please take the time for the Planning Commissioners to oversee a site list they are comfortable with. There are still issues of evacuation access, encroachment on environmentally sensitive areas, and development in areas subject to sea level rise, earthquake liquefaction, and sinking. The EIR concludes that building out the Housing Element will result in 15 permanent, unavoidable, and significant environmental degradations.

**The state just revised their Fire Hazard map for the first time since 2007.** Now 50% of the unincorporated areas fall into SFHZ or VSFHZ.

**The county will be held accountable to our certified Housing Element, so it should be crafted as sharply as possible to safeguard people, property, and the environment.** With over 70 state laws looming over us from the top down, this process is too rushed. We will be still judged, in the end, by the actions of private developers. Creating the Housing Element has already cost a fortune, considering consulting fees, the cost to the county in staff and legal time, your time, and the many volunteer hours of the Planning Commission.

The state is not acting in concert with cities/counties to produce housing in the categories where it's most needed. Instead, we are being bullied into compliance with unfunded mandates that are hazardous and based on flawed population projections. Please remember that almost every city and county government in the state has received unmanageable numbers, without any redress. Almost all are struggling.

**PLEASE represent the safety and well being of all of Marin by:**

- 1. Voting to hold back the Housing Element and the CWP amendments** until they are more clearly worked out
2. Seeking the only remedy possible: join the HCD/RHNA lawsuit based on faulty population projections.

**Citizens on their own have no say in this or anything else, with CEQA and other public input now considered a nuisance.**

Sincerely,

Amy Kalish  
Member, TDRB  
Director, Citizenmarin.org

[Marin's fire hazard zones expand in state map](#)  
[marinij.com](#)

[Regional Housing Needs Determination Process \(Sen. Glazer\)](#)  
[PDF Document · 316 KB](#)

[Regional Housing Needs Assessments](#)  
[auditor.ca.gov](#)

[New study shows private market can't and won't create workforce housing in SF](#)  
[48hills.org](#)

[Marin critics of housing mandates tout auditor's findings](#)  
[marinij.com](#)

[The Marin Post](#)  
[marinpost.org](#)

Projected population growth analysis

**Pam Lee**, Attorney with the law firm of Aleshire & Wynder, is representing cities and counties with lawsuits against SB9 and the RHNA Audit. She may be contacted at [plee@awattorneys.com](mailto:plee@awattorneys.com)

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## Evans, Joyce

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**From:** Jan Herr <janlaurenherr@gmail.com>  
**Sent:** Monday, January 23, 2023 3:05 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from janlaurenherr@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Thank you,

Jan L. Herr, MD  
14 Ave Del Norte  
San Anselmo, CA 94960

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Jan L. Herr, MD  
Cell 415-706-9151  
[janlaurenherr@gmail.com](mailto:janlaurenherr@gmail.com)

## Evans, Joyce

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**From:** Betsy Scully Ricketts <BRicketts@ultragenyx.com>  
**Sent:** Monday, January 23, 2023 2:41 PM  
**To:** housing@marincounty.org; BOS  
**Cc:** Emil Kakkis; Annie Takeuchi; Jeff Blake; MMoore@buckinstitute.org  
**Subject:** For your consideration - Support of the Buck Institute/Marin County Housing Element (Ultragenyx)  
**Attachments:** UGNX Buck Housing Letter signed BOS 012323.pdf

You don't often get email from bricketts@ultragenyx.com. [Learn why this is important](#)

Dear Supervisors,

For your consideration, Ultragenyx fully supports the inclusion of the Buck Institute vacant property into the Marin County Housing Element.

The Buck Institute has been our research department and lab home since we started in April 2012; we now have more than 200 employees working in Novato, which represents approximately 15% of our global workforce.

We thank you for your continued work to address the housing situation in Marin County especially for those of us employees and residents employed within our North Bay life sciences and rare diseases hub.

Please see attached a letter to you from our President and CEO, Dr. Emil Kakkis.

Sincerely,  
Betsy Ricketts

**Betsy Ricketts**  
Vice President, Policy, Government and Public Affairs  
60 Leveroni Court, Novato, CA 94949  
Main 415.483.8800 | Direct 415.475.6867  
www.ultragenyx.com



***Transforming Good Science Into  
Great Medicine for Rare Genetic Diseases***

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January 23, 2023

Via E-Mail Only

MARIN COUNTY SUPERVISORS

[Housing@marincounty.org](mailto:Housing@marincounty.org) and [BOS@marincounty.org](mailto:BOS@marincounty.org)

RE: Potential housing at the Buck Center Vacant Property

Dear Supervisors,

We are part of an array of start-ups and companies that have started our research department at the Buck Institute and consider the Buck Institute our integral partner since we started Ultragenyx in Novato in April 2012. We currently have more than 200 employees working in our Novato offices, which represents approximately 15% of our global workforce.

Becoming part of the Marin life science ecosystem at the Buck Institute has been transformative and we are fortunate to work in a place where expertise abounds and the passion to solve disease and aging is so open and vibrant.

One of the biggest challenges of North Bay biopharma and the life science hub in Marin County is recruitment of high-quality scientists. The Buck Institute, and the success of the biopharma community in Marin, depends largely upon the well-trained human capital that is available to it. Due to the high cost of living in Marin County, recruitment can be very difficult.

To this end, we fully support the inclusion of the Buck Institute vacant property into the Marin County Housing Element. This is of key importance to the Buck and for the life science industry in Marin that has gained so much working with and hiring graduates and trainees educated by the Buck Institute. Accordingly, we would encourage the County to keep these sites in the housing element.

Thank you for your continued work to address the housing situation in Marin County.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil Kakkis". The signature is fluid and cursive, written over the word "Sincerely,".

Emil Kakkis, M.D., Ph.D.

President & CEO, Ultragenyx Pharmaceutical

[www.ultragenyx.com](http://www.ultragenyx.com)

*Transforming good science into great medicine for rare genetic diseases.*

**Evans, Joyce**

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**From:** Nancy Malcolm <noreply@formresponse.com>  
**Sent:** Monday, January 23, 2023 2:21 PM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Nancy Malcolm  
Your Email Address: nancy.malcolm@comcast.net  
Subject: Housing element support  
Select a Routing Method: District  
What District Do You Live In? District 4 - Dennis Rodoni  
Message: I support the County's Housing Element as it has been researched and vetted and will provide more affordable housing in Marin County. Thank you.



## Evans, Joyce

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**From:** Moulton-Peters, Stephanie  
**Sent:** Monday, January 23, 2023 2:27 PM  
**To:** BOS  
**Subject:** Fwd: Strawberry Community Plan

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**From:** Cathy Nourafshan <cbnour@gmail.com>  
**Sent:** Monday, January 23, 2023 2:23 PM  
**To:** Moulton-Peters, Stephanie  
**Cc:** Michael Gallagher  
**Subject:** Strawberry Community Plan

You don't often get email from cbnour@gmail.com. [Learn why this is important](#)

Dear Supervisor Moulton-Peters

We request the Supervisors to direct county staff to write a memo which identifies all language, edits, and revisions which have the effect, intended or not, of weakening community plans. Three times previously, residents have been told there will not be a wholesale marginalization of community plans. On this fourth occasion, we would like staff of the County to go on record to clearly identify the language which weakens community plans. Please stop "hiding the ball." It is tiring to repeatedly scrutinize new versions and try to find the hidden language. Would you please direct staff to write such a memo, and would you please share it with me, as well as anyone copied here?

There is a "Trojan horse" in the proposed amendments to implement the Housing Element. Although we have seen improvements to some language with the effect of retaining Community Plans, there is other — almost hidden— language to set aside community plans. This is unacceptable to the voters of Strawberry who value the Strawberry Community Plan and all of the effort and consultation which went into it. We know the county can achieve both the Housing Element goals and preserve the priority of community plans. The historical and legal hierarchy of "the more specific plan will be applied" should be preserved.

We have raised this issue THREE previous times. Despite verbal assurances and instructions to staff from Planning Commissioners and Supervisors that community plans should not be made subordinate to countywide plans, the Housing Element, Countywide Plan Amendments, and Marin County Development Code Amendments continue to undermine community plans in unnecessarily broad ways.

Here is some of the problematic language. It appears in Exhibit D-1, CWP Amendments, p. 3.4-3:

**For residential and mixed use projects where there are land use designation or development density and floor area ratio differences, the Countywide Plan shall prevail ... except this policy shall not apply for applications that include Development Agreements.**

We urge the supervisors to delete this unnecessary language which will do serious damage to the Strawberry Community Plan and all community plans.

We also respectfully request the above referenced memo from staff identifying all Housing Element and enabling revisions which weaken or subordinate community plans.

Sincerely,

Cathy & Robert Nourafshan

**Evans, Joyce**

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**From:** Jody Timms <noreply@formresponse.com>  
**Sent:** Monday, January 23, 2023 2:29 PM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Jody Timms  
Your Email Address: jodytimms@comcast.net  
Subject: Housing  
Select a Routing Method: District  
What District Do You Live In? District 2 - Katie Rice

Message: Hello Supervisor Rice-I want to express my support for the County's Housing Element which has been so very carefully researched and vetted. On behalf of older and AFN adults in particular, and low-income residents more generally, the need for affordable housing is critically important. Thank you for your advocacy! Best-Jody

**Evans, Joyce**

---

**From:** Moulton-Peters, Stephanie  
**Sent:** Monday, January 23, 2023 2:28 PM  
**To:** BOS  
**Subject:** Fwd: Community Plan Importance

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**From:** Bob Hendry <roberthendry@msn.com>  
**Sent:** Monday, January 23, 2023 1:58 PM  
**To:** Moulton-Peters, Stephanie  
**Cc:** Michael Gallagher; J. C. McLaughlin; Paul Tuttle  
**Subject:** Community Plan Importance

Dear Supervisor Moulton-Peters:

Please instruct staff to remove all language from Housing Element amendments which would weaken Community Plans.

California law already supersedes local law. There is no need to insert language for something already true and established.

Please also ask Staff to represent in-writing any and all changed language which has the effect of setting aside the long established legal practice of the plan with the greatest detail taking precedence.

This is the fourth round of our raising this important and worrisome issue.

We really should not be in this position. You and other public decision makers have instructed staff on three previous occasions to scale back and reverse unacceptable and unnecessary amendments.

Sincerely,

Robert W. Hendry, Board Member  
Seminary Cove Homeowners' Association



## Evans, Joyce

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**From:** Lynn Axelrod <lynnaxelrod@hotmail.com>  
**Sent:** Monday, January 23, 2023 2:02 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from lynnaxelrod@hotmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a Marin resident, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by affordable housing organizations and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Thank you for reviewing these comments.

Sincerely,  
Lynn Axelrod  
Point Reyes Station

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## Evans, Joyce

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**From:** Kathy Hunting <hunting@gwu.edu>  
**Sent:** Monday, January 23, 2023 1:49 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from hunting@gwu.edu. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Kathy Hunting  
Point Reyes Station, CA

## Evans, Joyce

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**From:** Laura Natkins <lauranatkins@gmail.com>  
**Sent:** Monday, January 23, 2023 1:54 PM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from lauranatkins@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

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- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership)
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Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Laura Natkins  
12340 Sir Francis Drake Blvd.  
Pt. Reyes Sta. 94956

Ph: 415.519.4302

## Evans, Joyce

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**From:** Chris Francisco <christinefrancisco@gmail.com>  
**Sent:** Monday, January 23, 2023 11:27 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from christinefrancisco@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.



## Evans, Joyce

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**From:** Miguel Segura <sheilareyes@icloud.com>  
**Sent:** Monday, January 23, 2023 11:42 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from sheilareyes@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sent from my iPhone

**Evans, Joyce**

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**From:** Teri Dowling <noreply@formresponse.com>  
**Sent:** Monday, January 23, 2023 11:48 AM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Teri Dowling  
Your Email Address: mtdowling55@gmail.com  
Subject: Marin Housing Element  
Select a Routing Method: District  
What District Do You Live In? District 2 - Katie Rice

Message: Dear Supervisor Rice,  
I hope you will support the Marin Housing Element. I am not able to attend the BOS meeting tomorrow when you will meet to discuss this issue. I strongly support this well written and well researched Housing Element. I particularly support more housing for older adults, but NOT just housing only for older adults, INSTEAD housing that allows older adults to live in a community and in housing with others (families, children, young adults). Not every older adult, myself included, wants to just live in housing with people my same age. Multi-generational housing builds a stronger more inclusive community. Thank you!

**Evans, Joyce**

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**From:** Robert Cahn <robertscahn@yahoo.com>  
**Sent:** Monday, January 23, 2023 12:05 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from robertscahn@yahoo.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, **I urge you to adopt the updated Housing Element** because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Our country has major housing and homeless problems, our state has housing and homeless problems, and certainly our county has these problems as described above. The **right** thing for you to do as the leaders of Marin County to address these problems is to adopt the updated Housing Element.

Thanks for your support.

Robert Cahn  
180 Bothin Road  
Fairfax, CA 94930

## Evans, Joyce

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**From:** Linda Spence <lindatspence@icloud.com>  
**Sent:** Monday, January 23, 2023 11:44 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from lindatspence@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sent from my iPad



## Evans, Joyce

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**From:** Ann Sheree Greenbaum <annshereeg@gmail.com>  
**Sent:** Monday, January 23, 2023 12:07 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from annshereeg@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

Ann-Sheree Greenbaum  
Inverness

**Evans, Joyce**

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**From:** Barbara Rowe <barbrowe@aol.com>  
**Sent:** Monday, January 23, 2023 12:09 PM  
**To:** BOS  
**Subject:** Adopt the 2023 Housing Element Update without delay!

Dear Supervisors,

I have lived in Strawberry since 1976. I'm very concerned about the cost of the limited housing that we have in Marin County and how more affordable housing is needed for seniors, teachers, nurses, support people that help us in so many ways.

For that reason I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update.

I support the updated Housing Element for many reasons, including: 1. It will add badly needed affordable housing to our communities 2. The plan provides options for senior housing. 3. It will help to reverse long-standing patterns of housing segregation. 4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Rev. Dr. Barbara D. Rowe, retired pastor Westminster Presbyterian Church, Tiburon  
100 Ricardo Rd. Mill Valley

## Evans, Joyce

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**From:** Corey Ohama <corey@coreyohama.com>  
**Sent:** Monday, January 23, 2023 12:57 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from corey@coreyohama.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Corey Ohama  
Olema

**Evans, Joyce**

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**From:** Diane Smith <sdsinsa@gmail.com>  
**Sent:** Monday, January 23, 2023 12:23 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from sdsinsa@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

**As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element in order to address many of the issues Marin faces regarding affordable housing, including the following:**

- Marin is the least diverse (71% white) county in the Bay Area because **we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.**
- Marin has the oldest population in the Bay Area because **we don't build housing younger families can afford.**
- 38% of Marin households must pay more than they can afford for housing because **we don't build housing families can afford.**
- Over 1,000 people in Marin are homeless because **we don't have the variety of housing options affordable to all income levels.**

Furthermore, the **updated Housing Element:**

- provides a roadmap for **beginning to address Marin's desperate need for housing** by creating 1,734 units for low income and 512 for moderate income residents;
- **includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation** by lifting barriers that restrict access; and
- **updates zoning and land use designations to comply with state law**, streamline approvals, and make it easier to build multi-family housing.

**I beg you to adopt the updated Housing Element today.**

**Please, PLEASE adopt the updated Housing Element.**

If we were offering this opportunity for action to those who are living in tents and to those who are only able to sleep in abandoned corners, how would they vote?

We, ALL OF US, housed or not, need your compassionate support for our needy brothers and sisters. I pray that you will *all* support this compassionate effort to make housing available to ALL of us as you each consider your own life in absolute poverty!

**Thank you for being on the Board of Supervisors, a board that has made Marin a county of delight and beauty, and that has blessed you and me with a home in which to live.**

Sincerely and with gratitude for your work, and prayers for each and every one of you,  
Sister Diane Smith, OP  
Dominican Sisters of San Rafael



## Evans, Joyce

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**From:** Roz Seiden <roz.seiden@yahoo.com>  
**Sent:** Monday, January 23, 2023 12:36 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from roz.seiden@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sent from my iPhone

## Evans, Joyce

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**From:** Rhea Brown <rheabrown1@comcast.net>  
**Sent:** Monday, January 23, 2023 12:51 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from rheabrown1@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

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- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today. Thank you for your attention and hopefully your support of this effort.

Rhea Brown  
11 Dowitcher Way  
San Rafael, CA 94901  
Sent from my iPad

## Evans, Joyce

---

**From:** Joan Hanna <joan.hanna955@gmail.com>  
**Sent:** Monday, January 23, 2023 12:56 PM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from joan.hanna955@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Affordable housing is not a new concern in Marin! I recall my elderly parents in the 1980s and 90s needing to move due to rent increases they could not afford; I am eternally grateful for the expansion of Rotary Manor where they lived securely for the final days of their lives.

Please vote to adopt the updated Housing Element at your meeting!

Sincerely,  
Sister Noan Hanna, O.P,

## Evans, Joyce

---

**From:** Susan Brayton <susanbrayton@horizoncable.com>  
**Sent:** Monday, January 23, 2023 9:26 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from susanbrayton@horizoncable.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

I have been involved with advancing affordable housing in West Marin for over 20 years. I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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I urge you to adopt the updated Housing Element today.

Susan Brayton  
105 Vision Road  
Inverness, CA 94937-0644



## Evans, Joyce

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**From:** rj w <wiser.weiss@gmail.com>  
**Sent:** Monday, January 23, 2023 9:31 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from wiser.weiss@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** lauren Vreeland-Long <laurenvlong@gmail.com>  
**Sent:** Monday, January 23, 2023 9:35 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from laurenvlong@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Thank you,

Lauren

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Lauren Vreeland Long PT GCS  
Commissioner on Aging, Marin County  
Co-owner SmartCaregiver Inc.

## Evans, Joyce

---

**From:** Kalicia Pivrotto <kalicia.pivrotto@gmail.com>  
**Sent:** Monday, January 23, 2023 9:45 AM  
**To:** BOS  
**Subject:** Supporting housing development

Dear Board of Supervisors,

I'm writing in favor of accepting the Environmental Impact Report and going ahead with the plans for housing development in the Lucas Valley/ Marinwood community. I can't attend the meeting tonight, so I'm requesting that this email be part of the public comment on this topic.

NIMBY-ism has raised its head in Lucas Valley. The group calling themselves "Lucas Valley for Responsible Growth" have been inundating the community with a petition that uses fear tactics disguised by concerns about 'responsible growth' to block the County from approving the area's housing element plan and associated environmental impact report.

The group's argument and plan to block the environmental impact report being presented on Tuesday to the BOS amounts to slick scare tactics intended to block much needed affordable housing in our community.

Please work to make Marinwood accessible to all who live and work here, and support this much-needed housing.

Thank you,

Kalicia Pivrotto  
Marin resident

--

Not everything that is faced can be changed, but nothing can be changed until it is faced. - James Baldwin

## Evans, Joyce

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**From:** Joy Dahlgren <joy.dahlgren@gmail.com>  
**Sent:** Monday, January 23, 2023 10:00 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from joy.dahlgren@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating pool 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.



## Evans, Joyce

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**From:** Arlene Hansen <nana4r8@yahoo.com>  
**Sent:** Monday, January 23, 2023 10:00 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from nana4r8@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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I have long been disappointed in the racist policies that have been so unfair to POC, esp the many black folks who have been "kept in their place" in Marin City. Then as prices for homes kept climbing, the young folks, teachers, firepeople, nurses & other less well paid folks have been left high & dry - not enuf \$\$\$\$ to afford buying OR renting in Marin Co. My heart aches for these Many people. As wife of a teacher, in 1965 we were able to buy a home in a flood zone because it was "cheaper" & I was able to work part time as RN to pay for the 2nd mortgage. We did not have moneyed family to help us buy our first home. I been to see the many inequities. "Cheaper" homes get bought up by wealthy "investors", real estate people...which should be outlawed.... & left for those with low incomes. SAD. SAD. SAD!

I urge you to adopt the updated Housing Element today.

Arlene Hansen,  
Novato

## Evans, Joyce

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**From:** Richard Atkinson <richardosf@aol.com>  
**Sent:** Monday, January 23, 2023 10:05 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from richardosf@aol.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following: – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. – Marin has the oldest population in the Bay Area because we don't build housing younger families can afford. – 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford. – Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels. Furthermore, the updated Housing Element: – provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents; – includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and – updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing. I urge you to adopt the updated Housing Element today.

Give and show your wisdom and compassion to all, that beings do deserve to live in warm basic housing. Walk gently. Peace.....

**Evans, Joyce**

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**From:** Savannah Wheeler <savannah@fairhousingnorcal.org>  
**Sent:** Monday, January 23, 2023 10:05 AM  
**To:** BOS  
**Cc:** Caroline Peattie  
**Subject:** FHANC Comment- Adopt the 2023 Housing Element Update  
**Attachments:** FHANC\_PublicComment\_MarinCounty\_HE.pdf

You don't often get email from savannah@fairhousingnorcal.org. [Learn why this is important](#)

Dear Supervisors,

Fair Housing Advocates of Northern California is writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. Please find our public comment attached. Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Best regards,  
Savannah Wheeler



# Fair Housing Advocates of Northern California

1314 Lincoln Ave., Ste. A, San Rafael, CA 94901 ▼ (415) 457-5025 ▼ TDD: (800) 735-2922  
[www.fairhousingnorcal.org](http://www.fairhousingnorcal.org) ▼ [fhanc@fairhousingnorcal.org](mailto:fhanc@fairhousingnorcal.org)

*SENT VIA EMAIL ONLY: BOS@MarinCounty.org*

January 23, 2022

Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903

**RE: Vote Yes to Adopt Draft Marin County Housing Element**

Dear Supervisors:

We are writing to urge the Board of Supervisors to adopt the draft Housing Element Update.

Fair Housing Advocates of Northern California (FHANC) is a private nonprofit organization dedicated to assisting individuals experiencing housing discrimination and educating the community, including tenants, housing providers, and government employees, as to their rights and responsibilities under federal and state fair housing laws. The mission of FHANC is to ensure equal housing opportunity and to educate the community on the value of diversity in housing.

FHANC supports the adoption of the Marin County Draft Housing Element for various reasons, including the Draft's commitment to strengthening tenant protection policies, including rent stabilization and just cause for eviction, as well as its commitments to fair housing outreach, education, and enforcement. We believe the document moves Marin County in the direction of significant progress to achieve housing justice and meeting current and future housing needs.

Please vote yes to adopt the updated Housing Element on January 24.

Sincerely,

*Caroline Peattie*

Caroline Peattie  
Executive Director  
Fair Housing Advocates of Northern California

*Savannah Wheeler*

Savannah Wheeler  
Staff Attorney/Housing Counselor  
Fair Housing Advocates of Northern California



## Evans, Joyce

---

**From:** Frank Gold <frankjgold82@gmail.com>  
**Sent:** Monday, January 23, 2023 10:39 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from frankjgold82@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** Valpey, Sr. M. Gervaise <smg@sandomenico.org>  
**Sent:** Monday, January 23, 2023 10:41 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from smg@sandomenico.org. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sincerely,  
Gervaise Valpey  
60 Locust Ave.  
San Rafael, CA 94901

## Evans, Joyce

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**From:** Victoria Holdridge <vholdridge@hotmail.com>  
**Sent:** Monday, January 23, 2023 10:48 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from vholdridge@hotmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Victoria T. Holdridge

Sent from Samsung Galaxy smartphone.

Get [Outlook for Android](#)

## Evans, Joyce

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**From:** Angela Giacomini <agiacomini7@gmail.com>  
**Sent:** Monday, January 23, 2023 10:54 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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I urge you to adopt the updated Housing Element today.

Sincerely,  
Angela Giacomini  
94949  
(650) 796-3979



## Evans, Joyce

---

**From:** Susannah K. Malarkey <susannahm3@gmail.com>  
**Sent:** Monday, January 23, 2023 11:00 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from susannahm3@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

## Evans, Joyce

---

**From:** Cassandra Benjamin <cassandra@csbconsulting.org>  
**Sent:** Monday, January 23, 2023 11:05 AM  
**To:** BOS  
**Subject:** I support the Housing Element

You don't often get email from cassandra@csbconsulting.org. [Learn why this is important](#)

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing
- Many West Marin workers have to drive for 45-75 minutes each way due to the lack of affordable housing – this creates labor shortages for local employers, more auto emissions, and lower net incomes and quality of life for the workers themselves
- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,

*Cassandra Benjamin*  
Inverness, CA



Cassandra Benjamin (she/her/hers)  
510.593.4656  
[www.csbconsulting.org](http://www.csbconsulting.org)

## Evans, Joyce

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**From:** Susannah K. Malarkey <susannahm3@gmail.com>  
**Sent:** Monday, January 23, 2023 11:09 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from susannahm3@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
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- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

*I have felt personal concern about these issues for many years and would willingly put my 92 year old shoulder to the wheel to see our blessed Marin County share its blessings more generously by providing housing consistent with the human realities outlined in this letter.*

Sister Susannah Malarkey OP  
Dominican Sisters of San Rafael

## Evans, Joyce

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**From:** Andrew Levine <ajlevine@yahoo.com>  
**Sent:** Monday, January 23, 2023 11:17 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

[You don't often get email from ajlevine@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

My wife is a member of the Marin Organizing Committee. I've learned much from her, and urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we have historically not integrated land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

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I urge you to adopt the updated Housing Element today.

Andrew Levine  
6 Stanton Place  
Mill Valley



**Evans, Joyce**

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**From:** Rebecca Sylla <rebeccasylla@gmail.com>  
**Sent:** Tuesday, January 24, 2023 9:58 AM  
**To:** BOS; Sackett, Mary  
**Subject:** Housing Element 2023-2031 and Lucas Valley Park

Some people who received this message don't often get email from rebeccasylla@gmail.com. [Learn why this is important](#)

Dear Marin County Board of Supervisors,

**Please continue to preserve Lucas Valley Park as an open space and walking path area for the surrounding Marin communities as you examine ways to increase housing in the County.** Having grown up in Lucas Valley, and now having returned to live on the same street where my parents lived for 62 years, I know firsthand how important access to nature is— for all ages and physical abilities—as well as preserving habitat for local species and native plants. Lucas Valley Park will become even more valuable to and needed for the local community as you consider adding potential housing to areas such as Jeannette Prandi Way, Mt. Lassen Drive and Lucas Valley Road.

I am in support of creating more affordable housing in Marin—especially housing that is near public transit and services. I respectfully ask that you please preserve beautiful areas for people to enjoy nature, such as Lucas Valley Park.

Thank you for your service to our County.

Sincerely,

Rebecca Sylla

—  
Rebecca Sylla  
1276 Idylberry Road  
San Rafael, CA 94903  
415-518-2337

## Evans, Joyce

---

**From:** Margaret Eldridge <bachaluau@mac.com>  
**Sent:** Tuesday, January 24, 2023 10:01 AM  
**To:** BOS  
**Subject:** Save Lucas Valley

[You don't often get email from bachaluau@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I grew up in Lucas Valley (I live on Idylberry Rd) and Lucas Valley Park is a flat and safe place for seniors to walk and for kids to ride bikes. Lucas Valley is beautiful because concerned citizens (like my father) worked to keep the surrounding hills as open space.

I am concerned about your proposals for high density housing next to creeks along Lucas Valley Road. This will necessitate one or two more traffic lights along the Road and I don't believe that this housing will end up being "affordable."

Have you been to Rohnert Park lately? It's a congested mess of lights and dense housing with no open space. Please vote no on these ill advised expansions. Why not wait to see how many units you get in Northgate and Marinwood Market area before you vote to clog up pristine Lucas Valley?

Thank you

Meg Eldridge, 1288 Idylberry Rd, 94903  
415.717.3842

## Evans, Joyce

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**From:** Debra Howell <debra@marincil.org>  
**Sent:** Tuesday, January 24, 2023 10:42 AM  
**To:** BOS  
**Subject:** I support the updated Housing Element

You don't often get email from debra@marincil.org. [Learn why this is important](#)

Dear Board of Supervisors,

As a member of the Marin Organizing Committee, employee of Marin Center for Independent Living, and voting resident of San Rafael, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have the variety of housing options affordable to all income levels.

Furthermore, the updated Housing Element:

- provides a roadmap for beginning to address Marin's desperate need for housing by creating 1,734 units for low income and 512 for moderate income residents;
- includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access; and
- updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

I urge you to adopt the updated Housing Element today.

Sincerely,

Debra Howell  
3 Newcastle Ct.  
San Rafael, CA 94903

## Evans, Joyce

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**From:** Ann Allen <ann4cats@icloud.com>  
**Sent:** Tuesday, January 24, 2023 11:08 AM  
**To:** BOS  
**Cc:** MSsackett@marincounty.org  
**Subject:** Fwd: 2 Jeannette Way 80 units

[You don't often get email from ann4cats@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Board of Supervisors and MS Sackett,

- >
- > I am against this level of development in this area for the following reasons:
- > Infrastructure does not support it - Lucas Valley Rd is already
- > heavily traveled Lucas Valley is a high fire prone area and it is
- > difficult to get out in case of emergency as it is now Schools - do
- > not have the potential capacity to add more students

Ann Allen  
846 Greenberry  
San Rafael. 94903

>



## Evans, Joyce

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**From:** Stephen Bingham <smbingham@earthlink.net>  
**Sent:** Monday, January 23, 2023 5:09 PM  
**To:** BOS  
**Subject:** RE: Housing Element - Support

You don't often get email from smbingham@earthlink.net. [Learn why this is important](#)

Dear Members of the Board of Supervisors,

I write to strongly support the County's proposed Housing Element which would greatly increase the amount affordable housing in Marin. We're all aware that there is a very vociferous NIMBY opposition to affordable housing in Marin. They represent few people but are loud. Sadly, up to now, they have been successful in blocking affordable housing, making Marin a national poster child for NIMBYism. It's a disgrace and they must be ignored.

Stephen Bingham  
Co-Director  
Sylvia Bingham Fund  
[www.sylviabinghamfund.org](http://www.sylviabinghamfund.org)  
Coordinator, California Ride of Silence Organizers  
Board of Directors, [Ride of Silence](#)  
Member, [Families for Safe Streets/San Francisco](#)  
Truck Underride Advocacy TEAM

**Evans, Joyce**

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**From:** David Gowdey <dgowdey2@yahoo.com>  
**Sent:** Monday, January 23, 2023 5:20 PM  
**To:** BOS  
**Subject:** Preserve The Park!

You don't often get email from dgowdey2@yahoo.com. [Learn why this is important](#)

To the Board:

My family and I urge you ALL to stand up for Lucas Valley homeowners, pits, green space and the air above it! No matter how many housing units figure in your eventual decision EVERYONE in the Lucas Valley area, and beyond, benefits from having a pleasant GREEN public space for walking, running, biking and bringing a pet. If London can carve out Hampstead Heath, and New York Central Park, surely Lucas Valley can preserve an existing pleasant place. Sure, there are fire roads, and hills to climb, but I tore up my knee on that uneven fire road, and climbing the hills isn't an everyday affair for anybody. The park is, and can continue to be, as long as you act wisely. This should be preserved IN PERPETUITY!

Please vote to preserve the park.

Thank you.


Sincerely,

David Gowdey

**Evans, Joyce**

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**From:** Tom Taylor <tom@taylorlombardo.com>  
**Sent:** Monday, January 23, 2023 5:51 PM  
**To:** BOS  
**Subject:** Lucas Valley Housing

 You don't often get email from tom@taylorlombardo.com. [Learn why this is important](#)

Board of Supervisors,

I am a 20 year Lucas Valley resident and am concerned that there is a possible increase in the amount of housing that could be approved on our neighborhood.

Clearly, we need an increase of affordable units, but anything above the already proposed 164 units would be excessive and overwhelm our road and services.

The Marinwood District is already overtaxed and gets worse every year, and we have no transportation system.

Thank you for your consideration.

Thomas A. Taylor, AIA  
**Taylor Lombardo Architects**

## Evans, Joyce

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**From:** Yvonne Deasy Gowdey <ygowdey@yahoo.com>  
**Sent:** Monday, January 23, 2023 7:10 PM  
**To:** BOS  
**Subject:** Decision on housing units in Lucas Valley and Marinwood

You don't often get email from ygowdey@yahoo.com. [Learn why this is important](#)

Hello,  
I am a resident of Lucas Valley (original Lucas Valley in the berries) We raised our children here and sent them to public schools here. We never want to leave this beautiful area.

We have lived here for 35 years. As we grow older, we do less driving, less hiking in the hills and more walking in the parks. We are not alone. The park in the open space at the end of Huckleberry Rd is a standard walking place for oldsters like us, dog walkers, cyclists, children and younger adults alike. We see our neighbors here. We meet new people here and have conversations (socialization among humans is a good thing!) Most of all we enjoy the beautiful, quiet, open space which is accessible by car or on foot to those of us who call this valley our home. There are a variety of wildlife species who also occupy this area at different times of the day or night from coyotes, deer, the occasional bobcat, owls, hawks, heron, and many others that I am forgetting.

My main concern about the dense housing being proposed is just that: DENSE HOUSING in this spread-out area. In 2021 there was a wildfire that broke out at the end of Mt. Lassen. We were ALL EVACUATED! Both the upper and lower ends of the valley - all of the east side of Big Rock down into the east side of Lucas Valley had to leave the valley via Lucas Valley Road. Actually, I don't know if they also evacuated west of Big Rock. We live only two blocks from the fire station (bless all of you firemen!) We were able to use Idylberry Rd. down to Miller Creek and join the procession of cars evacuating. We were fortunate that we only had to do this one time recently. THAT could change at any time during the next fire season!

My point is that it was quite the traffic jam as Lucas Valley is the only through road OUT until you reach Marinwood (also jammed) and get to Las Gallinas. Idylberry Rd stops at the open space and only begins again at the east side of the open space and continues down through the berries to Miller Creek Rd. Not a good choice for an evacuation!

Also, we have two elementary schools and one middle school in this area: The Waldorf School on Idylberry Rd. east of the open space and Lucas Valley Elementary west of the open space on Idylberry Rd. Miller Creek Middle School is down off the other park on Miller Creek Rd. (behind the creek and open space.) Its address is on Las Gallinas. The kids all cut through the park and ride their bikes or walk home. Lots of traffic in the morning and afternoon when school is out both by car and on foot/bike.

Where will all of those cars from all of the proposed housing units go? The increase in traffic noise, pollution and again the concern for safety not only during regular times but also and especially in times of an evacuation during our ever present, and lengthening, fire season or any other disaster. This is a REAL CONCERN!

Reminder: There are few buses in this area. I am not even sure one exists on the weekends! Most people who live here and those who would live in the proposed new housing have/will need to have one to two cars. If they do not have a car.....what will they do?

THANK YOU FOR YOUR TIME AND CONSIDERATION!

Sincerely,  
Yvonne Deasy  
Lucas Valley resident of 35 years



## Evans, Joyce

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**From:** Deborah Temple <deborah temple@rocketmail.com>  
**Sent:** Monday, January 23, 2023 7:40 PM  
**To:** BOS  
**Subject:** SUPPORT the updated Housing Element

You don't often get email from deborahtemple@rocketmail.com. [Learn why this is important](#)

Dear Board of Supervisors, As a member of the Marin Organizing Committee, I URGE YOU to adopt the UPDATED Housing Element. IT WILL ADDRESS MANY of the issues Marin LONG-faces regarding affordable housing, INCLUDING the following: 1. Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that REMOVE BARRIERS to affordable housing for people of color; 2. Marin has the oldest population in the Bay Area because we DON'T build housing younger families can afford; 3. 38% of Marin households must pay MORE THAN THEY CAN AFFORD for housing BECAUSE we DON'T build housing families can afford; 4. OVER 1,000 people in Marin are HOMELESS because WE DON'T have the variety of housing options affordable to all income levels. BUT, the UPDATED Housing Element: 1. provides a roadmap for BEGINNING to address Marin's DESPERATE need for housing by creating 1,734 units for LOW income AND 512 for MODERATE income residents; 2. INCLUDES policies & programs to COMBAT housing discrimination, eliminate racial bias, and undo HISTORIC patterns of segregation by LIFTING BARRIERS that restrict access; AND 3. updates zoning and land use designations to COMPLY WITH STATE LAWS,, streamline approvals, AND make it EASIER to build multi-family housing. I HOPE & URGE YOU TO ADOPT the updated Housing Element today.

THANK YOU. Deborah Temple, 5th Ave, San Rafael

## Evans, Joyce

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**From:** Kri Stina <stina50@gmail.com>  
**Sent:** Monday, January 23, 2023 7:42 PM  
**To:** BOS  
**Subject:** Save the park

[You don't often get email from stina50@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

This housing plan is already not thought through enough, please make sure you at least listen to the people trying to guide you to save the park and not make the situation even worse than what's already proposed.

I wish you could take it all back.

Kristina Tham Sterner

## Evans, Joyce

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**From:** Nikki Cavalier <n.cavalier.lcsw@gmail.com>  
**Sent:** Monday, January 23, 2023 8:30 PM  
**To:** BOS  
**Cc:** Nikki Cavalier  
**Subject:** I support adoption of the revised Housing Element

You don't often get email from n.cavalier.lcsw@gmail.com. [Learn why this is important](#)

Dear Board of Supervisors,

I am writing to voice support for adoption of the updated Housing Element. As a retired social worker who recently relocated to Marin County, I am concerned about the ongoing, severe individual, family and community consequences resulting from the failure to assure sufficient affordable housing in our county. The currently proposed version of the element has been thoroughly and professionally researched and presents a plan to benefit the community as a whole, not just the interests of an affluent few who simply do not want change.

Among the ongoing community issues addressed by the proposed element are the following:

- Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color. Likewise, lack of affordable housing differentially affects aging and disabled members of our community, who increasingly cannot afford to live here.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- Some 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.
- Over 1,000 people in Marin are homeless because we don't have housing options affordable to all income levels.

The Housing Element as proposed provides a roadmap for beginning to address Marin's desperate housing shortage for low and moderate income residents. It includes policies and programs to combat housing discrimination, eliminate racial bias, and undo historic patterns of segregation by lifting barriers that restrict access. Further, it updates zoning and land use designations to comply with state law, streamline approvals, and make it easier to build multi-family housing.

It's time to move forward with housing equity for all the people of Marin. I urge you to adopt the revised Housing Element today.

With thanks,

***Nikki Cavalier LCSW***

8 Flicker Drive, Novato, CA 94949

626-840-2874 (mobile)

[n.cavalier.lcsw@gmail.com](mailto:n.cavalier.lcsw@gmail.com)

## Evans, Joyce

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**From:** Penny <pennyhicks@yahoo.com>  
**Sent:** Monday, January 23, 2023 8:32 PM  
**To:** BOS  
**Subject:** Housing Units in Lucas Valley and Marinwood

You don't often get email from pennyhicks@yahoo.com. [Learn why this is important](#)

Dear Supervisors,

I support the position of LVFRG and am aware of the need for affordable housing. Please only support the proposed housing and don't let the developers build any additional housing. Please retain the existing open space, especially "Lucas Valley Park."

I've lived in Upper Lucas Valley for 36 years. I'm writing as you consider putting additional housing units in the Marinwood/Lucas Valley area. I know you're in a difficult situation because of the state mandates. It's not your fault: either you decide or the state decides. What a foolish way to plan for the survival, health and safety of the humans and animals that live in Lucas Valley. Decades ago, I lived in Carmel Valley and saw a similar situation with outside developers coming in, building to the max in every possible place along narrow Carmel Valley road, and leaving with their profits.

In the field of medicine, there's a motto: "First do no harm" and it applies here, too.

We had a dramatic demonstration of the dangers of high density housing when we had the Mt. Lassen Fire. My husband and I were driving home on LV Road, unaware of the fire. We saw complete gridlock....all heading east. The smoke from the fire suddenly loomed above us and we knew that if we turned back to the east, we would be totally stuck and at the mercy of the winds and (we thought) approaching fire. The terror was "baked in" the situation because of too many houses and just one escape route.

There's more to say, but please know we're depending on each of you to do the right thing. Thanks so much for considering my opinion.

Sincerely,

Penny Hicks



## Evans, Joyce

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**From:** Sam Penrose <sampenrose@gmail.com>  
**Sent:** Monday, January 23, 2023 9:49 PM  
**To:** BOS  
**Subject:** Vote YES to adopt the Housing Element Update on Jan 24

You don't often get email from sampenrose@gmail.com. [Learn why this is important](#)

Dear Supervisors,

I am writing to strongly urge the Board of Supervisors to adopt the draft Housing Element Update. I support the updated Housing Element for many reasons, including:

1. It will add badly needed affordable housing to our communities
2. The plan provides options for senior housing.
3. It will help to reverse long-standing patterns of housing segregation.
4. It will end over-regulation of affordable housing.

Don't delay! Please vote "yes" on January 24 to adopt the updated Housing Element.

Thank you.

Sam Penrose  
Tam Junction

**Evans, Joyce**

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**From:** Girija Brilliant <noreply@formresponse.com>  
**Sent:** Monday, January 23, 2023 10:06 PM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Girija Brilliant  
Your Email Address: girija.brilliant@gmail.com  
Subject: Housing element  
Select a Routing Method: District  
What District Do You Live In? District 3 - Stephanie Moulton-Peters

Message: I,  
am writing in support of the housing element you  
are considering tonight.affordable housing is a  
critical need for the well being of our community..  
Thank you,  
Girija Brilliant

**Evans, Joyce**

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**From:** Stacey Pogorzelski <noreply@formresponse.com>  
**Sent:** Tuesday, January 24, 2023 8:47 AM  
**To:** BOS  
**Subject:** Re: Board of Supervisors Contact Form

**Board of Supervisors Contact Form**

Your Name: Stacey Pogorzelski

Your Email Address: staceypogo@gmail.com

Subject: Housing Element

Select a Routing Method: District

What District Do You Live In? District 4 - Dennis Rodoni

Message: Regarding the Housing element discussion:

Marin County should focus on building affordable and multifamily housing which will diversify our human population and create the least strain on our resources. Large single family homes are the least efficient and most resource-intensive type of housing. It has been too easy for developers to build on empty parcels instead of infilling, especially here in Novato. As the parent of a middle schooler I want my daughter to grow up in a town and area that supports all kinds of people AND protects our animal and plant diversity and ecosystems. We need to be thinking about the next three, four and five generations in our planning today.

Additionally, please support that landscaping around the new housing consist of at least 70% California native plants, as that is the minimum needed to support our butterflies, bees, birds, mammals and other creatures, which is the basis of a healthy ecosystem that we humans need to survive.

Thank you for your service to our county.

Stacey Pogorzelski  
98 La Costa Ct, Novato CA

## Evans, Joyce

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**From:** Stacey Laumann <stacey@clam-ptreyes.org>  
**Sent:** Monday, January 23, 2023 3:49 PM  
**To:** BOS  
**Cc:** Pam Dorr; Mari Nakagawa; Pamela Wright  
**Subject:** CLAM supports the Housing Element

You don't often get email from stacey@clam-ptreyes.org. [Learn why this is important](#)

Dear Board of Supervisors,

The Community Land Trust of West Marin supports adoption of the proposed Housing Element.

As a non-profit affordable housing provider in West Marin, we hear personal stories of people that are underhoused or severely housing cost burdened every day. These stories come from seniors in the community, from the local workforce at the Palace Market or the West Marin School. It is imperative that all neighbors and neighborhoods embrace expanded housing options so that Marin retains more of its workforce, is more inclusive, and reduces the commute pressures that erode our family networks and air quality.

CLAM works in partnership with Marin County to advance our common goal of housing equity and justice for all members of the Marin community. While no policy document is perfect for all applications, the Housing Element is a thoughtful policy roadmap and should be adopted. Failure to adopt the updated Housing Element will result in loss of funding to Marin for projects put forth by organizations like CLAM, and will risk losing local control over development projects entirely.

If there is one fact that compels support for the housing element, it is this:  
– 38% of Marin households must pay more than they can afford for housing.  
It's time for bold action to decommodify real estate and create more housing in Marin because shelter is a human right.

I urge you to adopt the updated Housing Element today.

Sincerely,  
Stacey Laumann, Deputy Director  
Pam Dorr, Executive Director  
Community Land Trust Association of West Marin (CLAM)



## Evans, Joyce

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**From:** Heidi Gregory <missheidigregory@gmail.com>  
**Sent:** Monday, January 23, 2023 3:49 PM  
**To:** BOS  
**Subject:** I support the Housing Element

[You don't often get email from missheidigregory@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Board of Supervisors,

As a member/supporter of the Community Land Trust of West Marin, I urge you to adopt the updated Housing Element because it will address many of the issues Marin faces regarding affordable housing, including the following:

- West Marin residents are routinely displaced from the area because of the affordability crisis and the lack of permanently affordable housing. We want more affordable housing and more policies that make housing preservation and conscientious development in West Marin easier and less expensive.
- More affordable housing benefits our community. Affordable housing supports 1,770 local jobs in Marin; generates \$68,000,000 in wage and business income each year; generates \$19,000,000 in state and local taxes each year; and reduces some 4,000 metric tons in greenhouse gas emissions annually due to housing close to transit and jobs. (Source: California Housing Partnership) – Marin is the least diverse (71% white) county in the Bay Area because we don't integrate land use policies and practices with specific programs that remove barriers to affordable housing for people of color.
- Marin has the oldest population in the Bay Area because we don't build housing younger families can afford.
- 38% of Marin households must pay more than they can afford for housing because we don't build housing families can afford.

Furthermore, I am concerned that failure to adopt the updated Housing Element will result in loss of state funding for projects put forth by organizations like CLAM, and will risk our losing local control over development projects entirely, as a result of the "Builder's Remedy" penalty.

For these reasons, I urge you to adopt the updated Housing Element today.

Sincerely,  
Heidi Gregory  
Point Reyes

Sent by magic

## Evans, Joyce

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**From:** Judi Schellenberg <judi@lucasvalley.net>  
**Sent:** Monday, January 23, 2023 3:55 PM  
**To:** BOS; Sackett, Mary; Lucan, Eric; Rodoni, Dennis; Rice, Katie  
**Subject:** Planned development of Lucas Valley and Marinwood

**Importance:** High

Some people who received this message don't often get email from judi@lucasvalley.net. [Learn why this is important](#)

### Supervisors:

Regarding your discussion/consideration tomorrow of possible planned development of 150 – 250 affordable housing in the Lucas Valley/Marinwood area, I feel the following should be made available to the public:

What will be the cost of an 'affordable house?'

Roughly estimating the current cost of building ANY house in Marin, I would venture to guess it to be approximately \$500,000, if not more when all is said and done.

Who would be given the opportunity to purchase these homes? Where would these people come from?

Needing to put 20% down to get a loan for the home, these people would require quite a high income to qualify. Add in insurance and property taxes, not the sort of person one thinks of when the term "affordable housing" is thrown out.

Also needed would be reliable transportation to job, schools, and shopping as there is limited, if any, public transportation in that area.

In addition, the area for the proposed new home sites cannot reasonably handle the load on our already challenged infrastructure, including a 2-lane road, limited egress routes for emergencies, and traffic into small neighboring streets on either side of county property.

These are legitimate factors that need to be addressed. Please do not disregard.

Thank you.

Judi Schellenberg  
52-year resident of Lucas Valley



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Travis Brooks  
travis.brooks@msrllegal.com

January 23, 2023

**VIA E-MAIL**

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903  
[BOS@marincounty.org](mailto:BOS@marincounty.org)

Re: Draft Housing Element Update and Housing Overlay Designation Combining District (Agenda Item 11)

Dear Honorable Supervisors:

This firm represents Andre Souang, the owner of the 59-acre property at 1501 Lucas Valley Road ("Lucas Valley Environs") which is identified as a housing inventory site on the draft Housing Element Update ("HEU"). While we much appreciate staff's hard work preparing the draft HEU, we write to highlight concerns we have arising from significant density increases and corresponding reductions in developable area that the Housing Overlay Designation Combining District ("HOD") now proposes for many housing inventory sites.

In particular, the proposed Table 2-12 for the HOD proposes rigid new density requirements for many housing inventory sites that reduce the developable acreage of each site while significantly increasing required density to achieve unit count targets. For the Lucas Valley Environs site, Table 2-12 reduces the developable acreage of the site to 1.7 acres from the 3.5 acres shown on the Sites Inventory. Table 2-12 also sets a "Density Designation" of 15 units per acre, which is more than double the "Density Allowance" of 7 units per acre for the site on the Sites Inventory. Housing developments must apparently match the HOD's specific density designations in Table 2-12 by clustering units on each housing inventory site. Unfortunately, by establishing such rigid and high-density standards on the Lucas Valley site and others, the HOD removes the flexibility needed (i.e. allowing for a range of single family, duplex, or townhome units) to construct economically viable housing development projects that respond to market realities and construction costs. As a result, the standards in Table 2-12 would act as a significant constraint to constructing housing units on many HEU inventory sites.

With the above in mind, we respectfully request that the Board adopt a version of Table 2-12 allowing for a density *range* at each housing inventory site. To respond to market realities, this range should incorporate the lower densities and larger



Marin County Board of Supervisors  
January 23, 2023  
Page 2

development areas included on the Sites Inventory. For the Lucas Valley Environs site, this would involve allowing for a density range of 7 to 15 units per acre with a developable area of 3.5 acres. To regulate the total number of units, Table 2-12 could retain the "maximum units" figures currently assigned to each site. We believe such a flexible approach would greatly increase the likelihood that RHNA units assigned to each inventory site would actually be constructed.

We look forward to working with the County to deliver a much needed, quality housing development project at the Lucas Valley Environs site. Please feel free to contact me directly if you have any questions.

Very truly yours,

MILLER STARR REGALIA

*Travis Brooks*

Travis Brooks

TZB:tzb

cc: Andre Souang, [asouang@orcasonline.com](mailto:asouang@orcasonline.com)



January 23, 2023

Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael, CA 94903

Re: Marin County Public Draft Safety Element (2022)

Honorable Chair Brownsey and members of the California Coastal Commission,

Smart Coast California (SCCa) is grateful for the opportunity to submit our comments regarding the Marin County Public Draft Safety Element (2022). SCCa is a 501(c)3 organization established in 2019 to promote and advocate for smart land use policies affecting California's 1,271 miles of coastline. Smart Coast California is dedicated to community sustainability, property rights and the environment.

Smart Coast California (SCCa) commends Marin County on producing a detailed Safety Element Amendment that balances the goals of protecting healthy beaches, private property, and public access—each a valuable component of the County's shoreline. We want to reiterate that SCCa is a support resource for Marin County as it moves towards local adoption and Coastal Commission certification of the LCPA. We appreciate the opportunity to comment on the Draft Safety Element Amendment proposed policies below:

Smart Coast California would like to express **support** for the following policies:

- **Best Available Science:**

SCCa supports utilizing the Best Available Science in planning documents and decisions, and working to approve how it is applied to Marin County's unique local conditions, as included in the following policies:

- EHS 2.2, Improve Information Base pg. 32
- EHS-2.2.a, Improve Hazard Information pg. 33
- EHS-6.3.a, Employ Sea Level Rise Scenarios in Planning pg. 59

- **Tiered Response:**

SCCa supports monitoring actual sea level rise/shoreline changes and planning according to those observations, as opposed to relying only upon projections.

- EHS-2.2.b, Document Areas Experiencing Repeated Damage from Hazards pg. 33

- **Existing Development:**

SCCa supports the following policy’s alternative to managed retreat for existing development, which is entitled to shoreline protection that satisfies certain requirements under Coastal Act Section 30235.

SCCa also notes that the Coastal Act’s definition of “existing structures” is currently being ruled on in Casa Mira HOA v. California Coastal Commission. The tentative opinion rejects a limitation of “existing structures” to only pre-Coastal Act development, stating that existing means presently existing.

- EHS-4.5, Encourage Modifications or Relocation of Existing Development pg. 43

- **Shoreline Protective Devices:**

SCCa strongly supports protecting valuable shoreline resources from sea level rise flooding.

- EHS-6.3, Adapt to Sea Level Rise pg. 56

- **Community-Wide Adaptation:**

SCCa strongly supports the Safety Element’s larger goal of encouraging community-wide adaptation whenever possible. This is reflective of the Local Government SLR Working Group’s 2023 initiative to develop Neighborhood-Scale Solutions, an effort in which SCCa is directly involved.

- EHS-6.3.j, Strengthen Sea Level Rise Education and Outreach Programs pg. 61

SCCa supports incentivizing community shoreline protection projects, as these often work more effectively and cost efficiently than single-property-based protective devices.

- EHS-4.1.g, Facilitate Community Coordination Around Shoreline Adaptation pg. 45

SCCa encourages Marin County to embrace its leadership role by implementing pilot adaptation projects as soon as possible, such as the various nature-based projects proposed in the Stinson Beach Nature-Based Feasibility Study. As cited in EHS-6.1.k, Geologic Hazard Abatement Districts (GHADs) can be extremely effective in organizing and funding neighborhood protection projects designed to benefit both public and private resources.

- EHS-6.1.k, Coordinate Approaches to Climate Resilience pg. 58
- EHS-6.3.f, Take a Leadership Role in Multijurisdictional Sea Level Rise Planning pg. 60

SCCa also supports prioritizing nature-based solutions where feasible, while acknowledging that hybrid/hard structures may be necessary to protect existing development in certain areas. SCCa encourages Marin County to propose and implement living shoreline projects immediately, even as the regulatory process is still being improved to more easily permit such projects, as noted in EHS-6.3.d.

- EHS-6.1.h, Use Environmentally Sensitive Adaptation Strategies pg. 58
- EHS-6.3.d, Advocate with State and Federal Agencies pg. 60
- EHS-6.3.e, Update Other Elements of the Countywide Plan pg. 63

- **Regulatory Takings**

SCCa supports the following policy’s inclusion of mechanisms to avoid regulatory takings of private property for public use, such as developing an acquisition and buyout program for vulnerable properties and establishing adequate funding for managed retreat acquisitions.

- EHS-6.1.j, Assess the Feasibility of Redevelopment pg. 58

Smart Coast California would like to express concern for the following policies:

- **Shoreline Protective Devices:**

SCCa is concerned that the following policy may restrict the right to protect existing development as provided in Coastal Act Section 30235 and seeks clarification on the policy's intent. Is this policy intended to limit hard armoring only to the extent "necessary to protect persons and properties from rising sea level"?

- EHS-6.3.i Limit Seawall Barriers pg. 61

- **Regulatory Takings**

SCCa commends Marin County for including policy EHS-6.1.j, which will help to avoid a regulatory taking of private property for public use. SCCa further suggests that the Safety Element include a policy that explicitly guards against inflicting a regulatory taking without just compensation, such as Half Moon Bay's policy titled Constitutional Use of Property, which is part of the City's Local Coastal Land Use Plan that was certified in 2021:

"Nothing in this Land Use Plan is intended to nor shall be construed as authorizing the City of Half Moon Bay to grant or deny a permit in a manner which will take or damage private property for public use without the payment of just compensation." (Policy 2-13, pg. 2-20)

Should you have any questions regarding our comments, please do not hesitate to contact us.

Sincerely,

Paul Grisanti  
2023 President