



MEMORANDUM

DATE: July 22, 2014

TO: Members of the Planning Commission

FROM: Leelee Thomas, Principal Planner
Alisa Stevenson, Planner

RE: Errata to Attachment 4 of the July 28, 2014 Staff Report to the Planning Commission on the Housing Element. Errata to Alternatives 1 and 3 are shown **highlighted in yellow** in ~~strikeout~~ and underline below. This memo is meant to replace the original version of Attachment 4 included in the Staff Report distributed on July 16, 2014.

**Attachment 4:
Housing Element (2015-2023)
Site Alternatives**

In addition to the recommended sites list, staff is providing three additional alternatives for consideration which are included in Attachment 4. Alternative 1 carries forward the sites from the 2007-2014 Housing Element Inventory, and provides the greatest flexibility of all proposed alternatives. Alternative 2 relies on the maximum potential at five sites to address the County's need for low income housing, and provides greater flexibility than the Staff Recommendation. Alternative 3 would meet the County's low income RHNA requirement assuming a reduced default density of 20 dwelling units per acre.

Alternative 1:

This option carries forward the site list from the 2007-2014 Housing Element, with minor modifications as follows: the site located at 650 North San Pedro Road in San Rafael has been removed from the list because the property was purchased in March 2014 to preserve it from future development; the number of units at 100 Marinwood Ave has been reduced to reflect the current application; the units allocated at 2400 Sir Francis Drake Blvd and 204 Flamingo Road have been moved from the lower income category to the moderate income category to meet the current RHNA. This site list provides more sites than required to meet the total RHNA of 185 for unincorporated Marin; however, it does not represent an increase in the number of potential housing units currently allowed on these sites by the County's zoning and/or general plan. At this point we are only identifying opportunities that already exist. Regardless of whether these sites are included in the Housing Element, they have potential to be developed.

Alternative 1: Housing Element Sites 2015-2023

Sites to accommodate the Regional Housing Needs Allocation (RHNA)	Lower Income Units (subtotal)	Moderate Income Units	Above Moderate Income Units
100 Marinwood Ave, San Rafael (Marinwood Village)	72		10
2400 Sir Francis Drake Blvd, Fairfax (Oak Manor)		10	
Woodland at Auburn, San Rafael (California Park)	50		
204 Flamingo Road, Mill Valley (Old Chevron)		10	
St. Vincent's Drive, San Rafael (St Vincent's/Silveira)	100		121
Paradise Drive, Tiburon (Easton Point)			43
12 Tamarin Lane, Novato (Tamarin Lane)			3
1970 Indian Valley Road, Novato (Indian Valley)		2	3
150 Shoreline Hwy, Mill Valley (Manzanita Mixed-Use)	1	2	
11101 State Route 1, Point Reyes Station (Grandi Building)	2		
Seminary Drive, Mill Valley (Golden Gate Seminary)	25		20
441 Drake Ave, Sausalito (Marin City CDC)	15		15
217 Shoreline Highway, Mill Valley (Armstrong)		10	
Lucas Valley Road, San Rafael (Grady Ranch)	240		
30 Roosevelt Street, San Rafael (Roosevelt)	2		
Second units	21	10	9
TOTAL units allocated	528	44	224 209
RHNA minimum requirement for 2015-2023	87	37	61
Units allocated above RHNA for 2015-2023	441	7	163 148

Alternative 2:

This alternative would meet the RHNA for unincorporated Marin and provide increased flexibility beyond the Staff Recommendation by allocating the maximum possible units to the highest scoring sites with low income housing potential.

Alternative 2: Housing Element Sites 2015-2023

Sites to accommodate the Regional Housing Needs Allocation (RHNA)	Lower Income Units (subtotal)	Moderate Income Units	Above Moderate Income Units
Paradise Drive, Tiburon (Easton Point)			43
12 Tamarin Lane, Novato (Tamarin Lane)			3
1970 Indian Valley Road, Novato (Indian Valley)			5
150 Shoreline Hwy, Mill Valley (Manzanita Mixed-use)		3	
204 Flamingo Road (Old Chevron)		10	
217 Shoreline Highway, Mill Valley (Armstrong)		10	
2400 Sir Francis Drake Blvd, Fairfax (Oak Manor)	10		
441 Drake Avenue, Marin City (Marin City CDC)	15		
Seminary Drive, Mill Valley (Golden Gate Seminary)	60		
100 Marinwood Ave, San Rafael (Marinwood Village)	72	5	5
Woodland at Auburn, San Rafael (California Park)	50		
Second units*	21	10	9
TOTAL units allocated	228	38	65
RHNA minimum requirement for 2015-2023	87	37	61
Units allocated above RHNA for 2015-2023	141	1	4

Alternative 3:

Alternative 3 would meet the RHNA for unincorporated Marin assuming a reduced default density of 20 dwelling units per acre, and would be contingent upon adoption of proposed State legislation (Assembly Bill 1537) or State approval of a feasibility analysis for the 2015-2023 Housing Element.

Alternative 3: Housing Element Sites 2015-2023

Sites to accommodate the Regional Housing Needs Allocation (RHNA)	Lower Income Units (subtotal)	Moderate Income Units	Above Moderate Income Units
Paradise Drive, Tiburon (Easton Point)			43
12 Tamarin Lane, Novato (Tamarin Lane)			3
1970 Indian Valley Road, Novato (Indian Valley)			5
150 Shoreline Hwy, Mill Valley (Manzanita Mixed-use)		3	
204 Flamingo Road (Old Chevron)		10	
217 Shoreline Highway, Mill Valley (Armstrong)		10	
2400 Sir Francis Drake Blvd, Fairfax (Oak Manor)		10	
Seminary Drive, Mill Valley (Golden Gate Seminary)	40		
100 Marinwood Ave, San Rafael (Marinwood Village)	72		10
Woodland at Auburn, San Rafael (California Park)	36		
Second units*	21	10	9
TOTAL units allocated	171 169	43	70
RHNA minimum requirement for 2015-2023	87	37	61
Units allocated above RHNA for 2015-2023	84 82	6	9